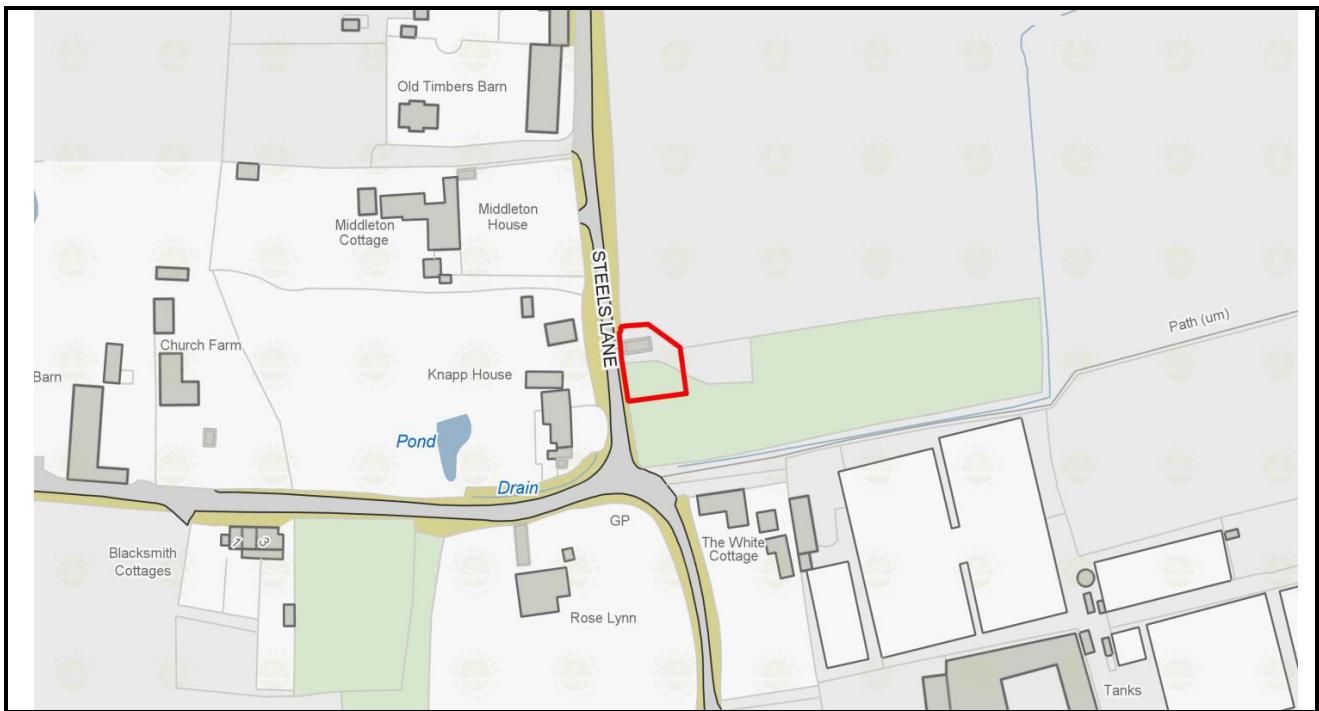



Parish: Chidham & Hambrook	Ward: Harbour Villages
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CH/21/02873/FUL

Proposal	Retrospective application to regularise the restoration and change of use of granary building to provide holiday accommodation and associated works.		
Site	The Granary Barn Steels Lane Chidham West Sussex		
Map Ref	(E) 479096 (N) 104044		
Applicant	Ms Sandra James	Agent	

RECOMMENDATION PERMIT WITH S106



	NOT TO SCALE	<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 Red Card: Cllr Moss Exceptional level of public interest
- 1.2 Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

- 2.1 The application site is located to the east side of Steels Lane, within the rural parish of Chidham & Hambrook and the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The site lies within a cluster of residential properties, which are on the west of Steels Lane, the north and south side of Cot Lane and the east side of Chidham Lane. A glasshouse lies beyond the southern boundary of the site, which forms part of Alpha Nurseries, located on Chidham Lane.
- 2.2 The site comprises a Granary building, set on Staddle Stones, which is positioned alongside the northern boundary of the approximately 400 square metre, rectangular shaped parcel of land. The remainder of the site is lawn, with a gravelled parking area and 5-bar gate to the western boundary with Steels Lane. The land to the east of the site, contained within the 'blue line' on the submitted plans lies outside of the application site, and comprises of woodland interspersed with grassland.
- 2.3 The Granary building is an example of a former traditional agricultural building, which overtime fell into disrepair, but has subsequently been refurbished. The refurbishment has already been completed (prior to early 2019), the original corrugated metal roof replaced with plain clay tiles, the weatherboarding replaced with an equivalent shiplap timber cladding and timber windows installed within existing openings, which are set behind functioning, solid timber shutter/doors.
- 2.4 The character of the wider area is rural, with open farmland and Bosham Creek some 400m to the east. However, the Granary building is set within a cluster of residential dwellings, against the backdrop of Knapp House and its detached outbuilding, Middleton House, and Oak Timbers Barn.

3.0 The Proposal

- 3.1 The proposal seeks retrospective consent for the restoration and change of use of the Granary building, associated works, and curtilage to provide holiday accommodation. In addition, consent is sought for a reinforced grass area to enable on-site vehicle turning and a field gate to the southern boundary of the site, to provide access into the adjoining woodland for maintenance.

4.0 History

04/04210/FUL	REF	Change of use of old granary building to 1 no. residential unit and associated works.
05/01803/FUL	WDN	Change of use of old granary building to 1 no. residential unit and associated works.
05/03850/FUL	REF	Change of use of old redundant granary building to 1 no. residential unit and associated works.

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	YES
Tree Preservation Order	NO
EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO

6.0 Representations and Consultations

6.1 Parish Council

Further Comments 18.03.2022

The Parish Council reiterates the points it has made previously on this application and will not comment further.

Further Comments 14.01.2022

Further to the Applicant's latest submitted document, being their response to a communication from the Planning Officer in charge of this file dated 23rd November 2021, we feel it appropriate to request tangible details of the septic tank installed by the builder back in 2017. Assuming that it is a septic tank of a type which is approved for domestic waste if said builder has no paper trail for the purchase, then surely, they could identify the brand of the manufacturer etc. and its model/serial number.

We believe Building Regulations approval is required for any septic tank installation and to date no evidence of such compliance has been submitted

Further comments 22.11.2021

The Parish Council considers there are two cases to consider - firstly the restoration and use of the Granary and secondly, associated works to the adjacent land, which is designated agricultural land. As such we have divided our submission accordingly.

1. Retrospective application to regularise the restoration and change of use of granary building to provide holiday accommodation

We have been unable to reach a decision either supporting or objecting to the retrospective use of the Granary as holiday accommodation and would make the following comments:

- The application seems to rest on Permitted Development Rights being granted under Class R. It is not clear to us whether prior approval was given and, if they were, under which Class. In any event, the uses under Class R do not include self-catering holiday accommodation and the building would have had to have been in agricultural use in 2012. This confusion as to the status of PDR is unfortunate. In the absence of this information, we have considered the application as seeking retrospective planning permission.
- Given the location of the site within the AONB we would have expected to see reference to the AONB Planning Principles and an acknowledgement of its special status within the Design and Access Statement. This is contrary to criteria 5 of Local Plan Policy 43: 'to meet the policy aims of the Chichester Harbour Conservancy Management Plan.' We note the comments of the CHC.
- No Environmental Impact Statement has been provided.
- There is scant information about the disposal of wastewater. We would like confirmation that the installation of the septic tank complied with building regulations, details of tanker disposal arrangements and nitrate mitigation measures.
- Although meeting some of the criteria contained in Policies 30 and 46 of the Chichester Local Plan (2014-2029) the building is highly visible within a calm and tranquil landscape with increased recreational activity associated with a holiday let This is contrary to criteria 4 of Policy 43, 1- 2 of Policy 30, criteria 4 of policy 46 and criteria 1-3 of Policy 48.
- We are concerned that approval of the change of use could set a precedent in an area where there are several disused agricultural buildings.
- Should the application for change of use to the Granary be approved we would wish to see a condition attached that there could be no further change of use and no further extensions or alterations to the building.

2. Associated works

We are assuming 'associated works' to be alterations to the area of land adjacent to and within the curtilage of The Granary.

We strongly OBJECT to any changes to this land, which is designated agricultural.

- We see no reason to increase the car parking allocation, given this is a small one-bedroom holiday let. In fact, we would like to see all parking take place off site.

- To protect the environment and adhere to Local Plan Policy 49 on biodiversity there should be no further alterations. These could lead to demonstrable harm to wildlife, habitats, species, flora and fauna.
- We feel it is vital, to protect the special characteristics of the AONB, that this land remains within a classification of agricultural in perpetuity. This will protect it from any development in the future

Original comments 29.10.2021

1. Drawing 5 tells of a septic tank situated to the East of the renovated granary. We would like more detail on this installation and whether the tank is "emptiable" or has overflow. If overflow is a built-in feature where does overflow material go to?

2. Drawing 3 refers to "proposed site plan" and shows a significantly larger area of previously installed hard standing which will be replaced and extended in reinforced grass". Given that the Granary is designed to accommodate only 2 persons - logically only requiring a maximum of 2 cars, the proposed expansion of this area seems excessive and potentially not at all in keeping with its historical rural environment. Please clarify.

3. Drawing 2 identified as "Existing Site Plan" shows a much more acceptable and appropriate area for minimal vehicle parking and all in gravel with an appropriate footpath to the side entrance of the Granary. Why is the expansion of this area needed?

4. The current application is retrospective, and we feel covers solely the works done to restore in an appropriate and tasteful way an agricultural barn which is now advertised as holiday let accommodation for 2. This is the change of use now applied for.

5. We consider the balance of the land lying to the East and the South of the remodelled granary to be classified as agricultural land and that classification is not under review at all. Indeed, it is the desire of the Parish Council to see no change of use relating to both the renovated Granary and the land contiguous with it being imposed

6.2 Chichester Harbour Conservancy

Further Comments 26.04.2022 (summarised)

The proposal has been considered with reference to the Chichester Harbour AONB protected national landscape designation, planning guidance approach as provided in AONB Planning Principle PP01, PP05, PP06, PP08, and PP09. Against these criteria (some being mutually inclusive, some being separate or exclusive), the proposal is found to fail to meet and therefore compromises the policy guidance.

The proposal has a recent planning history which indicates a clear planning appeal determination against domestic occupation of the site due to the impact of human habitation of the building and the land on the character and appearance of the site and the immediate surrounds. The activity pursuant to a tourist accommodation use would have an unacceptable impact on the character and appearance of the AONB.

The positioning of the proposal for the change of use conversion as described for the building would have a localised impact visually on the character and appearance of the site and the immediate surrounds. The scale, design and appearance with suitable construction materials for the conversion would enable the proposal to be provided within its setting without serious visual harm to the wider AONB protected national landscape.

The control of light emission associated with the glazing areas of windows would need to be restrained and proportional to the desire to maintain the character and ambiance of the AONB. This is a significant concern within the CH AONB and to the active Dark Skies protocol.

In matters of ecology, biodiversity, or wildlife habitat, hibernation, foraging, mating, or spawning / nesting / rearing areas, the development proposal in the AONB would be unlikely to have any identifiable harmful impact. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection.

Taking the proposal as described, CHC has no substantive objection to the submitted physical works relating to the conversion. The proposal is generally acceptable within the AONB and has a limited external impact to the wider AONB protected landscape.

There is limited reference to surface water and a foul water drainage. The advice of the NPPF in respect of surface water run-off is that flow rates after the development should be no greater than the existing circumstance. The submission has not established this would be the result given the option for the Change of Use which has not been formally discounted in the application submission. Whilst identifying the Nitrogen Neutrality measures needed and a possible mitigation solution, it does not provide adequate details to address the on-site and local drainage system specifications or alternatively demonstrate the site is within waste-water treatment capacity for the area. (AONB PP01, considerations).

The Change of Use of the structure would result in some visual intrusion from the use, activity and artificial light generated from the glazed areas and any use of associated external outdoor amenity areas. There is no acknowledgement of lighting spill from domestic habitable areas within and to outdoor areas. Measures to limit, restrict, or remove unnecessary night-time illumination would still however need to be provided and enforced. (AONB PP01, PP09, considerations).

It remains the Conservancy's stance that the current proposal, amended/additional details considered, detracts from the aims of the AONB designation. This is through the use and activity sought (and retrospectively operated according to the submission description) as a holiday letting tourism accommodation unit.

Original comments 03.11.2021 (summarised)

This application contravenes the Joint Chichester Harbour AONB SPD, and AONB Planning Principles guidance AONB PP01: Protected Landscape, AONB PP06: Conversion of Buildings Inside and Outside of Defined Settlements, AONB PP08: Tourist Accommodation, AONB PP09: Dark Skies. The adopted guidance requires a clear demonstration that no harm is caused to the AONB.

The site is located within a countryside location within the AONB. The proposal for the Change of Use of land and the granary store (retrospectively) to provide a tourist accommodation unit use is out of-place and out of-keeping with this countryside location that lies within the visually important AONB protected national landscape.

- Unnecessary provision of a tourist accommodation unit in the countryside (PP08)
- Increase in light generation from granary building from tourist occupation (PP09)
- Unwarranted domestication of the land & building from tourist parking & circulation areas (PP08)
- Wildlife disturbance mitigation contribution measure (Solent Bird Aware Initiative) required (PP06)
- Waste-water sewerage systems arrangements not demonstrated or land drainage capacity proven (PP05)

6.3 Natural England

Further Comments 16.06.2022 (Summarised)

No Objection - Subject to Appropriate Mitigation Being Secured

In our previous response (ref 391098, 24 May 2022) we requested further information on the functionality of the proposed reedbed system which was to provide nutrient neutrality mitigation.

Since our last response, additional information has been submitted to demonstrate that nutrient neutrality mitigation is not required for this development, as the discharged concentration of the Bio_bubble PTP is within the Deductible Acceptable Load (DAL) for the Solent region.

Evidence to support the nutrient removal efficiency and the discharge nutrient concentration of the proposed Bio-bubble PTP has now been submitted. This evidence provides 12 months of data of a functioning Bio-bubble PTP, with recorded average discharge concentrations of approximately 1 mg/L TN and a highest recorded output of 2 mg/L TN.

Following the precautionary tests of the Habitats Regulations Assessment, we recommend that the highest recorded output from the 12-month data set should be sufficient to represent the discharge concentration of the PTP, which was recorded at 2 mg/L TN. As this application is located within a catchment with Deductible Acceptable Loading1 (DAL), a deduction of 2 mg/L TN can be included within the Solent Nutrient Budget Calculator V2.1. By including this deduction, the discharge concentration of the PTP is effectively reduced to 0 mg/L TN, which results in a calculated annual nitrogen load to mitigate of 0 kg TN/year. This proposal as evidenced subsequently does not require nutrient neutrality mitigation.

In addition, Natural England acknowledge that further information has also been provided by the applicant, to support the long-term use of the PTP. This includes a proposed long-term monitoring and management strategy, including annual inspections and an alarm system in case of a malfunction. We recommend that these measures should be appropriately secured in perpetuity if planning permission is to be granted.

Further Comments 24.05.2022 (Summarised)

Further Information Required

Original Comments 09.03.2022 (Summarised)

No objection.

6.4 WSCC Local Highway Authority

This proposal is for the change of use of granary building to provide holiday accommodation and associated works. This application is retrospective, with the building operating as such since early 2019. The site is located on Steels Lane, an unclassified road subject to national speed limit.

The site is served by an existing vehicular access on Steels Lane. From inspection of local mapping, there are no apparent visibility concerns with the existing point of access on to the maintained highway.

An inspection of collision data provided to WSCC from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely.

As the holiday let has one bedroom, the LHA would expect a parking provision for at least one car parking space for this development. From inspection of the plans, the site benefits from a parking area with space to accommodate one car and on-site turning.

The LHA advises the applicant to consider the inclusion of secure and covered cycle parking to promote the use of sustainable transport methods.

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

6.5 CDC Economic Development

The Economic Development Service supports this application proposal.

The proposed development is intended for use as a holiday let. The economic impact of this development on the overall tourism offer on the district will be negligible. However, there appears to be no research information relating to the business aspect of the proposed development.

We would expect some type of businesses plan commensurate with the proposed holiday let to demonstrate the viability of the development. This will help with the indication of the number of guests and frequency of guests expected based on the research. This research will help to ensure that the applicants have all the information required to assess the feasibility and ongoing viability of the development.

Nonetheless, the EDS supports high quality, tourism facilities, especially on existing sites. Developing the accommodation offer will encourage overnight visitors and increase visitor spend, support other attractions and the local economy. Overnight visitors spend considerably more than day visitors and help to keep towns vibrant and successful.

6.6 CDC Drainage

The development is within flood zone 1 (low risk) and according to the application form drains to soakaway, which is the preferred means of draining surface water.

We therefore have no objection to the application

6.7 Third party objection comments

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

- a) There are no PD rights within the AONB
- b) The proposal will set a precedent for the conversion of other agricultural buildings
- c) The previous appeal decision
- d) The domestic appearance of the building
- e) Not sustainable, vehicle travel
- f) There is a tennis court to the east of the site during summer months
- g) Omission of reference to Policy 43
- h) Disregard to the planning process
- i) The deteriorated state of the granary, prior to conversion
- j) The plans fail to show applicants ownership of adjacent nursery's
- k) The site plan doesn't show the site boundaries
- l) The applicant has changed site boundaries and undertaken works within the orchard
- m) Loss of character to the building by using clay tiled roof
- n) The window changes the agricultural character of the building
- o) The application should be decided on planning merit
- p) Class R wouldn't be possible as the building was redundant
- q) The changes don't appear to have received building control approval
- r) The instillation of a septic tank has been undertaken without BC/EA approval
- s) Noise pollution
- t) The applicant didn't consult neighbours before commencing works
- u) The current use would fall outside of those permitted by Class R
- v) An environmental Impact Assessment hasn't been provided
- w) The proposal has not demonstrated compliance with Policy 30, 45, 46 and 48.
- x) Urbanisation of the AONB
- y) Reference to a refused application at Thistledown House
- z) Concerns with the soakaway and septic tank
- aa) Wildlife thrives on this part of the peninsula
- bb) The rooflight is not in keeping
- cc) Proper assessment of the ecology of the site

7.8 Third party support comments

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

- a) The conversion of the granary is sympathetic
- b) The provision of holiday accommodation is appropriate in this semi-rural location
- c) The conversion is a vast improvement upon an unused building falling into disrepair
- d) Supporting local businesses
- e) Positive addition to the local community
- f) Respectful to the heritage of the area
- g) Improvement to the immediate area
- h) It's a modern use of an interesting agricultural building, that can be enjoyed by those that visit
- i) The barn has become an asset to the Chidham Village

7.0 Planning Policy

The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. The Chidham and Hambrook Neighbourhood Plan was made on the 31 March 2016 and forms part of the Development Plan against which applications must be considered.
- 7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029

- Policy 1: Presumption in Favour of Sustainable Development
- Policy 2: Development Strategy and Settlement Hierarchy
- Policy 30: Built Tourist and Leisure Development
- Policy 33: New Residential Development
- Policy 39: Transport, Accessibility and Parking
- Policy 40: Sustainable Design and Construction
- Policy 42: Flood Risk and Water Management
- Policy 43: Chichester Harbour Area of Outstanding Natural Beauty (AONB)
- Policy 46: Alterations, Change of Use and/or Re-use of Existing Buildings in the Countryside
- Policy 47: Heritage
- Policy 48: Natural Environment
- Policy 49: Biodiversity
- Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas

Chidham and Hambrook Neighbourhood Plan

- Policy EM2 (Special Protection Areas of Chichester Harbour)
- Policy DS1 (Design Standard for new developments)
- Policy DS2 (Parking Standards)
- Policy DS3 (Landscaping for new developments)

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 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 Planning Policy Guidance 2021

- 7.4 The revised National Planning Policy Framework took effect from in July 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 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 In addition, consideration should also be given to Sections 1 (Introduction), 2 (Achieving sustainable development), 6 (Building a strong, competitive economy), 12 (Achieving well-designed places) and 15 (Conserving and enhancing the natural environment). In addition, 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:

- Planning Obligations and Affordable Housing SPD
- Surface Water and Foul Drainage SPD
- CDC Waste Storage and Collection Guidance
- CHC Chichester Harbour AONB Management Plan (2014-2029), including Planning Principles:
 - PP01
 - PP05
 - PP06
 - PP08
 - PP09

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:

- Support local businesses to grow and become engaged with local communities
- Support and promote initiatives that encourage alternative forms of transport and encourage the use of online services
- 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 AONB
- iii. Impact upon amenity of neighbouring properties
- iv. Impact upon highway safety and parking
- v. Ecological considerations
- vi. Drainage
- vii. Nutrient neutrality
- viii. Recreational disturbance
- ix. Other matters

Assessment

i. Principle of development

8.2 The application site lies outside of a defined settlement boundary, within the designated countryside and within the Chichester Harbour AONB. The proposal seeks retrospective consent for the change of use of an existing agricultural building, which commenced in 2019 to provide a one-bedroom unit of tourism accommodation.

8.3 As the proposal involves the re-use of an existing building, within the countryside, the principle of development would be considered under Policy 46 of the Local Plan. The Policy provides support for the conversion or reuse of buildings, in the countryside, outside Settlement Boundaries, subject to compliance with the six criteria set out within the policy.

The supporting text of Policy 46 (Para 19.26-19.33) advises the conversion of rural buildings helps to sustain the communities and aid economic diversification, whilst confirming there is a preference to reuse existing building, over the creating the need for new building. It also acknowledged the conversion for residential use is likely to have a more significant impacts, with economic or commercial uses encouraged before residential uses are considered. Moreover, it supports opportunities of appropriate diversification, through employment uses which can help to breathe life into old, derelict buildings.

8.4 Consideration has been given below to each of the six criteria of Policy 46:

1) The building is structurally sound and is capable of conversion for employment uses without the need for significant extension, alteration, or rebuilding.

As the conversion works to the building have already taken place, it is difficult to form any firm conclusions on the structural integrity of the building prior to the works commencing. However, it is clear from photographs of the building, prior to the works, that it had been neglected for some time, and requiring noticeable level of work to ensure the building would be habitable and watertight.

The conversion works includes the replacement of the corrugated metal sheeting with clay roof tiles, the replacement of the timber cladding with new shiplap cladding, and the instillation of timber windows, with in the existing openings of the building. The chosen materials are sympathetic to the existing structure, with the historic form of the building remaining evident. The use of clay tiles, whilst more domestic in appearance, are nevertheless a traditional roofing material for the locality, and appropriate in terms of their colour, finish and texture and can therefore be considered appropriate. The replacement shiplap cladding, and timber windows set within existing openings, and behind solid timber shutters can again be considered appropriate for the traditional character of the building and its rural setting.

In considering what is 'significant' paragraph 19.32 of the supporting text advises *'the overall aim will be to conserve and enhance the character of the landscape, whilst retaining as far as possible the rural character and appearance of the building itself and the setting within which it is located'*.

Consequently, when considering the above, the Granary can be considered as capable of conversion. Whilst they have included the replacement of both the cladding and roof covering of the building, they have been replaced with sympathetic materials, which do not detract from the appreciation of the heritage of the Granary or the rural character of its wider setting. It has arguably improved its external appearance, from its previously neglected state.

2) It has been demonstrated that economic uses, including live/work units, have been considered before residential and are unviable.

The proposal seeks an economic use, in that it seeks to provide year-round tourism accommodation, which can be controlled via planning condition to remain within a suitable tourism use.

3) The proposal is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses.

The Granary is positioned within a separate parcel of land, to the very southwest corner of a larger parcel of agricultural land and would therefore not prejudice any nearby agricultural activities. The building has not been in agricultural use for a considerable period, and notwithstanding its subsequent conversion to holiday accommodation, is unlikely to have been brought back into agricultural use given its size, scale, and traditional form, which would be undesirable for modern farming practices.

4) The form, bulk and general design of the building is in keeping with its surroundings and the proposal and any associated development will not harm its landscape character and setting.

This criterion will be addressed in the following section below; however, the conversion works to the Granary, and the associated development of the modest amenity space with vehicle parking are acceptable, having regard to the countryside and AONB setting of the development.

5) For residential, including holiday use, the proposal would involve the re-use of a traditional building of architectural or historic merit.

The proposal complies for with criterion, in that it seeks a tourism use for holiday accommodation, and involved the reuse of a traditional building, of architectural and historic merit, albeit one which is not formally recognised as listed or a non-designated heritage asset.

6) The proposal will not damage the fabric or character of any traditional building or the historic character and significance of the farmstead and in the case of a Heritage Asset, whether designated or not, the proposal will not damage the architectural, archaeological, or historic interest of the asset or its setting

The conversion of the Granary has been undertaken respectfully, utilising materials which are in keeping with the traditional character of the Granary, and the rural character of the area. The works have not impacted upon the significance of a farmstead of heritage asset, and the scope of the works would not impact upon any archaeological deposits.

- 8.5 The proposal is therefore considered to comply with the six criteria, set out within Policy 46 of the Local Plan.
- 8.6 In addition, the proposal should be considered under Policy 30 of the local plan, which concerns tourism and leisure development, including tourism accommodation. Policy 30 advises tourism accommodation should be:
- 1) *It is sensitively designed to maintain the tranquillity and character of the area,*
 - 2) *Is located so as to minimise impact on the natural and historic environment, including that of visitors or users of the facility, particularly avoiding increasing recreational pressures on Chichester Harbour AONB and Pagham Harbour and other designated site,*
 - 3) *It provides a high-quality attraction or accommodation; and*
 - 4) *Encourages an extended tourist season*
- 8.7 As explored fully below, the proposal is considered to maintain the tranquillity and character of the area, and whilst located outside of an existing settlement, it is considered to be an appropriate reuse of an existing building, providing a low-key level of accommodation, which is unlikely to result in undue pressure above the Chichester Harbour AONB, Pagham Harbour and other protected site. In addition, the Granary provides a high-quality level of accommodation, due to its sensitive conversion and quality internal finish and it would provide year-round accommodation, albeit one which is likely to be more popular during the busier summer months. The remainder of Policy 30 concerns new tourism building, which is not considered to apply in this instance, as the proposal would involve the reuse of an existing building and therefore complies within the further criteria 1 and 2 is not necessary.
- 8.8 Finally, the proposal is required to demonstrate compliance with Policy 43 of the Local Plan, which concerns development within the Chichester Harbour AONB. The policy sets out five criteria, which a proposal is required to meet, with the aim of the policy to protect the natural beauty and distinctive features of the AONB, whilst also limiting development to that which reinforces and response to, rather than detracts from the special qualities of the AONB. Criterion 5 of Policy 43 requires proposal to comply with the policy aims of the Chichester Harbour AONB Management Plan, including the relevant Planning Principles listed in paragraph 7.4 above.
- 8.9 In assessing the principle of this application, PP06 and PP08 are of relevance, as they concern the conversion of existing buildings, inside and outside of settlements and new tourist accommodation respectfully. The proposal is considered to comply with the 6 criteria set out within PP06, which are required to be met for the conversion of an existing building to be considered justified and appropriate. Similarly, the proposal is considered capable of complying with PP08 and the strict tests for new tourism accommodation within or adjacent to the AONB. The following section will detail fully how the proposal complies with Policy 43, including the Planning Principles.
- 8.10 In light of the above, the proposal is considered to comply with the requirements of Policy 46, 30 and 43 of the Local Plan and PP06 and PP08 of the Chichester Harbour AONB Management Plan and can be considered acceptable, in principle subject to the further material considerations set out below.

ii. Design and impact upon character of the surrounding AONB

- 8.11 Policy 33 refers to new residential development and sets out that proposals must meet the highest standards of design and a high-quality living environment in keeping with the character to the surrounding area and its setting in the landscape; In addition, that its scale, form, massing and siting, height and design respects and enhances the character of the surrounding area and site.
- 8.12 Policy 43 concerns development within the Chichester Harbour AONB, and requires proposal to meet the five criteria listed within the policy, whilst also ensuring proposals protect the natural beauty and distinctive features of the AONB and limiting development to that which reinforced and response to, rather than detracts for the special qualities of the AONB
- 8.13 Policy 47 relates to design and requires development to respect distinctive character and sensitively contribute to creating places of high architectural and built quality, respect existing natural landscapes, and maintain the predominantly open and undeveloped character of the area
- 8.14 Planning Principle 01 reaffirms the importance of the Chichester Harbour AONB, and its primary purpose to conserve and enhance the natural beauty of the area. It advises, The Conservancy will oppose any application that, in its opinion, is a major change or will cause material damage to the AONB or which will constitute unsustainable development.
- 8.15 Paragraph 84 of the NPPF 2021 advises planning policies and decisions should enable *'sustainable, rural tourism and leisure developments which respect the character of the countryside'* and Paragraph 85 advises *'Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements'* and that *'in these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable'*.
- 8.16 The Granary is positioned to the east side of Steels Lane, opposite several existing residential dwellings, and read against the backdrop of these neighbouring properties which continue northwards along Steels Lane. The surrounding landscape is flat, consisting of farmland to the north and east of the site, with long views of the Granary and neighbouring properties possible across the adjoining field and from Harbour Way to the east. The long-range views of the Granary are filtered, to an extent by the approximately 1.2 metre hedgerow which runs along the northern boundary, however the top half of the building remains visible within the landscape.
- 8.17 The character of Steels Lane remains predominantly rural, but there is clear evidence of residential activity, with several gated vehicular accesses, formed by a variety of boundary treatments and Oak Timber Barn which has a wide domestic curtilage, with ornamental planting fronting the road. The Granary, given its modest distance setback from Steels Lane is visible from the road; however, this remains relatively unchanged by the conversion works, except for the more manicured hedgerow and formalised curtilage which has exposed the previously overgrown boundary stone boundary wall and five-bar gate, to reveal a more formalised entrance and appearance to the site.

- 8.18 As set out above, the physical works to convert the Granary are sympathetic to the surroundings, given the appropriate use of materials, which reflect the local vernacular and result in a building which is appropriate in its design and appearance. The fenestration is appropriate, particularly as it utilises existing openings, which are modest in size and set behind solid timber shutters, reducing the visual impact of the glazing, when the building is not in use. The use of the building will nevertheless result in an increase in light emission, or spillage. However, this is not considered to be adversely harmful upon the character of the area, given the Granary is set against the backdrop of existing dwellings, where there is existing light emission. The proposal incorporates a skylight, which can result in vertical light emission, which is typically more harmful and therefore, given the sites location within the AONB, there will be a safeguarding condition added to secure a blackout blind for the skylight, to limit light emission and ensuring the proposals complies with PP09 (Dark Skies).
- 8.19 The use of the Granary for tourism accommodation is unlikely to result in a noticeable intensification of the site nor an unacceptable increase in noise or disturbance, given the small level of accommodation available, which is likely to be most suited to a single person or couple, rather than families. The proposal if permitted would therefore maintain current levels of tranquillity, with a very small increase in vehicle and pedestrian activity. Taking into account the existing cluster of rural dwellings, the granary building would not appear out of keeping with the character of the area or of detriment to the tranquillity of the AONB.
- 8.20 The proposal would form a modest curtilage to the Granary, providing a small lawned area, parking area, and on-site vehicle turning, using reinforced glass rather than hardstanding, retaining a greener and less developed character to the site. The provision of a modest curtilage is considered acceptable, particularly as it incorporates vehicle parking and on-site turning, with the amenity space proportionate to the size of the Granary, and the level of accommodation provided. The amenity space solely includes the land enclosed within the 'red line' of the proposed plans. The proposal includes a new hedgerow, along the eastern boundary of the site, separating it from the wider parcel of agricultural land to the east, ensuring the extent of the cartilage is clearly defined, preventing encroachment into the undeveloped countryside further eastwards, towards the harbour.
- 8.21 There has been concern raised during the public consultation stage in respect of the proliferation of domestic paraphernalia, which may occur because of the tourism use, which could include the need for the storage of cycles for example. As such, a number of safeguarding conditions have been suggested, which would secure appropriate storage provision on the site, for example for the storage of cycles and refuse, as well as the prevention of outside storage, to ensure the visual amenities of the area are adequately protected.

8.22 Consequently, taking the above considerations into account, the proposal would result in the appropriate and sympathetic reuse of an existing building for the provision of tourism accommodation within the wider district. Whilst the proposal would be partially visible from wider views, within the AONB, the level of natural screening, in combination with a backdrop of existing residential development ensures the proposal would not result in an unduly prominent form of development within this protected landscape. The level of accommodation is unlikely to result in an intensive use, which could adversely impact the level of tranquillity of the area, and whilst there would clearly be an increased level of activity, it would be proportionate to the scale of the accommodation. Finally, the improved landscaping, provision of on-site parking and turning which define a modest curtilage for the Granary, help to minimise the visual impact of the development, ensuring the proposal does not result in further encroachment into the undeveloped countryside. Therefore, the proposal is considered to comply with Section 2, 6 and 12 of the NPPF, Policies 33, 43 and 47 of the Local Plan, Planning Principles 06, 08 and 09 of the Chichester Harbour AONB Management Plan, Policies DS1, DS2 and DS3 of the Chidham and Hambrook Neighbourhood Plan.

iii. Impact upon amenity of neighbouring properties

8.23 Paragraph 130 of the NPPF 2021 states that planning decisions should create places that offer a high standard of amenity for existing and future users. In addition, Policy 33 of the Local Plan seeks to protect the amenities of neighbouring properties in terms of their outlook, privacy, or available light.

8.24 There is an appropriate level of separation between the Granary and the neighbouring dwellings, to ensure the proposal would not have an unacceptable impact on the amenities of the neighbouring properties. The proposed use as tourism accommodation would not give rise to an unaccepted increase in noise or disturbance, nor a significant intensification in traffic movements (above more later). Therefore, the proposal would retain an acceptable living environment of the neighbouring properties, and the occupants of the tourism accommodation, and would accord with the contents of Policy 33 of the Local Plan and Section 12 of the NPPF.

iv. Impact upon highway safety and parking

8.25 Policy 39 of the Chichester Local Plan requires developments to have safe and adequate access to the public highway and parking needs can be met within the site.

8.26 The proposal would utilise an existing access onto Steels Lane, which is currently served by a five-bar gate. The proposal would introduce the ability to turn on site, and provide sufficient parking for two vehicles on site, although it is likely there would be demand for only a single vehicle, given the level of accommodation. The provision of an electric vehicle charging point, will contribute towards sustainable modest of transport. The proposal has been reviewed by WSCC Highways, who have raised no concerns with the proposed access or the proposed parking arrangements. Therefore, the proposal is considered to comply with Policy 39 of the Local Plan.

v. Ecological considerations

8.27 Policy 49 of the Chichester Local Plan requires the biodiversity of the site to be safeguarded and enhanced whilst the NPPF makes it clear in paragraph 174 that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on, and providing for net gains, for biodiversity.

8.28 The proposal would retain the existing hedgerows to the north and west boundaries and proposes a new hedgerow to the east and south boundaries of the site, which would contribute to an overall enhancement for biodiversity, and extend the existing hedgerow network around the site. The provision of bat/bird boxes, which could be easily installed to the Granary, would provide additional habitats within the site. The proposal also seeks to provide a reed-bed, as on-site nitrogen mitigation (above more later) which, in time would also contribute to the overall biodiversity enhancement of the site. Therefore, subject to compliance with the recommended conditions, including a limitation to external lighting, the proposal would adequately safeguard and enhance the biodiversity of the site in accordance with national and local planning policies.

vi. Drainage

8.29 The site is within flood zone 1 which is low risk of flooding. It is indicated the surface water drainage, is dealt with via soak away, which is the preferred means of drainage which would be secured, via the building control process and in any event appears to be operating satisfactorily currently. Given the modest size of the existing building, and the limited runoff it is not considered necessary to obtain further details of the proposed drainage scheme.

8.30 The proposal seeks to incorporate a new Package Treatment Plan (PTP), which would need to be installed in accordance with the relevant building control regulations and should be maintained in accordance with the manufacturer's requirements. A condition has been suggested to secure a maintenance plan for the PTP, which would include frequencies of emptying/inspection to ensure the ongoing operation of the PTP throughout the lifetime of the development. As such, subject to compliance with the suggested condition, the proposal would comply with PP05 of the Chichester Harbour AONB Management Plan.

vi. Nutrient neutrality

8.31 The proposal comprises new overnight accommodation, served by a PTP where it is accepted that the treated effluent from the development may eventually discharge into a European or internationally designated protected site, with the potential for harm to be caused to those sites by the overall increase in nitrate levels. It is Natural England's view that the cumulative increase in nitrate levels from development is likely to have a significant effect on such designated sites; therefore, is directly connected to the increase in wastewater from the development.

- 8.32 In such instances, the implications from the proposed development (that is the nutrient content of the discharge), together with the application of measures to avoid or reduce the likely harmful effects from the discharge, are required to be tested by the by the Local Planning Authority (LPA) via an Appropriate Assessment (AA) to assess the impact on the designated sites in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended).
- 8.33 To assist the LPA with its appropriate assessment, the applicant has submitted a nitrogen mitigation proposal, which details the additional nitrogen resulting from the proposed development (0.77 kg of Nitrogen per year) and a Nitrate Mitigation Proposal which details the proposed offsite mitigation. The mitigation includes the provision of a bio-bubble PTP which removed approximately 88.5% of the nitrogen from the wastewater, plus an on-site reedbed measuring 22.5 square metres (roughly 4.1 by 5.5m in size). This proposal was tested via an appropriate assessment, in consultation with Natural England, who raised no objection to the application, subject to securing the proposed mitigation.
- 8.34 Subsequently, Natural England updated their methodology for calculating the level of nitrogen resulting from new development on the 16 March 2022. It advises that the previous methodology, for previous mitigation proposal is no longer appropriate, consequently requiring the mitigation proposal to be revised and a further AA to be carried out.
- 8.35 An updated nitrate neutrality report (number 4) has been provided, which sets out the proposed development would utilise a new bio-bubble PTP which is a highly efficient way of reducing nitrogen from wastewater, with adequate evidence provided to support the efficiency of the PTP. The highest recorded output from the PTP is 2 mg/L TN.
- 8.36 As the proposal is located within a catchment with Deductible Acceptable Loading¹(DAL), a deduction of 2 mg/L TN can be included within the Solent Nutrient Budget Calculator V2.1. By including this deduction, the discharge concentration of the PTP is effectively reduced to 0 mg/L TN, which results in a calculated annual nitrogen load to mitigate of 0 kg TN/year. This proposal as evidenced subsequently does not require nutrient neutrality mitigation.
- 8.37 In addition, Natural England acknowledge that further information has also been provided by the applicant, to support the long-term use of the PTP. This includes a proposed long-term monitoring and management strategy, including annual inspections and an alarm system in case of a malfunction. These measures have been secured through the suggested conditions.
- 8.38 Consequently, taking the above considerations into account, the proposal would, subject to a satisfactory consultee reply from Natural England result in a nitrogen neutral scheme, ensuring the proposal would not impact upon the European designated sites because of nitrates, and therefore the proposal would comply with policy 49 of the CLP and section 15 of the NPPF.

vii. Recreational disturbance

8.39 The site is located within the 5.6km buffer zone of the Chichester and Langstone Harbours Special Protection Area where a net increase in dwellings would likely cause harm to the special qualities of the European designated site because of recreational disturbance. In accordance with Policy 50 of the Local Plan a financial contribution towards the Bird Aware Solent scheme is required to mitigate recreational disturbance as a result of the proposal.

8.40 The following contribution will be secured through a Unilateral Undertaking.

- 1 x 1-bedroom property (£390) + Monitoring and Obligation fee (£100)

8.41 The contribution of £490.00 has been received, as has the Unilateral Undertaking which secures the contribution, and as such the proposal would comply with Policy 50 of the Local Plan, the requirements of the Habitat and Protected Species Regulations 2017, and PP08 of the Chichester Harbour AONB Management Plan.

vii. Other matters

8.42 A number of third-party comments have been provided, many of which are considered to have been adequately addressed above; however, consideration will now be given to matters raised which are now addressed.

8.43 The planning history for the Granary includes a planning application reference 05/03850/FUL (Change of use of old redundant granary building to 1 no. residential unit and associated works refused permission which was appealed and subsequently dismissed, where the proposal was found to adversely impact upon the AONB. The Inspector's decision is a material consideration in determining this application. However, given the significant passage of time since the appeal decision, (2006) plus the change in both national and local plan policies, less weight can be given to this appeal decision. Specifically, Policy 46 of the local plan, which is a fairly permissive policy in terms of offering support for the conversion of building within the countryside and the lesser extent of the works proposed, the proposal is considered to be acceptable and to comply with the relevant planning policies as outlines above.

8.44 In addition, there has been a significant increase in Permitted Development Rights made available by the General Permitted Development Order 2015 (as amended), which increasingly makes provision for the re-use of existing buildings. The change of use of the Granary, is highly likely to have been possible under Schedule 2, Part 3 Class R (agricultural building to flexible commercial use) of the General Permitted Development Order 2015 (as amended), with the flexible commercial uses including B8 (storage and Distribution), C1 (hotel) and Class E (commercial, business or service). It is of note there is no requirement for the developer to seek Prior Approval under Class R if the building is less than 150 square meters (which the Granary is), with the only requirement being the provide written notification to the LPA of the intended change of use. In addition, the provisions of Class R allow for the formation of a curtilage up to 50 square metres. Therefore, it is highly likely an alternative use for the Granary, including those within Classes B8, C1 and E would have been possible, without obtaining planning permission.

- 8.45 A number of representations refer to the absence of an environmental impact assessment; however, this would not be a requirement for a development of this scale.
- 8.46 Concern has been raised in respects of retrospective nature of the proposal; however, the Town and Country Planning Act 1990 (as amended), makes provision through s73A for a grant of retrospective permission. The retrospective nature of this application would not preclude a favourable recommendation, subject to full compliance with the Development Plan.
- 8.47 A septic tank appears to have been installed on the site, without a grant of planning consent of building control approval; however, the proposal would regularise this by replacing the septic tank with a PTP and would therefore address this issue.
- 8.48 Finally, concern has been raised with regards to the accuracy of the proposed plan, and the ownership of the adjacent nursery. The proposed plans are appropriately detailed to make a full assessment of the planning application, with the extent of the red and blue lines, indicated the application site, and extend of adjoining land within the applicant's ownership, respectfully, clear, and unambiguous.

Conclusion

- 8.49 The proposed use which has been in operation since 2019 is an appropriate use of a former agricultural building for tourist accommodation, within the countryside. The proposal would result in a high-quality development, which would be sympathetic to both the heritage of the Granary and the surrounding protected landscape of the Chichester Harbour AONB. The proposal would provide quality, year-round accommodation which would contribute, albeit in a modest way, to the growing demand for tourist accommodation within the district. The proposal would not result in any adverse impacts upon the character and tranquillity of the AONB, and or cause harm to the environment, highways safety or biodiversity.
- 8.50 The proposal therefore accords with the relevant national and local planning policy and associated planning guidance. Having also had regard to all other material considerations it is recommended that, subject to the conditions set out below, permission is granted.

Human Rights Act

- 8.51 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been considered and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

PERMIT WITH S106 subject to the following conditions and informative: -

1) The development hereby permitted shall be in accordance with the plans listed below under the heading "Decided Plans"

Reason: For the avoidance of doubt and in the interests of proper planning.

2) Prior to the installation of the package treatment plant hereby permitted, a scheme for the maintenance and management of the system shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, upon the completed construction of the package treatment plant the scheme shall be thereafter retained in perpetuity

Reason: The details are required to ensure the foul drainage system is designed appropriately and properly maintained and managed as soon as it is installed to ensure long-term effectiveness.

3) Within 6 months of the date of this decision covered and secure cycle parking spaces shall have been provided in accordance with plans and details that shall first have been submitted to and approved by the Local Planning Authority. Thereafter the cycle parking shall be retained for that purpose in perpetuity.

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

4) Within 6 months of the date of this decision refuse and recycling storage facilities shall have been provided in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter the refuse and recycling storage facilities shall be maintained as approved and kept available for their approved purposes in perpetuity.

Reason: To ensure the adequate provision of onsite facilities in the interests of general amenity and encouraging sustainable management of waste.

5) Within 6 months of the date of this decision one Electric Vehicle (EV) charging point shall be provided in accordance with plans and details that shall first be submitted to and agreed in writing by the Local Planning Authority. Thereafter the Electric Vehicle Charging point shall be retained for that purpose, indefinitely and unless otherwise agreed in writing by the Local Planning Authority

Reason: To provide alternative sustainable travel options in accordance with local and national initiative to reduce carbon emission and current sustainable transport policies.

6) Within 3 months of the date of this decision the following ecological enhancements shall be implemented onsite:

- i. The integration of a bat box into the Granary building, facing a south/south westerly and positioned approximately 3-5m above ground.
- ii. The integration of a bird box into the Granary building

Thereafter, the ecological enhancements shall be retained and maintained in perpetuity.

Reason: In the interests of securing a biodiversity enhancement.

7) Within 3 months of the date of this decision the rooflight on the southern roof slope of the Granary should be fitted with a blackout blind, which shall be closed between dusk and dawn, and shall be retained and maintained to an operational manner in perpetuity.

Reason: In accordance with dark skies policy, and to preserve the special character of the AONB and tranquil character of the countryside.

8) Within 6 months of the date of this decision a scheme of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities and a programme for the provision of the soft landscaping. Thereafter the scheme shall be carried out in accordance with the approved details and once provided; the works shall be retained in perpetuity.

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

9) Within 6 months of the date of this decision the vehicle parking and turning spaces shall have been constructed in accordance with the approved site plan, utilising a grass protection mesh or similar reinforced grass covering. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the proposed accommodation shall be used for holiday accommodation only and shall not be used for any individual's main or sole residential dwelling and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country Planning (Use Classes)(Amendment)(England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order). A register of all occupiers, detailing dates, names, and usual addresses, shall be maintained by the owner and shall be kept up to date and available for inspection at all reasonable hours by the Local Planning Authority. Any occupation of the units by a single party for a consecutive period exceeding 1 month shall be required to provide evidence of their place of primary accommodation.

Reason: To ensure that the accommodation is only used as holiday / tourist accommodation, since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

11) Notwithstanding any indication shown on the approved plans and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting, or modifying that Order) no materials shall be stacked, stored, or deposited in the open on the site at any time.

Reason: To ensure that the visual appearance of the area is not adversely affected.

12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting, or modifying that Order) no external illumination shall be provided on 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 light including measures proposed to reduce light spill. Thereafter the lighting shall be maintained in accordance with the approved lighting scheme in perpetuity.

Reason: In the interests of protecting wildlife and the character of the area.

13) Within 6 months of the date of this decision the development shall have fully implemented the requirements of the Nutrient Neutrality Report (Number 4) and drawing 3D (proposed site plan), including the provision of the bio-bubble PTP which shall be installed to an operational manor for the purposes of adequately treating the wastewater from the development. Thereafter, it shall be retained, maintained, and monitored in accordance with the submitted Sewage Treatment Plant Monitoring & Maintenance Checklist in perpetuity for the purpose of achieving nitrogen neutrality for the lifetime of the development.

Reason: In the interest of ensuring the proposal is nitrate neutral and does not result in an increased nitrate level within the Chichester Harbours.

Decided Plans

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Details	Reference	Version	Date Received	Status
PLAN - LOCATION PLAN	Drawing 1		07.10.2021	Approved
PLAN - EXISTING SITE PLAN	Drawing 2		07.10.2021	Approved
PLAN - EXISTING/PROPOSED FLOOR PLANS WITH ELEVATIONS	Drawing 4		07.10.2021	Approved
PLANS - Plans PLAN -	Drawing 3	D	08.06.2022	Approved

INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2) The applicant is reminded that the prior written consent of the Environment Agency, West Sussex County Council as Lead Local Flood Authority and other external organisations may be required in order to comply with the Land Drainage Act 1991 and Flood and Water Management Act 2010 may be required in respect of water and foul discharge off site.

For further information on this application please contact Calum Thomas on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R03LO2ER0PD00>