


Parish: Sidlesham	Ward: Sidlesham With Selsey North
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SI/21/02786/FUL

Proposal	Change of use of land to storage of caravans and boats. Erection of secure storage building and associated hardstanding. (part retrospective).		
Site	Land South Of Telephone Exchange Selsey Road Sidlesham PO20 7NG		
Map Ref	(E) 485659 (N) 97768		
Applicant	Mr W Hughes	Agent	Mr Ben Kirk

RECOMMENDATION TO REFUSE



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1.0 Reason for Committee Referral

1.1 Red Card: Cllr Donna Johnson; Important information/opinion to raise in debate

2.0 The Site and Surroundings

2.1 The site comprises a parcel of land measuring approximately 3.75 acres, located on part of an area of land to the west of Selsey Road and to the north of Keynor Lane. The Applicant owns adjoining land to the north and east, which has the benefit of planning permissions for four gypsy and traveller pitches located beyond the northern boundary of the site. The remainder of the site benefits from planning permission for a stable block and

paddocks, although at the time of the site visit there did not appear to be horses on the land.

- 2.2 The wider site is bordered by Muttons Farmhouse to the south (a grade II listed building), and a recreation ground with pavilion building to the north and a telephone exchange to the north/east. The site is generally flat and open and covered in grass. There is an existing vehicular access to the south of the site from Keynor Lane. The boundary treatments of the application site are mainly formed by vegetation and post and rail fencing.

3.0 The Proposal

- 3.1 The description for the development involves the Change of use of land to storage of caravans and boats. Erection of secure storage building and associated hardstanding (part retrospective).
- 3.2 The proposal involves the use of the site to store caravans and boats. The site layout indicates 20 touring caravans and 7 storage boats. The land would be serviced via the existing vehicular access which progresses north off Keynor Lane, then turns at 90 degrees within the relative centre of the applicant's wider landownership land and progresses westwards and then runs south into the subject land.
- 3.3 A building is also proposed to provide four internal storage units, which, would be rectangular in form with pitched roofs and designed with gable ends and a canopy. The building would measure 15.4m in length x 5m deep, 2.35m to underside of eaves, 3.6m ridge height. The external materials would include corrugated sheeting to the roof and unstained timber weatherboarding to the walls.

4.0 History

17/02640/FUL	REF	Change of use of land from agricultural land for stationing of caravans for residential purposes by 3 no. gypsy-traveller families, with associated utility building, hard standing, widened gateway, landscaping and access.
18/01173/FUL	REF	Change of use of land from agricultural land for stationing of caravans for residential purposes by 3 gypsy-traveller families with facilitating development (utility buildings, hard standing, widened gateway, septic tank and landscaping).
18/02925/FUL	NDET	Proposed private stable block and associated hard standing. New access to the highway.
19/02507/DOC	SPLIT	Discharge of condition 4, 5, 7, 8, 9 and 10 from planning permission SI/18/01173/FUL.

20/00193/DOC	PER	Discharge of condition 4, 5, 6, 7 and 10 from planning permission SI/18/02925/FUL(APP/L3815/W/19/3232132).
20/01916/DOC	SPLIT	Discharge of Conditions 4, 5 and 10 of planning permission SI/18/01173/FUL (APP/L3815/W/18/3209147).
20/01981/FUL	PER	Proposed private stable block and associated hard standing. New access to the highway. (Variation of condition 2 of permission 18/02925/FUL - amended the plan numbers to reflect the materials used in the construction of the building).
20/02956/DOC	PER	Discharge of condition 4 _ 5 from permission SI/18/01173/FUL (APP/L3815/W/18/3209147).
21/00322/FUL	PER106	Alterations to allowed appeal under reference 18/01173/FUL to include; change the use of the land and increase number of gypsy-traveller pitches from 3 to 4 including; utility buildings, hard standing, landscaping and amended access position.
21/00404/FUL	REF	Erection of brick wall and timber field gates to form entrance along with planting of laurel hedge to replace boundary treatments permitted under application 18/02925/FUL.
22/00452/FUL	PCO	Change of use of land and part of stable building to garden land and utility building as an alternative to the utility building approved under application SI/18/01173/FUL. Changes to the layout and elevation treatments of the approved stable building approved under application SI/18/02925/FUL and associated landscaping works.
22/00453/FUL	PCO	Change of use of land to dog agility along with associated hardstanding and fencing.
22/00585/FUL	PCO	Stationing of 1 additional caravan for gypsy-traveller families along with associated utility building, hard standing and landscaping.
Appeals 18/00052/REF	ALLOW	Change of use of land from agricultural land for stationing of caravans for residential purposes by 3 gypsy-traveller families with facilitating

development (utility buildings, hard standing, widened gateway, septic tank and landscaping).

18/00053/REF	DISMIS	Change of use of land from agricultural land for stationing of caravans for residential purposes by 3 no. gypsy-traveller families, with associated utility building, hard standing, widened gateway, landscaping and access.
19/00032/NONDET	ALLOW	Proposed private stable block and associated hard standing. New access to the highway.

5.0 Constraints

Listed Building	Grade II nearby
Conservation Area	No
Rest of Plan Area	Yes
AONB	No
Tree Preservation Order	No
EA Flood Zone	
- Flood Zone 2	No
- Flood Zone 3	No
Historic Parks and Gardens	No

6.0 Representations and Consultations

6.1 Parish Council

Further comments

Sidlesham Parish Council are pleased to see that the agent has provided the LPA with an updated plan showing the correct line of the constructed driveway from Keynor Lane past Muttons Farmhouse boundary.

The Council would now respectfully request that CDC draw the WSSC Highways Department's attention to the corrected position and ask them to carry out a visit to the site as opposed to a desktop exercise, because the Parish Council believes this entry to the site is dangerous in relation to the bend by Muttons Farmhouse, particularly now that there will be large slow moving towed caravans/boats onto the site. The PC contend that the entrance should be equally-distanced between the field boundary and the main Selsey Road, as proposed in the original application.

Original Comments

Sidlesham Parish Council discussed this application and heard from the applicant. It narrowly voted NO OBJECTION with the Chairman exercising the casting vote.

But it seeks a number of conditions are made by the LPA. These conditions are that the proposals include substantial screening hedging of native planting; that the site has a density limit of 7 boats and 20 caravans maximum at any time; that there is a 24-hour

access request for any visitors to the storage facility and that caravans and boats in the storage facility are not used for living accommodation at any time.

The PC would like to raise concerns over highway access. It notes that the Full Site Photographs and Key Plan 3931228 denote the access away from Muttons Farmhouse boundary and not where the current access has been constructed much closer to that boundary, this issue has previously been raised on the grounds of safety. WSCC Highways have not yet approved the siting of the entrance, and if they are to use the plans provided as a desktop exercise rather than the actual line of the drive now constructed, they will be making a judgement on an incorrect view of the positioning of the entrance actually built. Further the PC raises concerns over slow moving and turning of large, towed vehicles on the blind corner of Keynor Lane and within proximity of the junction of the B2145.

6.2 Natural England (summarised)

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 or landscapes. Natural England's generic advice on other natural environment issues is set out at Annex A.

6.3 WSCC Local Highway Authority (summarised)

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 111), and that there are no transport grounds to resist the proposal.

6.4 WSCC Fire and Rescue

Please find attached a planning condition for application no. 21/02786/FUL for the requirement of an additional fire hydrant. Currently the nearest Hydrant to the proposed storage of caravans and boats and erection of secure storage building and associated hardstanding is 270 metres away. The supply of water for firefighting for a commercial premises should be within 90 metres.

Evidence will also be required that Fire Service vehicle access meets with the requirements identified in Approved Document B Volume 1 2019 Edition: B5 Section 13, including Table 13.1 and diagram 13.1.

6.5 CDC Ecology

Bats

The hedgerows on site are used by bats for commuting and foraging and will need to be retained and enhanced for bats. As per the EIA (Oct 2021), access shall be via the pre-approved entrance thereby avoiding any fragmentation of the existing hedgerow. New and existing hedgerows should be sensitively managed and maintained. Any gaps should be filled in using native hedge species to ensure the continued ecological functionality of the surrounding vegetation. Conditions should be used to ensure this.

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.

Guidance outlined in the new Bats and Lighting Publication produced by the Institution of Lighting Professionals and the Bat Conservation Trust "Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series publication should be adopted into the site plans (http://www.bats.org.uk/news.php/406/new_guidance_on_bats_and_lighting).

Reptiles

We are happy that a precautionary approach can be undertaken on the site for reptiles. The small area of longer ruderal vegetation the margins of the site area shall be directionally strimmed from east to west to a height of no less than 150mm. The area shall be left for 24hours before a final cut reduces the vegetation to <50mm, making it unsuitable for reptiles. The construction zone shall then be maintained at this height before and during construction to ensure the site remains unsuitable for reptiles.

Badgers

A precautionary approach should be adopted during the construction phase. Any trenched deeper than 1.0m or drainage pipework greater than 200mm diameter, shall be covered or capped overnight to prevent badgers or other mammals becoming trapped. Excavations should be checked each morning for the presence of any mammals or other species. Any hazardous chemicals will need to be suitably stored away so animals cannot access them. A commuting corridor shall be maintained around the site via the new and existing hedgerows.

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).

CEMP

Owing to the sites proximity to Pagham Harbour SPA works during the construction phase will be undertaken in accordance with guidance provided within The Control of Dust and Emissions During Construction and Demolition SPG (July 2014) to control any excess dust creation which may impact adjacent sites. All vehicles carrying loose loads shall be sheeted with a wheel wash implemented on site during periods of very wet or dry weather.

All vehicles used during construction shall be maintained in good condition. All re-fuelling is to take place within the site itself, with appropriate spill kits and secondary containment measures in place. All hazardous substances are to be stored in suitable containers with drip trays as appropriate to prevent any contamination of ground water. Conditions should be used to ensure this.

Habitats

The scheme shall retain and protect all boundary hedgerows. Access into the site shall be via the previously approved driveway which will prevent any hedgerow fragmentation. As per the EIA (October 2021), new native hedgerow planting post-development shall provide a foraging resource for birds and invertebrates and mitigate the loss of grassland and ruderal vegetation. A condition should be used to ensure this.

Enhancements

Recommendations for ecological enhancements that should be considered as part of development proposals include; New native hedge planting to the western boundary to link the northern and southern hedgerows. This shall include the use of flowering plants as listed within the RHS 'Plants for Pollinators' plant list to provide year-round interest for invertebrates. The provision of 1 no. general purpose nest boxes to the northern aspect of a mature tree within the blue line boundary Installation of 1 no. crevice bat boxes to the southern aspect of a mature tree, The use of log and compost piles to the margins of the adjacent paddocks to provide refugia for reptiles and common amphibians.

6.6 Third party objection comments

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

a) This planning application will adversely affect the local area with a serious increase in visitors, cars, boats and caravans to what is a relatively small field, on an extremely busy road. The owners have yet to comply with the previous planning decision concerning the entrance. The red brick wall and tarmac entrance was not agreed in the original proposal and the enforcement process has not been completed. It is inappropriate to allow a planning application to be accepted when the owners have yet to comply with the previous application. Furthermore, the documents state no business is allowed for commercial purposes and yet during the christmas period the owners were selling Christmas trees from this entrance with vehicles pulling into the driveway mentioned above. There is plenty of caravan and boat storage elsewhere in Keynor Lane itself and elsewhere on the peninsula, this provision therefore seems not only unnecessary but also contravenes the terms of the planning consent in allowing the owners to conduct a commercial business on this field. The Council should be standing up to these clear abuses of the planning process and enforce the terms and conditions of the original planning application.

7.0 Planning Policy

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. There is no made neighbourhood plan for Sidlesham.

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 3: The Economy and Employment Provision
Policy 39: Transport, Accessibility and Parking
Policy 40: Sustainable Design and Construction
Policy 42: Flood Risk and Water Management
Policy 45: Development in the Countryside
Policy 47: Heritage
Policy 48: Natural Environment
Policy 49: Biodiversity

Chichester Local Plan Review Preferred Approach 2016 - 2035

7.3 Work on the review of the adopted Local Plan to consider the development needs of the Chichester Plan Area through to 2036 is now well underway. Consultation on a Preferred Approach Local Plan has taken place and following detailed consideration of all responses to the consultation, it is intended that the Council will publish a Submission Local Plan under Regulation 19 in July 2022. 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 2023. 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 2021)- 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 inter alia 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: 12, 14, 15 and 16.

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
CDC Waste Storage and Collection Guidance

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:

- Promote and increase sustainable, environmentally friendly initiatives in the district
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i. Principle of development
- ii. Design and impact upon character of the surrounding area
- iv. Impact upon heritage assets
- v. Impact upon amenity of neighbouring properties
- vi. Impact upon highway safety and parking
- vii. Environmental Considerations
- xiii. Other matters

Assessment

Executive Summary

8.2 The site is removed from and not within a designated settlement and is therefore within the Rest of the Plan Area and is not within a sustainable location. The applicant has not demonstrated that the proposed storage use would be appropriate or considered that necessary on this site. There is no justified need submitted by the applicant for this storage facility in this location. Furthermore, employment opportunities are typically more limited in respect of this type and size of storage building, and it is contended be less beneficial for the rural economy.

8.3 Additionally, there would be an adverse visual impact arising from the encroachment northwards onto land that is currently undeveloped open grazing. This was a material consideration when the Council considered the application LPA ref: 18/02925/FUL for a stables building to provide sufficient facilities for up to 3 horses.

8.4 The statement submitted with this application has been carefully considered. However, the scale of the proposed development in its proposed setting is such that it would cause harm to the character of the area and would be a step change from smaller scale

permitted uses granted permission by the Council or on appeal, on adjoining land within the ownership of the applicant.

- 8.5 The application proposes firstly a change of use of a large area of open grazing land, to a caravan and boat open storage facility that would be open to the public on a booking arrangement. The application also involves the addition of a storage building with a hardstanding area. As a consequence, it would result in the urbanising of this countryside location, and its associated boundary treatment which would be visually detrimental. The encroachment of the proposed use onto the grazing land would also have an increased impact on the setting of Muttons Farmhouse a grade II listed building.
- 8.6 The storage facility would generate additional private motor vehicle and service vehicle trips via customers collecting and dropping off their boats and caravans from the site. The site has very limited connections to slipways, moorings, harbours, marinas, holiday caravan sites, and to the designated settlements (within the District's plan led hierarchy of designated settlements), where the LPA would expect this type of storage facility to be logistically located; to reduce trips or at least minimise them, rather than creating unnecessary trips over distances. Therefore, the development would promote the use of unsustainable transport and trip generation due to its location.
- 8.7 Given the principle and therefore fundamental concerns with this proposal the officer recommendation is to refuse.

i. Principle of development

- 8.8 Policies 2 and 45 of the Local Plan allows development within the Rest of the Plan Area where a countryside location is required, where it supports rural diversification or where it meets a need which cannot be met within existing settlements. Policy 1 of the Local Plan requires development to accord with these policies. Meaning current Development Plan policy requires that proposed development in the Rest of the Plan Area to be sustainable, essential for agriculture, and to protect the character of the countryside. Also, that applicants demonstrate need/demand which is small scale, structurally sound, of traditional or architectural merit and connected to existing buildings and supporting the local rural economy.
- 8.9 Policy 45 in the Local Plan accepts sustainable development in the countryside under certain criteria stating that; 'Planning permission will be granted where it can be demonstrated ALL the following criteria have been met:
1. The proposal is well related to an existing farmstead or group of buildings, or located close to an existing settlement;
 2. The proposal is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses; and
 3. Proposals requiring a countryside setting, for example agricultural buildings, ensure that their scale, siting, design and materials would have minimal impact on the landscape and rural character of the area'.
- 8.10 The application site is currently undeveloped and used for grazing as part of a recently permitted equestrian development. The site has a mixed use, including gypsy and traveller pitches, and stables and animal grazing. However, it is not considered that the nature of the storage use would be compatible with the area, as it does not constitute any

form of agricultural use and does not require a location within the designated Rest of the Plan Area.

- 8.11 The increased vehicular movements would attract additional daily traffic, but with those who use the site for long term storage, likely to visit only occasionally. However, the configuration and width of vehicular access to and from the application site is not considered appropriate in this countryside location and would be more appropriate to within a more urban or settlement location as set out by CLP policies 1 and 2.
- 8.12 The caravan and boat storage could not be supported by other more sustainable modes of transport. It may be argued that this type of use would create additional journeys, no matter where located by its very nature. However, when planned more strategically in accordance with the Development plan, it is likely such journeys would not cover extended distances and would be linked with trips to other locations and purposes.
- 8.13 Furthermore, the site has very limited connections to slipways, moorings, harbours, marinas, holiday caravan sites, and to the designated settlements (within the hierarchy of designated settlements), where Officers would expect this type of storage facility to be logically located; to reduce trips or at least minimise them, rather than creating unnecessary trips over distances. Therefore, it is considered that the development causes an increase in vehicle movements in a countryside location that would be contrary to the aims of sustainable development with associated environmental and social implications contrary to NPPF and Development Plan policy.
- 8.14 The NPPF 2021 promotes policy which seeks to balance the rural economy with the need to protect the intrinsic character and beauty of the countryside and to promote sustainable modes of transport. Therefore, in conclusion the weight that should be given to the benefit of economic growth in this rural area is limited and does not in Officer's opinion outweigh the harm arising from the unsustainable nature of the proposal and to the character of the countryside.
- 8.15 The applicant has failed to demonstrate the level of need for this use to require development of this site which is located in open countryside. Therefore, it is considered that the change of use of land to storage of caravans and boats, and erection of a secure storage building and associated hardstanding (part retrospective) is not supported by the current development plan policy. In summary the proposed use and building would be more appropriate within an urban, marina, slipway, boat pound, coastal or caravan park setting that conforms with the hierarchy of settlements established by CLP policies 1 and 2.
- ii. Design and impact upon character of the surrounding area
- 8.16 Sidlesham is informed by its agricultural and horticultural history, and this establishes a pattern of low-rise dwellings set around outbuildings, fields and glasshouses forming the Land Share Association Plots. The application site is set in a mixed-use environment formed by the recently permitted and implemented gypsy and traveller pitches with stables and grazing land.
- 8.17 The site is also framed by roads to two frontages, a grade II listed building (Mutton's Farmhouse) and Sidlesham Football ground, with a small cluster of linear rows of

dwellings fronting the football ground and opposite side of the roads. A dwelling and arable farmland adjoining lies to the opposite side of Keynor Lane.

- 8.18 The proposed storage facility would cluster together boats, caravans, a building and hard surface with associated fencing and gates. The external finishes of the boats and caravans clustered together in this manner would constitute a discordant feature within open land to the detriment of the character of the area. This contrasts with the use of adjoining land for landscaping, gardens (for each pitch) and a suitable amount of grazing for the horses. As a consequence, the adjoining uses by the applicant provides sufficient natural space for each plot so that the visual impact is respectful of its countryside setting in contrast to the cluttered effect of this proposal comprising of external and internal storage
- 8.19 Landscaping and fencing is to provide some screening of the land use which would be set back from the road but still visible from the wider public realm. Development Plan policy require such proposals to be compatible with its countryside setting. Landscaping in itself cannot override the impact of the built form and uses which are compatible with more urban areas.
- 8.20 The Inspector in decisions APP/L3815/W/18/3209147 (appeal A) APP/L3815/W/18/3209145 (appeal B) for the pitches assessed the character as semi-rural. The Inspector considered that that development to the road frontage with Keynor Lane (appeal B) as visually harmful due to its prominence. The application site being considered here is further south than the allowed appeal and encroaches into the undeveloped greenfield land in a manner that would not respect the pattern of development within the locality. Therefore, Officers conclude that the proposal would not respect the character of locality and a storage facility by its nature, in a semi-rural setting would be a visually harmful urbanisation of the site and surroundings. The proposal would therefore be contrary to the 2021 NPPF and policies 45 and 48 of the Chichester Local Plan: Key Policies 2014-2029.

iv. Impact upon Heritage Assets

- 8.21 The setting of Mutton's Farmhouse was considered by the Inspector and commented in paragraphs 35 to 47 that; 'the significance of the listed building is derived from its original detailing and historic fabric', and that; 'the immediate relationship between the field and the dwelling has been somewhat diminished by the extensions to Mutton Farmhouse's garden and its domestic features. Also, I agree that both appeals would alter the land use of part of the adjoining field, the details that give rise to heritage significance are not seen in the context of the field. I conclude that neither development would result in harm to the significance of the listed building, as the appreciation of the dwelling's listed features and historic fabric would remain unchanged'. The Inspector concluded on this point as follows:-

'As such, there is nothing before me to suggest that the field has particular significance in relation to the listed building, I conclude that the developments would preserve the listed Mutton's Farmhouse and its setting and any features of special architectural and historic interest which it possesses. In any case, the extension of Mutton Farmhouse's garden into areas of the field has created a buffer and I find the Council's argument in respect of the visibility of this dwelling from Keynor Lane overstated. Moreover, the planting I noticed on the garden boundaries suggest that views across and from within

the field will in any case be obscured with the passage of time. This buffer would also provide spatial separation between Mutton's Farmhouse and the development of Appeal B'.

8.22 In the case of the application site the siting of the open storage and associated building storage facility would be close to Mutton's Farmhouse abutting its northern boundary. Given the Inspectors previous discussion, even though the development nature is different, in the context of the 2021 NPPF, the impact on the setting of Muttons Farm would potentially be of concern by virtue of its location cause a level of harm to its setting.

v. Impact upon amenity of neighbouring properties

8.23 Para 130 NPPF states that planning should ensure a good quality of amenity for existing and future users (of places).

8.24 The closest residential properties are Muttons Farm and the implemented Gypsy and Traveller pitches. The proposed storage use would be of a type of activity and scale that potentially have a harmful impact although it is in a relatively isolated location and as such would not cause an unacceptable loss of amenities of the neighbouring properties and garden. Therefore, it is considered on balance that that the development should not be refused on the above grounds.

vi. Impact upon highway safety and parking

8.25 The existing vehicular access would be utilised and is already used by towing vehicles. WSCC Highways have advised that there is no reason to consider that this part of Keynor Lane could not cope with the type of vehicles or the limited amount of traffic this development is likely to attract, and so severe harm would not be caused to highway safety. Therefore, the proposal would accord with policy 39 of the CLP which seeks to ensure that new development has acceptable parking levels, and access and egress to the highway. The Parish Council has raised concerns about the access however, the proposed use would not be considered to result in highway safety concerns for the previously discussed reasons.

vii. Environmental considerations

8.26 Flood risk; the storage facility and its access would be located within EA FLZ1 an area identified by the EA as having the lowest flood risk. Additional risk to life and property in zone 1 would be at its lowest. That said water management would be necessary and surface water from the building and hardstanding would require management via soakaways and permeable surfaces would be necessary.

8.27 Biodiversity; surveys have been submitted and the recommendations for ecological enhancements include; new native hedge planting to the western boundary to link the northern and southern hedgerows. This shall include the use of flowering plants as listed within the RHS 'Plants for Pollinators' plant list to provide year-round interest for invertebrates. The provision of 1no. general purpose nest boxes to the northern aspect of a mature tree within the blue line boundary, installation 1no. Crevice bat boxes, to the southern aspect of a mature tree, the use of log and compost piles to the margins of the adjacent paddocks to provide refuge for reptiles and common amphibians.

xiii. Other matters

Loss of Grazing Land

- 8.28 Relevant to the considerations of this case is application 18/02925/FUL which allowed and permitted 3 stables on adjoining land owned by the applicant. During that application the number of stables were reduced to 3, as there was not enough land to provide suitable grazing land for more than 3 stables. 3 stables were permitted consequently.
- 8.29 What is apparent therefore is that the horses would be subject to further reductions in the amount of grazing land. The originally permitted 3.75 acres of grazing land would be reduced to 1.8 acres of grazing land (measuring the site plan the remaining grazing land would measure 7539sqm. amounting to 1.8 acres). Whilst this development is for storage it is on land that formed a fundamental part of the permitted land for horse grazing. This would be a concerning reduction to the amount of land for the horses and a materially diminished scheme between the permitted and implemented use of the site resulting from this proposal which is a requirement for consideration under para 135 of the 2021 NPPF.
- 8.30 Please be aware that 3 stables would be retained under the current proposal at application;

PCO	Change of use of land and part of stable building to garden land and utility building as an alternative to the utility building approved under application SI/18/01173/FUL. Changes to the layout and elevation treatments of the approved stable building approved under application SI/18/02925/FUL and associated landscaping works.
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Conclusion

- 8.31 The proposed storage use, and its associated building, hardstanding and fencing would not be compatible with its countryside setting outside any existing settlement. Also, in Officers' view the proposed use and buildings, also reduce the opportunity for grazing/agriculture.

Furthermore, the proposed development would generate use of private motor vehicles and delivery vehicles in a countryside location. In addition, the proposal storage arrangements which would include open storage of boats and caravans plus a storage building would be visually harmful to the amenities of the site and rural character of the surrounding area. The potential level of employment would not outweigh the unsustainable nature of the proposed use in this location and the harm to the character of the countryside. The proposal is therefore contrary to the 2021 NPPF and policies 1, 2, 8, 39, 45 and 48 of the Chichester Local Plan: Key Policies 2014-2029.

- 8.32 It is therefore recommended that the proposal does not comply with the relevant National or Development Plan policy and there being no other overriding material considerations, that it is recommended that permission should be refused.

Human Rights

8.33 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 refuse is justified and proportionate.

RECOMMENDATION

REFUSE for the following reasons:-

1.The proposed storage use for caravans and boats and its associated storage building, hardstanding and fencing would be located on open grazing land outside of the existing settlement boundary as designated by the Chichester Local Plan 2014-2029. It would therefore constitute inappropriate development within the countryside, resulting in the unacceptable loss of the land for grazing/agriculture, and thereby also causing harm to the rural economy.

2.The commercial use would be situated within a relatively isolated, and non-sustainable location. The visual harm to the countryside would be exacerbated by the proposal's clustering of boats and caravans and additional storage building on the site which would be detrimental to the pattern of open fields and low-density residential development in the locality, causing harm to the character of the site and local residential amenity.

The proposal would therefore be contrary to the NPPF 2021 and policies 1, 2, 8, 39, 45 and 48 of the Chichester Local Plan: Key Policies 2014-2029.

2) This decision related to plans; 210824_R0_001 , 002, 200 and 300 REV R.1

For further information on this application please contact Maria Tomlinson on 01243 534734.

To view the application use the following link -

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZKGUAERFHR00>