

Parish: Chidham & Hambrook	Ward: Harbour Villages
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CH/19/03030/FUL

Proposal	Use of land as a gypsy and travellers caravan site consisting of 1 no. pitch containing 1 no. mobile home and 1 no. touring caravan.		
Site	Plot F Pond Farm Newells Lane West Ashling Chichester West Sussex PO18 8DF		
Map Ref	(E) 479614 (N) 106382		
Applicant	Mr M Cannaway	Agent	Dr A Murdoch

RECOMMENDATION TO DEFER FOR S106 THEN PERMIT



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1.0 Reason for Committee Referral

1.1 Parish Council objection - Officer recommends Permit.

2.0 Site Description

- 2.1 The application site is located on the western side of Newells Lane to the south of the A27, and comprises an existing gypsy and traveller site accessed via a part tarmacked/ part gravelled track forming part of the Bridleway network (Bridleway 3594). The site, known as Plot F Pond Farm, is located at the southern end of Pond Farm, which is a cluster of lawful temporary and permanent gypsy and traveller sites.
- 2.2 The site, known as Plot F, comprises a gravelled area containing the mobile home and ancillary structures, and a large paddock to the west and southwest of the site. The main habitable area is bounded by screen fencing and comprises a mobile home, two timber storage buildings, and a former storage container presently used as stables. The western part of the site is bounded by post and rail fencing, open to the paddock beyond, which itself is bounded by post and rail fencing and heras fencing. Beyond the western boundary lies a mature field hedgerow, dividing the site from the neighbouring plot (Plot D).

3.0 The Proposal

3.1 The application seeks planning permission for the use of land as a gypsy and travellers caravan site consisting of 1 no. pitch containing 1 no. mobile home and 1 no. touring caravan. A temporary planning permission was permitted in 2013 for the use of the land as a 1no. gypsy and traveller pitch containing 1no. mobile home and 1no. touring caravan.

4.0 History

10/04422/COU	REF	Stationing of 1 no. mobile home for settled gypsy accommodation.
13/02975/FUL	PER	Application for retention of change of use of land to a single pitch Gypsy site for a 5 year period including stationing of one mobile home to provide settled accommodation.
19/00542/FUL	REF	Use of land as a gypsy and travellers caravan site consisting of 1 no. pitch containing 1 no. mobile home and 1 no. touring caravan.

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

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.

6.2 WSCC 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.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highways matters for this site under application 19/00542/FUL, raising no objections. This application was refused by the planning authority on grounds unrelated to highways.

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.

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.

The plans have not demonstrated the location of the existing or proposed parking bays. However, 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 CDC Drainage Engineer

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

6.4 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.

6.5 Natural England

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). However, our advice is that this proposed development, and the application of these measures to avoid or reduce the likely harmful effects from it, may need to be formally checked and confirmed by your Authority, as the competent authority, via an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017.

This is because Natural England notes that the recent *People Over Wind* Ruling by the Court of Justice of the European Union concluded that, when interpreting article 6(3) of the Habitats Directive, it is not appropriate when determining whether or not a plan or project is likely to have a significant effect on a site and requires an appropriate assessment, to take account of measures intended to avoid or reduce the harmful effects of the plan or project on that site. The ruling also concluded that such measures can however be considered during an appropriate assessment to determine whether a plan or project will have an adverse effect on the integrity of the European site.

Your Authority should have regard to this and may wish to seek its own legal advice to fully understand the implications of this ruling in this context.

Natural England advises that it is a matter for your Authority to decide whether an appropriate assessment of this proposal is necessary in light of this ruling. In accordance with the Conservation of Habitats & Species Regulations 2017, Natural England must be consulted on any appropriate assessment your Authority may decide to make.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice. Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.

Priority Habitat as identified on Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006. The consultation documents indicate that this development includes an area of priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006.

We recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-getenvironmental-advice>.

6.6 CDC Environmental Health

No objection: Given the distance from the A27 and surrounding development it is not considered the occupiers of the site would be subject to significant noise disturbance from the A27.

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 Allocations 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

Chichester Local Plan Review Preferred Approach 2016 - 2035

7.4 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

7.5 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.

7.6 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

7.7 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

7.8 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)
- v. 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), and to 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 Planning permission was granted in 2014 for use of the land for the temporary stationing of a mobile home for occupation by a traveller (as defined in Planning Policy for traveller sites) for five years. This was to allow for a full assessment of the best locations for pitches in the District to be assessed through the Local Plan process. This process is underway, however the identified need has not been addressed to date. 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 considerations set out below.
- ii. Impact upon the character and appearance of the locality
- 8.10 Paragraph 25 of the PPTS advises that local planning authorities should 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 is located approximately 95 metres to the north of the site (3954), whilst Bridleway 260 runs approx. 100 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. There would be limited views of the site (Plot F) from Bridleway 260, and therefore the proposal could not be considered to be unduly intrusive as a result of the distance and the presence of a paddock to the west 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. Whilst only limited views are available of the site, it is considered that on balance the mobile home and day room, together with the associated development would add to the formal built development in contrast to the rural character of the area. The proposed development would therefore result in a degree of limited 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.

8.15 The application does not propose to alter the existing means of highway access from the site, which is along Bridleway 3954 in an easterly direction. WSCC Highways have been consulted on the application and have commented that the junction onto Newells Lane is operating in a safe manner, and that sufficient parking can be provided on site.

8.16 The application seeks to change the gypsy and traveller pitch from temporary to permanent and therefore the development is already present on site. The application would not, therefore, result in an intensification of vehicular traffic along Bridleway 3954. The proposal is not considered to have a detrimental impact upon the public right of way network as the LPA is required to consider under paragraph 98 of the NPPF 2019.

8.17 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

8.18 Policy 49 of the Chichester Local Plan requires the biodiversity of the site to be safeguarded.

8.19 The Parish Council have raised objection to the proposal on the basis that the development is intrusive in a wildlife corridor. It notable that the application seeks a permanent permission for an existing gypsy/traveller pitch and therefore no additional development is proposed. 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.

8.20 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)

8.21 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'.

8.22 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.

8.23 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.

v. Planning balance

8.24 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.

8.25 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 and the needs of the applicants. 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.

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

Conclusion

8.27 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

- 8.28 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.
- 8.29 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 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) Development shall not commence until the full details of the proposed surface water drainage scheme have been submitted to, and approved in writing by, the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems, as set out in Approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA. Winter groundwater monitoring, to establish the highest annual ground water levels, and winter percolation testing, to BRE 365 or a similar approved method, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Reason: Reason: To ensure the efficient maintenance and ongoing operation for the SUDS system and to ensure best practice in line with guidance set out in the SUDS Manual CIRIA publication ref: C687 Chapter 22. The details are required pre-commencement to ensure the SUDS are designed appropriately and properly maintained and managed as soon as they are installed.

4) 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.

5) 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.

7) Within 6 months of the date of this permission details of a scheme showing a minimum of 1 electric car charging point to be provided and a timeframe for the charging point to become operational shall be submitted to and approved in writing by the Local Planning Authority. The car charging points shall be provided in accordance with the approved scheme and thereafter shall remain maintained and 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.

8) 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.

9) 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

Reason: To ensure suitable biodiversity enhancements are achieved in the interest of conservation of the natural environment.

10) 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.

Reason: In the interests of neighbouring amenity and to ensure the protection of this countryside location.

11) 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.

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 - Detailed Landscape Proposals	01		09.12.2019	Approved
PLAN - Location and Site Plan	PRR1		09.12.2019	Approved

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=Q28QGDER0PD00>