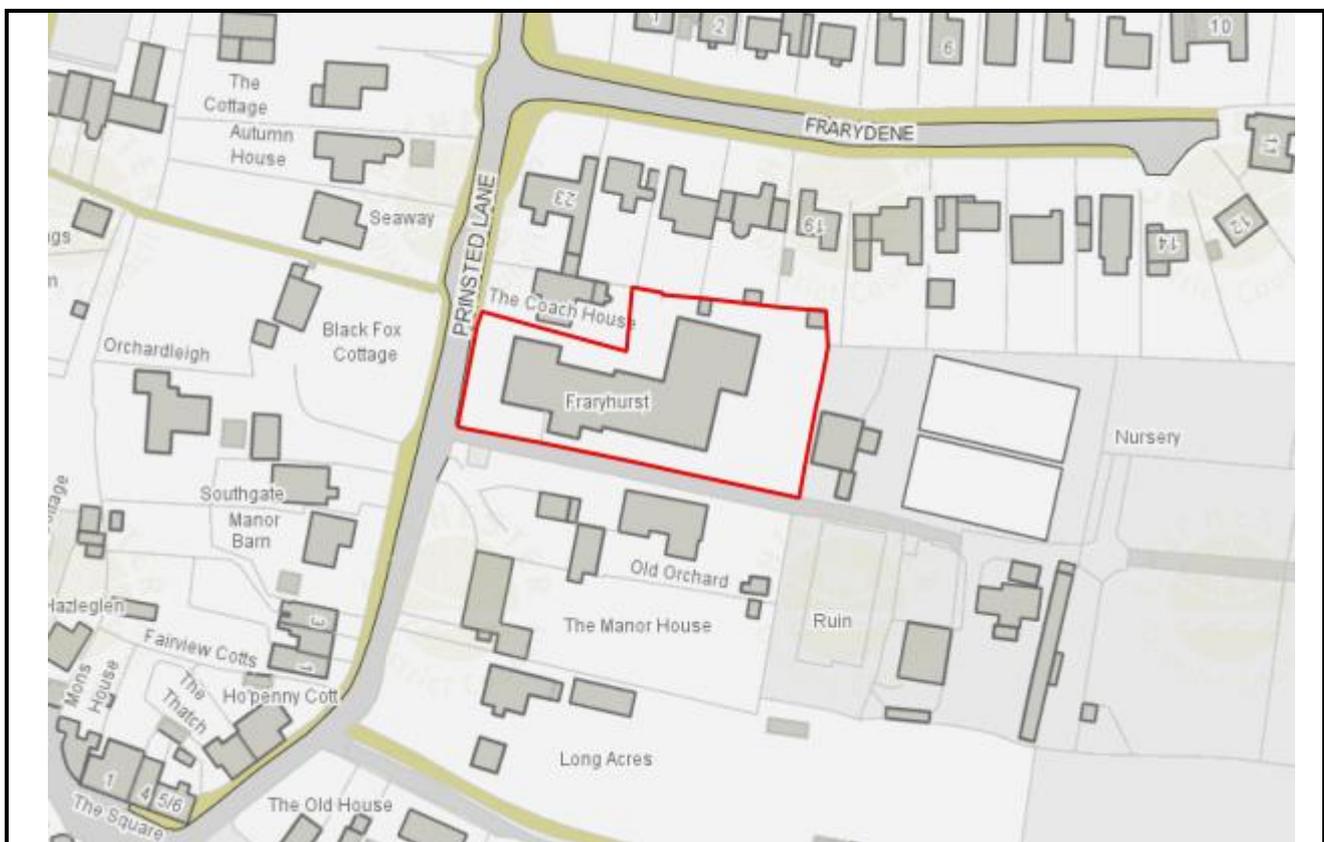


Parish: Southbourne	Ward: Southbourne
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SB/20/00525/FUL

Proposal	Construction of 2 no. annexes.		
Site	Prinsted Care Home Prinsted Lane Prinsted Southbourne PO10 8HR		
Map Ref	(E) 476694 (N) 105469		
Applicant	Mr Matthew Bennett	Agent	Miss Jasmine Hole

RECOMMENDATION TO PERMIT



	<p>NOT TO SCALE</p>	<p>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</p>
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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 (known as Prinsted Care Home) is located primarily within the Prinsted Settlement Boundary Area with a small part of the site extending beyond the boundary. The application site comprises a specialist nursing and residential care provider situated on the eastern side of Prinsted Lane, approximately 155 metres south of the junction with the A259.
- 2.2 The site occupies a prominent position within the Prinsted Conservation Area, in which the main building is identified as a building of positive townscape merit. The property is set back from the highway behind a low flint wall approximately 1 metre in height. The principle elevation is finished in knapped flint and yellow brick. The Conservation Area Character Appraisal identifies the western portion of the property as dating from c1860. The property has been extended extensively over recent years to provide additional supported accommodation. The rear of the site contains amenity space for residents.
- 2.3 The surrounding street scene predominantly features detached two-storey properties. The application site is constrained by neighbouring residential development to the north and south. East of the site there is a commercial horticultural development comprising a number of greenhouses. The site also falls within the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

3.0 The Proposal

- 3.1 Planning permission is sought for the construction of 2 no. annexes to provide 5 additional bedrooms as part of the existing care home.
- 3.2 The proposed annexes would be located to the rear of the site. Following negotiations during the course of the application the number of units of accommodation proposed has been reduced from 6 no. to 5 no. beds. One unit would be situated adjacent to the southern boundary of the site and would provide 2 no. units of accommodation. The other annex would be situated at a right angle to the first annex adjacent to the eastern boundary of the site, and it would provide 3 no. units of accommodation.
- 3.3 The annex buildings would be single storey in nature, with a hipped roof constructed from concrete tiles and a ridge height of approx. 3.8 metres. Elevational finishes would comprise a red brick plinth with a composite timber cladding finish above. Internally, each annex would measure approximately 17.5sq metres and would provide residents with a bedroom/living area and an en-suite bathroom.

4.0 History

84/00182/SB	REF	Erection of 2 no. bungalows with detached garages (on land to rear).
85/00016/SB	PER	Change of use from dwelling house to old persons nursing home.
85/00186/SB	PER	Alterations and additions to existing Nursing Home.
86/00072/SB	PER	Additions to existing Nursing Home.
87/00064/SB	PER	Alterations to the front boundary wall to allow another vehicular access.
87/00066/SB	PER	Alterations to the front boundary wall to allow another vehicular access (CA).
87/00118/SB	PER	Removal of 2 no. chimney stacks from north side of building to improve safety.
89/00084/SB	PER	Extension.
89/00086/SB	PER	Partial demolition of ex. building and new single storey extension to provide additional bedrooms and associated facilities.
96/00086/COU	PER	Change of use of existing store to staff accommodation.
03/02105/CAC	WDN	Remove existing outbuilding and extension and alterations to existing nursing home to form a further 10 no. bedrooms and day space.
03/02107/FUL	REF	Extension and alterations to existing nursing home to form a further 10 no. bedrooms and day space.
03/03206/FUL	REF	Extension and alterations to existing nursing home to form a further 8 bedrooms, treatment room and dayspace.
04/02955/FUL	PER	Extension to provide 3 no. bed and ensuite, 1 no. treatment room and stores.

07/00428/CAC	PER	Demolition of existing rear extension to facilitate new replacement extension to rear of property; demolition of existing brick outbuilding and existing greenhouse, retaining existing wall along site's northern boundary with Fraydene; and works to existing boundary wall along Prinsted Lane.
07/00430/FUL	REF	Alterations and extensions.
08/04022/FUL	PER	Alterations and extensions to nursing home.
09/03284/ADV	REF	1 no. hanging sign.
09/03554/FUL	WDN	Variation of condition no. 2 on SB/08/04022/FUL to change some ground floor windows on the south, east and north elevations from windows to a door and window or windows with no change to the approved opening size, position or amount of openings. Insertion of conservation rooflights in roof valley.
09/05011/FUL	WDN	Variation of Condition 2 of planning permission SB/08/04022/FUL. To change some of the approved ground floor windows on south, east and north elevations from windows to a door and window/windows. A new fire door on the west elevation. Enlargement of existing windows on north elevation. Insertion of conservation type velux roof lights within roof valley of central roof. New ground floor window to south elevation.
10/00972/ADV	PER	V-shaped wrought iron sign.
10/01697/FUL	REF	Part demolition of existing extension to facilitate new extension to provide additional 7 No. bedrooms and day space. Demolition of existing brick outbuilding and greenhouse and works to existing northern boundary.
10/01700/CAC	PER	Part demolition of existing extension to facilitate new extension. Demolition of existing brick outbuilding and greenhouse and works to existing northern boundary.

11/00695/TCA	NOTPO	Notification of intention to coppice to 1m 1 no. Griselinia and reduce northern section by 20% on 1 no. Pittosporum tree.
11/04191/CCC	CCCDEC	Confirmation of compliance with conditions 3, 4, 9, 11, 13, 14 and 17 attached to planning permission SB/08/04022/FUL.
12/00317/TPA	REF	Reduce crown spread on western and southern sectors by 2.5m and deadwood on 1 no. Red Oak tree (T1) subject to SB/90/00887/TPO.
12/01713/TCA	NOTPO	Notification of intention to reduce height by 2m and width by 0.5m on 1 no. Holly tree. Fell 1 no. Spruce and 2 no. Apple trees.
16/00363/TCA	NOTPO	Notification of intention to crown reduce by 1.5m (all round) on 1 no. Pittosporum tree.
16/00364/TPA	PER	Reduce widths by 2.5m and deadwood on 1 no. Red Oak tree (T1) subject to SB/90/00887/TPO.
17/03155/TPA	PER	Fell 1 no. Red Oak tree (T1) subject to SB/03/00924/TPO.
19/02524/PRESS	ADVGIV	Erection of 2 no. annexes consisting of 5 no. bedrooms.

5.0 Constraints

Listed Building	NO
Conservation Area	YES
Rural Area	NO
AONB	YES
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

1. Over development of the site removing the amenity space for residents and staff.
2. Little on-site parking causing congestion on Prinsted Lane and poor access for emergency vehicles.
3. There are vacancies in care homes elsewhere in Southbourne so there is little justification for expansion.
4. The impact of development on neighbouring properties.
5. Not adhering to conditions arising from previous applications regarding noise, and lights being left on all night.

6.2 Chichester Harbour Conservancy

Recommendation - Provided the council's tree officer is satisfied on the likely arboricultural impact to the character and appearance of the Prinsted Conservation Area, within the Chichester Harbour AONB, no objection, subject to conditions covering -

- o Safeguarding retained trees during the build;
- o Any associated tree works sanctioned by this permission to be carried out, outside the bird breeding season;
- o Samples of external facing and roofing materials to be agreed prior to their use and the building to be constructed with the approved materials; and
- o Any negotiated biodiversity enhancements at the site to be fully implemented before any of the six new care beds are first brought into use, or other such period of time that might be agreed in writing with the local planning authority.

6.3 Southern Water

The applicant has not stated details of means of disposal of foul drainage from the site.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link: southernwater.co.uk/infrastructure-charges

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

6.4 Natural England

Further comments provided 04th September 2020:

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 14th June 2017 and again on 9th July 2020.

The advice provided in our previous response applies equally to this proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not reconsult us.

Comments provided 09th July 2020:

No Objection

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

6.5 WSCC Local Highway Authority

Further comments provided 06th July 2020:

I have reviewed the history of this site and can see that the 2008 permission does not provide existing vs proposed floor plans. As only the proposed floor plans are provided, I am unable to determine whether any of the double occupancy rooms at that time were proposed for retention. The supporting statement provided at that time referred to the existing as 19 single and 4 double rooms = occupancy of 27. Plus 3 additional beds approved under 04/02955/FUL. So 08/04022/FUL provided another 10 rooms, increasing the number of ROOMS to 40, although only one reference appears to be made in the entire document to a total of 40 BEDS. There is no mention of the existing double occupancy rooms being retained within that application, but if they were retained, that would potentially have permitted 44 beds, albeit inadvertently permitted by the LPA at the time.

The only other reference to the maximum occupancy that I can find is in the refused 10/01697 Design and Access Statement which incorrectly refers to 07/00428 granting permission for a total bed capacity of 40. Whilst 07/00428 was permitted, it appears that this was for demolition works only, not for increase of capacity. The scheme that should have been referenced as permitting 40 bed capacity is 08/04022. Again, with the misquoted referencing, this is not solid evidence in my opinion as to either the bed capacity or room capacity.

I think ultimately it is the LPA's decision as to what is the fall back total occupancy on the site - 40 or 44.

The provided Transport Note appears to cover both occupancy scenarios. The statement indicates that the care home currently has 39 bedrooms of which 5 are double rooms with potential to act as shared occupancy rooms and provide 44 beds. The statement indicates that shared occupancy has ceased within the care home due to unpopularity with residents and as such a maximum of 39 residents currently occupy the site. The scheme has also been reduced in scale to provide only 5 additional bedrooms. This would increase the maximum occupancy to 44 residents, arguably already the fall-back position of the site. I have provided below comments based upon whether the LPA consider the site to provide 40 or 44 beds:

44 Beds:

If the LPA determine that the fall-back position is 44 residents based upon 39 existing rooms with 5 double occupancy, the LHA are of the opinion that the proposed annexes will not result in a material increase in vehicle movements or parking demand over the potential of the site to operate as a 44-bed care home utilising double occupancy rooms.

40 Beds:

On the other hand, if the LPA determine that the maximum permitted number of beds/residents on site is 40, this proposal would result in 4 additional bedrooms (given that the site has permission for 40 rooms albeit currently only utilising 39). The Transport Note sets out that assessment of staff and resident parking demand is not required due to no additional staff members being required, and the nature of the care home meaning that residents do not drive. As such, only an assessment of visitor parking demand is relevant to this proposal. The LHA would agree with this approach.

The Transport Note provides an illustrative estimate of visitor numbers that could be generated through the additional 5 rooms if they were not considered permitted. The LHA would take the view that this calculation would only be required for 4 of the proposed additional rooms given that 40 rooms are permitted. The applicant has confirmed that on average each resident will receive one visitor per week, which for 5 additional rooms would generate an average of 5 visitors per week, or 0.7 per day. This would appear to be a robust estimate of visitor numbers based on 5 additional rooms. The LHA has reduced this calculation accordingly for only 4 additional rooms as outlined above - this would generate an average of 4 visitors per week, or 0.57 visitors per day. In the event that the LPA determine that the maximum current occupancy is 40 beds/residents; this would represent the worst case scenario for the proposal. The LHA would not anticipate that an on-street parking demand for an additional 0.5 parking spaces per day would result in a highway safety concern. However, this should still be considered by the LPA from an amenity point of view.

The applicant has argued that a parking survey would not be appropriate as the proposals do not increase occupancy and given the Covid-19 situation (visitors not permitted at the care home and travel patterns have been altered) this would not be representative of typical conditions. The LPA may still wish to consider whether a parking survey would be required should it be determined that the proposal would increase existing occupancy.

In either case, the LHA would encourage a condition securing the maximum number of residents on site at 44, to ensure that double occupancy rooms are not then re-instated, further increasing the number of residents which would then likely generate additional visitors and a potential for additional staff.

Original comments provided 20/04/2020:

Site History

West Sussex County Council was consulted previously on Highways Matters for this location under several planning applications of which the most recent is application ref: SB/10/01697/FUL that sought approval for part demolition of existing extension to facilitate new extension to provide additional 7 No. bedrooms and day space and demolition of existing brick outbuilding and greenhouse and works to existing northern boundary. This application was refused on non-highways grounds.

Proposal

This proposal is for construction of 2 no. annexes to provide 6 additional bedrooms. The site current use is rear garden and the proposed extension, as stated in the design and access document, will serve new residents as the demand for further bed spaces has increased over the years.

Vehicle Access and Parking

There are no proposed alterations to the existing accesses onto Prinsted Lane, which is an unclassified road subject to 30mph speed limit. Data supplied to WSCC by Sussex Police over the period of the past five years, reveals no recorded injury accidents within the vicinity of the site, therefore there is no evidence to suggest that the existing accesses are operating unsafely or that the proposal would exacerbate an existing safety concern.

The Local Highway Authority (LHA) appreciates that the proposal may generate an intensification of movements; however this is not anticipated to be a highway safety concern given the road serves several other dwellings.

No additional parking provision is proposed to serve the extension. Previous applications on this site indicate that 12 parking spaces (approved under 08/04022/FUL) can be accommodated on site. The proposed extension is situated to the rear of the site, therefore there will be no loss of the existing parking provision. As stated in the supporting documents, no additional staff members will be employed as part of the proposed extension. The current WSCC Car Parking Guidance does not have parking demand for C2 (Care Home) use, however it would not be unreasonable to assume that some parking provision would be required for visitors.

Whilst on-street car parking is limited in the immediate vicinity, there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety.

We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

Fire Appliances

Building Regulations state that fire appliances need to be able to get within 45m of a building. The actual space required to operate at the scene of a fire is 3.7m. The proposed extension seems to be in conflict with these regulations as parts of the proposed annex (south east side) are circa 75 metres from the public highway.

While these matters are strictly not planning matters it is in the interests of the applicant to ensure the approved scheme will also be building regulation compliant.

I have consulted with WSCC Fire Services for additional advice on this matter as they may have additional suggestions / mitigation measures which can be implemented. These additional comments will be provided once received.

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

6.6 WSCC Housing Strategy

Response to Chichester District Council Housing strategy 2020 to 2025

As a consultee to the CDC Housing Strategy, WSCC welcome the opportunity to respond on this important area of Policy.

On behalf of the Council, Mark Dow will respond on the issues of homelessness rough Sleeping and temporary accommodation, aspects of the Housing Strategy.

This response is specifically to address Objective 8 in the Strategy

Addressing the needs of increasing numbers of households who require specialist housing.

WSCC expects, as does CDC the number of the population requiring long term support to rise dramatically in future years as the population ages. CDC population statistics show an aging population, with percentages in each sector of the population over 65 consistently above national averages.

WSSC Adult social care strategy 2019-21 highlights that within the next 20 years the number of people aged 65 and over living in West Sussex will increase by more than 100,000. People aged 85 and over will make up a third of this increase. The strategy focusses on increasing independence and helping people to help themselves. WSSC wants to support people in a way that works for them and give choice and control to that support. Housing solutions such as Extra Care housing (ECH) are integral to delivering this vision.

Supporting working-age adults who have care and support needs to be as independent as possible is equally important. Extra Care Housing can again contribute to meeting the housing and care requirements of some of these adults.

WSSC sees ECH as an all age housing solution, and is keen to see barriers (such as aged over 55) removed from the criteria for this type of housing going forward. WSSC has a target of 500 new ECH homes across West Sussex by 2025 and this target requires a development programme of at least 100 new homes each year. We wish to work in partnership with Districts and Boroughs, and with housing providers such as Registered Providers with experience of development of ECH, in order to deliver this target further.

ECH schemes can additionally offer services to the local community and develop as a community resource, as well as offering employment and training opportunities in the local communities they serve.

Although there are two existing ECH schemes in Chichester District, Leaholme in Chichester, and Lapwing Court in Selsey, there is still by the available measures, an undersupply of ECH and therefore room for further development in Chichester District. Chichester District covers a large geographical area, and there may be demand for two schemes of 60 homes each, in the timescale of this strategy.

WSSC supports mixed tenure schemes of ECH housing located in areas where the care and support provider could recruit, and which are well located in terms of local available facilities.

WSSC recognises that CDC is revisiting and revising its Local Plan, and it may be that there are opportunities to include ECH in some of the strategic sites that emerge from this process, through other strategic developments, or windfall opportunities.

WSSC would be keen to work in Partnership with CDC to deliver this shared objective of the Housing Strategy.

It is worth noting that other Local Authorities have found that the provision of ECH offering an attractive option for those requiring Care and Support, can provide the incentive to move home, for those occupying larger family sized affordable homes who need care. This can result in a better use of housing stock and may if developed and used wisely contribute towards meeting Objective 5 of the Strategy: Using the Districts affordable housing as effectively as possible.

The objective of appraising the need for other types of specialised accommodation is welcome. WSCC wishes to reduce reliance on residential care and develop with reputable providers, other types of accommodation including supported living for the range of adult's with Care and Support needs. The County now works in partnership with the NHS, and recent changes to the CCG's will it is hoped streamline services and reduce duplication bringing health and social services together. WSCC holds a wealth of information in relation to this area, and would welcome working in partnership with CDC to deliver agreed outcomes for the District.

6.7 WSCC Fire and Access

To ensure compliance with the Fire and Rescue Services Act 2004, you are asked to forward to the Fire and Rescue Services one copy of the site plan indicating satisfactory vehicle tracking for a fire service appliance.

This plan is required to enable West Sussex Fire and Rescue Service to assess whether there is satisfactory access for a fire appliance and to ensure the plan meets the conditions within The Building Regulations 2019, approved document B: part B5.

From the plans submitted the 2 new annexes appear to be a significant distance away from a Fire Appliance; nearest being approximately 60 to the main road. This does not comply with AD-B Volume 2 - Section 15: Vehicle access para 15.1. Information and evidence will therefore be required to identify how this will be overcome.

6.8 CDC Conservation and Design

Thankyou for consulting conservation and design on the above application. The care home is within the conservation area and the extensions take place to the rear and cannot be seen in conjunction with any historic townscape or other heritage asset, including nearby buildings. The increase in traffic resulting from the development seems so minor that it would be almost impossible to quantify a level of harm to the conservation area, even if harm from non-built fabric were readily identifiable within the remit of planning policy, which it is not.

The proposals cause no harm to the Prinsted Conservation Area or other nearby heritage assets.

6.9 CDC Tree Officer

I refer to your request for my views on the loss of vegetation to enable 2 no. annexes to be constructed to the rear of the site.

The property is within Prinsted Conservation and did have 1 no. large Red Oak tree (T1) subject to SB/03/00924/TPO but this was removed and a suitable replacement conditioned (via a tree application) in 2017. Not sure if a replacement tree has been planted yet?

The proposed development would result in the loss of 1 no. moderate grade Goat Willow tree (T1), a number of low grade Conifer and Pittosporum trees Group 1 and moderate grade Hazel within Group 2 Hazel - all located on/adjacent to the eastern (rear boundary), none of which seem worthy of TPO status (as assessed from the Tree report and photos provided) and their loss overall would be of limited detriment to the overall character of the area as this vegetation is set back from Prinsted Lane. The proposed replacement planting of a uniform hedgerow with Beech species, should be conditioned and agreed to be planted in a row/line 500mm spacing) to enable a strong vegetative screen adjacent to the eastern boundary would be acceptable.

6.10 CDC Environmental Protection

Given the scale of the development works the impacts on local air quality and noise levels are not considered to be significant and no further assessment is required.

Construction works

During construction works, measures to minimize noise and dust should be put in place in order to reduce impacts on neighbouring properties

6.11 CDC Environmental Strategy

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 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.

Badgers

As a precaution any trenches should be covered overnight, or a means of escape made available and any hazardous chemicals need to be suitably stored away so animals cannot access them.

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 (within 24 hours of any work).

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

6.12 CDC Drainage

Flood risk- the application is within flood zone 1 (low risk), we therefore have no objections to the application on flood risk grounds.

Surface water drainage- Their application form selects "soakaway" for drainage of surface water, this approach is acceptable in principle. Due to the scale of the development proposals and their location we have no conditions to request. Surface water drainage should be designed and constructed in accordance with building regulations.

6.13 Third party objection comments

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

- a) Planning Department did not alert residents to application
- b) How will buildings set apart from main building be staffed?
- c) Are rooms for residents or staff?
- d) Loss of trees
- e) Lack of need for additional care beds
- f) Issues of safety and amenity arising from parking along Prinsted Lane
- g) Concerns regarding whether sufficient parking can be provided on site
- h) Overdevelopment in Conservation Area
- i) Cars parked out the front of the property would obstruct emergency vehicles gaining access to the rear of the development
- j) Assembly areas should be assessed for size and suitability
- k) Development would increase density of development which would pose concerns regarding Coronavirus and ability to achieve social distancing
- l) Proposal would reduce size of amenity space
- m) Current lighting is on 24 hours a day and detracts from amenity of neighbours. New buildings would make this worse
- n) Non-compliance with previous planning conditions
- o) Noise issues from operations already reduce amenity of neighbours. Staff moving to annexes during the night would have an unacceptable impact upon neighbouring amenity
- p) Beds should be accessible from both sides to meet duty of care requirements
- q) Noise pollution from deliveries at unneighbourly hours

- r) Current parking arrangements are insufficient
- s) Proposal would conflict with Policy 39 of the Chichester Local Plan
- t) Proposal would conflict with Policy 47 of the Chichester Local Plan
- u) Gutters along Prinsted Lane cannot be cleared due to parking arrangements
- v) Design and Access statement is unclear regarding the location of the access road
- w) Any unmet extra care housing need could be provided in more suitable locations
- x) Proposal would not meet the needs of the extra care housing required by WSCC.
- y) Materials delivery route is shown as an access lane for Tiptop Nurseries. No permission has been given to Prinsted Nursing Home to use the lane as a delivery route.

6.14 Third party support comments

1 third party representations of support have been received concerning the following matters:

- a) Care home are good neighbours
- b) The units are isolation suites and would help manage Covid-19 if there was ever an outbreak
- c) Proposal will have little or no effect upon the life of Prinsted residents

6.15 Applicant/Agent's Supporting Information

The applicant/agent has provided the following support information during the course of the application:

- a) Aborigicultural Method Statement
- b) Design and Access Statement
- c) Heritage Statement
- d) Transport Note

7.0 Planning Policy

The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. The Southbourne Neighbourhood Plan was made September 2015 and forms part of the Development Plan against which applications must be considered.

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

Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in Favour of Sustainable Development
Policy 2: Development Strategy and Settlement Hierarchy
Policy 6: Neighbourhood Development Plans
Policy 33: New Residential Development
Policy 39: Transport, Accessibility and Parking
Policy 40: Sustainable Design and Construction
Policy 43: Chichester Harbour Area of Outstanding Natural Beauty (AONB)
Policy 47: Heritage
Policy 49: Biodiversity

Southbourne Parish Neighbourhood Plan

Policy 1: Development within the Settlement Boundaries
Policy 7: Environment

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 2021. 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 2022. 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 revised National Planning Policy Framework (NPPF 2019), which took effect from 19 February 2019. Paragraph 11 of the revised Framework states that plans and decisions should apply a presumption in favour of sustainable development, and for decision-taking this means:

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

7.5 Consideration should also be given to the following paragraph and sections: Sections 2 (Achieving sustainable development), 4 (Decision-making), 12 (Achieving well-designed places), 15 (Conserving and enhancing the natural environment) and 16 (Conserving and enhancing the historic environment). The relevant paragraphs of the National Planning Practice Guidance have also been taken into account.

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
- CHC Chichester Harbour AONB Management Plan (2014-2029)
- Adopted Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document 2017
- Chichester Harbour Area of Outstanding Beauty Planning Principles (Management Plan version April 2019)
- Prinsted Conservation Area Character Appraisal

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:

- Protect and support the most vulnerable in society including the elderly, young, carers, families in crisis and the socially isolated
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i. Principle of development
- ii. Design and impact upon character and visual amenity of surrounding area and Chichester Harbour AONB
- iii. Impact upon heritage assets
- iv. Impact upon highway safety and parking
- v. Impact upon amenity of neighbouring properties and future residents
- vi. Trees
- vii. Sustainability
- viii. Ecological considerations
- ix. Other matters

Assessment

i. Principle of development

- 8.2 The Prinsted Settlement Boundary currently divides the site, with the existing care home building situated within the settlement and the rear amenity space located outside the settlement boundary area. Although the rear part of the site falls outside the settlement boundary it is a contained part of the site which is surrounded by development and therefore the proposal would not encroach into undeveloped countryside.
- 8.3 Policy 2 of the Chichester Local Plan and Policy 1 of the Southbourne Parish Neighbourhood Plan identify land within the Prinsted Settlement Boundary Area as a sustainable location for future residential and business development. As the proposal would provide further beds for an existing care home situated on the site in a sustainable location and without encroachment into open countryside it is considered that the principle of development is acceptable, subject to compliance with other requirements of the Development Plan and other material considerations.

ii. Design and impact upon character and visual amenity of surrounding area and Chichester Harbour AONB

- 8.4 Policy 33 of the Chichester Local Plan requires, amongst other considerations, proposals respect and where possible enhance the character of the surrounding area and site. Policy 43 of the Chichester Local Plan and Policy 7 of the Southbourne Neighbourhood Plan require amongst other considerations, proposals conserve and enhance the natural beauty and locally distinctive features of the AONB.
- 8.5 The proposed buildings would be located to the rear of the site, which is currently used as amenity space for residents. The structures would be situated adjacent to the southern and eastern boundaries of the site, with an area of paved hardstanding connecting them to the existing building. The proposal would leave a good-sized area of amenity space to the west and north of the buildings for use by residents of the care home. It is considered that the modest height of the structures in combination with the overall footprint of the development would ensure a scale of development that would be commensurate with the size of the site and would not appear cramped within the plot.
- 8.6 It is also considered that the proposed materials would be reflective of the materials within the site and immediate surrounding area, in compliance with the guidance contained within the Adopted Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document.
- 8.7 The character of this part of the Chichester Harbour AONB is one of a moderate density of residential development within the settlement of Prinsted, with a horticultural enterprise and open arable farmland to the east. The proposed development is not visible from the streetscene, whilst the lane running south of the site is for private use only. Approximately 80 metres south of the site is a public footpath and given the presence of mature vegetation to boundaries within the site and along the public footpath, the proposal is unlikely to be seen by those using the footpath.

8.8 The proposal would achieve a good standard of design that would ensure the proposal would maintain the character and appearance of the surrounding area, whilst would not have any detrimental impact upon the landscape and natural beauty of the Chichester Harbour AONB. The proposal is therefore acceptable in this respect.

iii. Impact upon Heritage Assets

8.9 Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, requires that the Local Authority give special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Policy 47 of the Chichester Local Plan requires proposals conserve and enhance the special interest and setting of Conservation Areas.

8.10 The site falls within the Prinsted Conservation Area and it is notable that the historic core of the existing care home is identified within the Prinsted Conservation Area Character Appraisal as a building of positive townscape merit. The proposed buildings would be situated to the rear of the property and therefore would not visually impact upon the historic townscape or another heritage asset. The proposal would therefore have no detrimental impact upon the Prinsted Conservation Area and the scheme is acceptable in this regard.

iv. Impact upon highway safety and parking

8.11 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 Pan requires the development should not create or add to problems of safety, congestion, air pollution or other damage to the environment and the level of parking provision should be in accordance with current West Sussex County Council guidance.

8.12 Both the Parish Council and a number of third parties have raised concerns regarding the highways impacts from the proposal. Specifically, concerns have been raised that the current parking provision at the site is insufficient and this results in congestion along Prinsted Lane to the detriment of local residents and difficulties in access for emergency vehicles.

8.13 WSCC Highways have commented that the current WSCC Car Parking Guidance does not include prescriptive standards for C2 (Care Home) use. Accordingly, it is necessary to establish the fall-back position regarding resident numbers and parking provision at the site. The most recently approved application for alterations to either the parking arrangements or resident numbers was granted under application reference 08/04022/FUL. This permitted an extension to the rear of the property, with the Officer's report advising that the proposal would provide 40 bedrooms. One reference within this report is made to the proposal providing bedrooms for 40 residents. This permission did not distinguish between double or single occupancy rooms and it is notable that planning conditions did not limit the number of residents. The permission 08/04022/FUL allocated off-street parking comprising 12 no. spaces to the front and northern side of the site and condition 8 of the same permission required the parking spaces to be retained at all times for their future use.

- 8.14 The Transport Note provided in support of the application advises that Prinsted Care Home currently has 39 no. bedrooms of which 5 no. bedrooms are double bedrooms. This would allow the home to care for 44 residents which is consistent with the Care Quality Commission (CQC) accreditation which allows for the home to provide care for up to 44 persons. It is notable that the intensification of the number of residents at the site could have occurred (such as use of larger rooms as double occupancy rooms) without planning permission. The fall-back position is therefore provision of 40 bedrooms at the site catering for up to 44 residents with onsite parking provision of 12 no. spaces.
- 8.15 The supporting documentation provided advises that demand for the double rooms at the site has been low and the care provider has taken the decision to utilise the double rooms on a single occupancy basis only. On this basis, the current maximum occupation would be 39 no. residents. Following amendments the proposal would involve provision of an additional 5 no. single occupancy rooms, taking the overall proposed resident number to 44 no. The Planning Statement advises that no additional members of staff are required to support the development. The application proposes no increase in the parking provision within the site. As the proposed number of residents would not exceed the fall-back position of 44 no. residents, the proposal would not result in any intensification in the use of the site no additional parking would be justified to make the scheme acceptable. Planning conditions are recommended to ensure that the number of residents is capped at 44 in the interests of ensuring that the proposal would not result in additional pressure on the highways from vehicle parking.
- 8.16 The proposal would utilise the existing vehicular access. There is no evidence to suggest that the existing accesses are operating unsafely or that the proposal would exacerbate an existing safety concern.
- 8.17 A number of the third party concerns advise that parking along Prinsted Lane causes issues for local residents and difficulties for emergency vehicles using the road. WSCC Highways comment that there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety.
- 8.18 A concern has been raised by a third party that a number of the existing parking spaces within the site are obstructed and therefore cannot be effectively used. Should the car parking spaces be obstructed it is likely that this would be a breach of condition 8 of 08/04022/FUL and this would be a matter for CDC Planning Enforcement to consider. The developer has advised that the parking spaces are not obstructed.
- 8.19 Overall, this proposal would not 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), or policy 39 of the Chichester Local Plan and there are no transport grounds to resist the proposal.
- v. Impact upon the amenity of neighbouring properties and future residents
- 8.20 The National Planning Policy Framework in paragraph 127 states that planning decisions should create places that offer a high standard of amenity for existing and future users. Additionally, Policy 33 of the Chichester Local Plan includes a requirement to protect the amenity of neighbouring properties.

- 8.21 The proposed development would be single storey in nature and would not result in unneighbourly massing along the boundary or loss of light to neighbouring properties.
- 8.22 A number of third party comments have raised concerns regarding noise and light pollution from the proposal that would harm the amenity of nearby residents. It is not considered that the movements of staff to the proposed accommodation would result in noise disturbance to the extent that it would result in harm to neighbouring amenity. It is understood that provision of additional lighting to the rear amenity space is being considered, however no details have been provided at this stage. A condition is recommended to ensure that control over any additional lighting is maintained by the local planning authority in the interests of protecting neighbouring amenity, the AONB and wildlife habitats.
- 8.23 The proposal would be situated to the rear amenity space of the site which is predominantly laid to lawn, interspersed with some mature planting. Whilst the proposal would result in the reduction in amenity space for residents, it is considered that sufficient amenity space would be available to users of the home.
- 8.24 Overall, subject to compliance with conditions, it is not considered that the proposal would be likely to result in loss of amenity to neighbouring residential properties.

vi. Trees

- 8.25 An arboricultural method statement has been provided in support of the scheme. This details the proposal would result in the loss of 1 no. moderate grade Goat Willow tree (T1), a number of low grade Conifer and Pittosporum trees Group 1 and moderate grade Hazel within Group 2 Hazel - all located on/adjacent to the eastern (rear) boundary. These trees have limited back land amenity value to the Conservation Area due to the lack of prominence from any public vantage point. The CDC Tree Officer has commented that none of these trees would be worthy of Tree Preservation Orders.
- 8.26 By way of mitigation, the arboricultural method statement advises new tree planting and replacement beech hedging should be considered. The CDC Tree Officer considers that the planting of a uniform hedgerow with beech species to the eastern boundary would be most appropriate. This would create a strong vegetation screen adjacent to the eastern boundary and a condition is recommended to ensure that this takes place, along with the comprehensive measures to ensure that retained trees are suitably protected during the construction phase.

vii. Sustainability

- 8.27 Policy 40 of the Chichester Local Plan a 10 point criteria for achieving sustainable design and construction for all new dwellings and new non-domestic dwellings.
- 8.28 The applicant has confirmed that sustainable construction and design measures will be incorporated into the design of the buildings in accordance with the requirements of policy 40 of the Local Plan, and has agreed to the recommended condition which shall ensure that appropriate measures are provided prior to commencement of the development and thereafter retained in perpetuity.

viii. Ecological considerations

- 8.29 Policy 49 of the Chichester Local Plan requires, amongst other considerations, that the biodiversity value of the site is safeguarded and that the proposal incorporates features that enhance biodiversity.
- 8.30 The site is not situated within any identified ecological designations. It is however possible those bats may use the hedgerows to the rear of the site for commuting and foraging. Whilst the proposal will result in some loss of vegetation, replacement beach hedge planting to the rear boundary would provide additional suitable habitat and can be considered to provide an ecological enhancement.
- 8.31 It is recommended that the ecological enhancements proposed by the CDC Environmental Strategy Officers be secured via condition in accordance with the Local Plan and the NPPF. These measures include provision of bat and bird boxes, replacement planting in the form of hedgerows, grassland areas managed to benefit reptiles, log piles on site, hedgehog nesting boxes and provision of gaps to the bottom of fences to allow for the movement of small mammals across the site.
- 8.32 Following the comments of Natural England, and given the development would not increase the permitted number of residents at the care home the proposal would not have significant adverse impacts on statutorily protected nature conservation sites. Therefore mitigation with regard to recreational disturbance within the Chichester and Langstone Harbour Special Protection Area or waste water quality for designated sites within the Solent is not required for this development.
- 8.33 Subject to compliance with recommended conditions, the proposal would not have detrimental impact upon any known protected habitat or species and has the potential to provide net ecological gain.

ix. Other matters

- 8.34 WSSC Adult Social Care have been consulted on the application and have commented that that it is anticipated that the population of West Sussex aged over 65 will increase by more than 100,000 over the next 20 years. West Sussex County Council promotes a strategy of increasing independence and choice, and sees housing solutions such as Extra Care housing as integral to delivering this vision. Notwithstanding the proposal in this instance is not Extra Care housing, this would not outweigh compliance with the development plan.
- 8.35 WSSC Water and Access have advised that a plan of the site showing satisfactory vehicle tracking for a fire service appliance be submitted. It would not be possible to provide access for a fire appliance through the site to the rear of the main buildings and therefore the applicant proposes to install an automatic sprinkler system within the buildings. A condition is recommended to secure a scheme detailing appropriate facilities to manage the risk of fire, this may include the proposed sprinkler system or if necessary a fire hydrant or stored water supply.

- 8.36 A third party has commented that the materials delivery route is shown as an access lane for Tiptop Nurseries and that no permission has been given to Prinsted Nursing Home to use the lane as a delivery route. This is a third party matter, however a condition requiring a construction management plan is recommended to ensure minimal disturbance to neighbouring developments and the highway during construction.
- 8.37 A third party has raised concerns that the LPA did not alert residents of Prinsted to the proposed development. A site notice was displayed outside the site in a prominent location in line with the Council's current policies.
- 8.38 A number of third parties have raised concerns regarding flooding in the lane. It is understood this occurs when drains are blocked, whilst gutters cannot be cleaned due to parked cars. The Council's drainage engineer has confirmed that surface water would be managed within the site via a soakaway, and therefore the proposal would not result in an increased risk of flooding either on the site or on the adjacent highway. The scheme is acceptable in this respect, and therefore it is considered that the proposal would not exacerbate any existing issues with drains on the highway.

Conclusion

- 8.39 Based on the above it is considered that the proposal would provide additional carehome accommodation in a sustainable location without adverse impacts upon existing residents, neighbouring properties, the Prinsted Conservation Area, or the Chichester Harbour AONB. The proposal therefore complies with to development plan policies 1, 2, 33, 39, 40, 43, 47 and 49 of the Chichester Local Plan and policies 1 and 7 of the Southbourne Neighbourhood Plan and as a result the application is recommended for approval.

Human Rights

- 8.40 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account and it is concluded 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 indication on the approved plans and documents, the number of residents at Prinsted Carehome shall at no time exceed 44. no unless otherwise agreed in writing with the Local Planning Authority via a discharge of condition application.

Reason: In the interests of the amenity of future residents and in the interests of parking arrangements

- 4) 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

Reason: In the interests of highway safety and protecting nearby residents from nuisance during all stages of development, and to ensure the use of the site does not have a harmful environmental effect.

- 5) 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.

- 6) Notwithstanding any details submitted, **no development shall commence** until details of a system of foul drainage of the site have been submitted to, and approved in writing by the Local Planning Authority. Any variance in the approved details must be agreed in writing with the Local Planning Authority prior to the commencement of any development in relation to the foul drainage of the site. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall take place until the approved works have been completed. The foul drainage system shall be retained as approved thereafter.

Reason: To ensure adequate provision for drainage. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

- 7) No development shall commence until a Landscape and Ecological Management Plan (LEMP) setting out measures to ensure the delivery and long term management of the site, including areas of ecological value, has been submitted to and approved in writing, by the Local Planning Authority. The LEMP shall make provision for the following measures:

- a) Any trees removed should be replace at a ratio of 2:1
- b) Wildflower meadow planting used
- c) provision of beech hedgerow to eastern boundary
- d) Log piles onsite
- e) gaps included at the bottom of the fences to allow movement of small mammals across the site
- f) one hedgehog nesting boxes included on the site
- g) 1 no. bird box installed on a building/ tree within rear amenity space
- h) 1 no. bat box installed on a building on site facing south/south west at 3-5 metres above ground.

Thereafter the development shall be carried out in accordance with the measures included in the LEMP, including timing and phasing arrangements, unless otherwise agreed in writing, by the Local Planning Authority via a discharge of condition application.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for enhancement of the nature conservation value of the site in line with national planning policy.

- 8) **No development shall commence on site** until a scheme showing the proposed automatic sprinkler system, and/or if required the location of one fire hydrant or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes), has been submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. Prior to the first occupation of the development hereby permitted, the developer at their own expense shall install the approved sprinkler system and/or any necessary fire hydrant in the approved location to BS 750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting. Any fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

Reason: In the interests of fire safety and in accordance with Chichester Local Plan (2014 - 2029) Key Policies 8 and 9 and in accordance with The Fire & Rescue Service Act 2004. This is a pre-commencement condition as it goes to the heart of the permission.

- 9) Notwithstanding any details submitted, no works above slab level shall commence until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls, roofs, and glazing of the buildings 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.

- 10) The development shall be carried out in strict accordance with the arboricultural method statement outlined within Section 6 of the submitted Arboricultural Method Statement compiled by Bernie Harverson Arboricultural Consultant dated July 2020.

Reason: In order to preserve protected species and their habitats and enhance biodiversity within the site.

- 11) Notwithstanding any indication on the approved plans or documents, provision shall be made for the implementation of the following measures during construction:

- best endeavours shall be made to check the site over for reptiles prior to the commencement of works and any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut
- any trenches covered with a rigid material overnight
- any chemicals securely stored to prevent access by animals

Reason: To safeguard ecology during construction

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

Reason: In the interests of protecting the rural character of the surrounding area, the AONB, and the habitat of wildlife within the site and its surroundings; in particular protected bats.

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 Location Plan, Site Plan and Roof Plan (A1)	8877-01		10.03.2020	Approved
PLAN - SUBSTITUTE PLAN 3/6/20 - PROPOSED PLANS AND ELEVATIONS (A3)	8877 02	REV A	12.06.2020	Approved
PLAN -	BJH 03/04		24.07.2020	Approved

INFORMATIVES

1) a precautionary approach should 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.

2) As a precaution any trenches should be covered overnight, or a means of escape made available and any hazardous chemicals need to be suitably stored away so animals cannot access them.

3) 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).

4) A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link: southernwater.co.uk/infrastructure-charges

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=Q61KX5ERG3800>