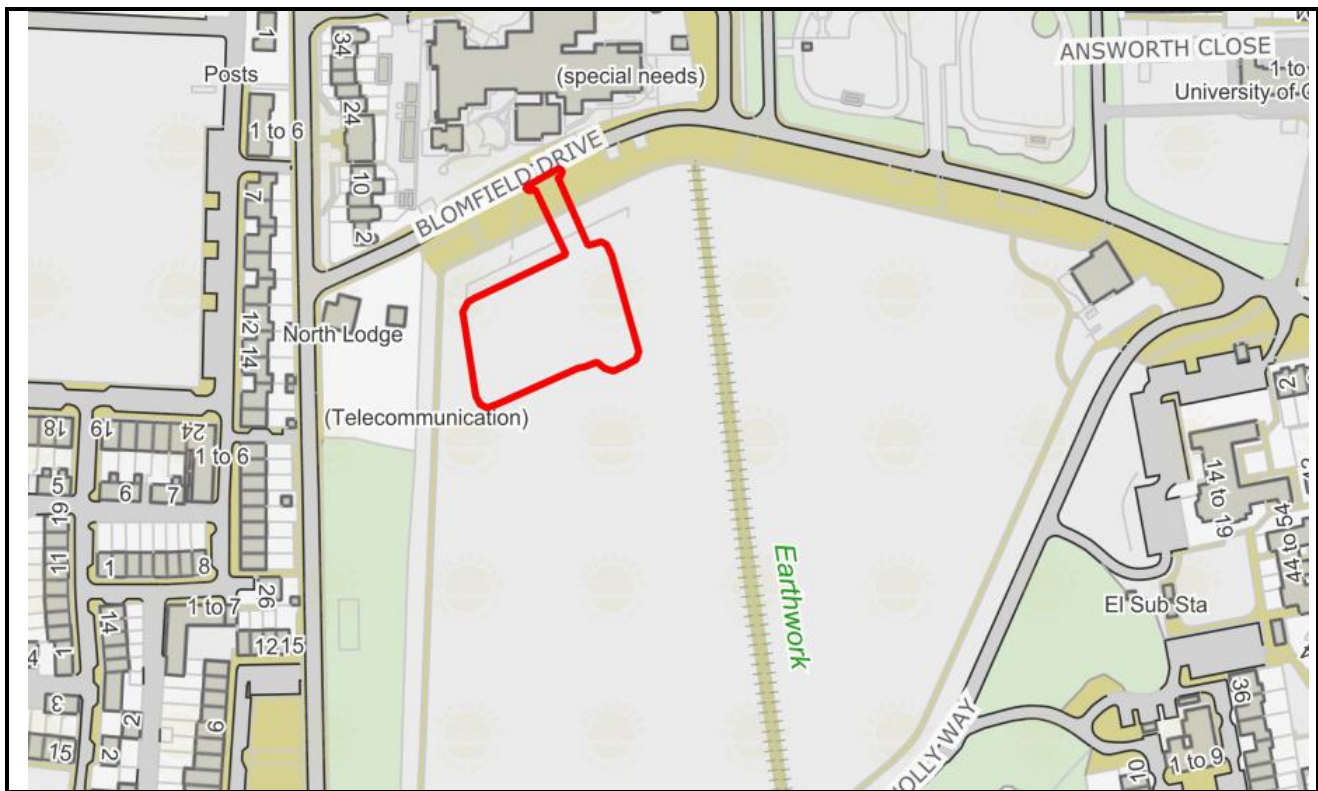



Parish: Chichester	Ward: Chichester North
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**CC/22/02684/REM**

<b>Proposal</b>	An application for approval of all reserved matters pursuant to conditions 1 and 8 of the identified Graylingwell outline masterplan approval concerning, access, scale, layout, landscaping and all other development detail relating to the construction of car parking area for temporary event parking on land within Havenstoke Park, Graylingwell Park.		
<b>Site</b>	Havenstoke Park Blomfield Drive Graylingwell Park Chichester PO19 6DA		
<b>Map Ref</b>	(E) 486362 (N) 106288		
<b>Applicant</b>	Linden Downland Graylingwell LLP	<b>Agent</b>	Mr John Foddy

**RECOMMENDATION TO PERMIT**



	<b>NOT TO SCALE</b>	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
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## **1.0 Reason for Committee Referral**

- 1.1 Parish Objection - Officer recommends Permit

## **2.0 The Site and Surroundings**

- 2.1 The application site lies within the Graylingwell Park redevelopment to the north-east of Chichester which benefits from outline planning permission (14/01018/OUT) for new homes, a range of commercial and community facilities and a new care home.
- 2.2 To the south and east of the application site lies the wider Havenstoke Park which includes the historic Chichester dyke, a scheduled ancient monument, which bisects the park from north to south. To the north the site is accessed via Blomfield Road. A public footpath is located close to the western edge of the site as well as along the northern side crossing the proposed access.
- 2.3 The site lies within the Graylingwell Conservation Area and Graylingwell Hospital Grade II Historic Park and Garden.

## **3.0 The Proposal**

- 3.1 This application seeks reserved matters consent, pursuant to condition 1 of 14/01018/OUT, for a car park. Condition 4 of 14/01018/OUT secures, amongst other things, the provision of temporary parking for community events on Havenstoke Park. As such, the proposed car park to which this application relates benefits from outline planning permission with all matters reserved other than access.
- 3.2 In addition, condition 8 of 14/01018/OUT requires the submission of details of car parking surfacing and layouts including the temporary parking area on Havenstoke Park.
- 3.3 The approved illustrative masterplan (000267C\_PP\_05 P4) and landscape strategy (dated March 2014) under 14/01018/OUT show the temporary events car park to be located within the north-eastern corner of Havenstoke Park. This reserved matters application accords with the positioning of the proposed car park under the outline permission.
- 3.4 The application seeks reserved matters permission for appearance, landscaping, layout and scale. The outline planning permission included access to the Graylingwell development itself in full, with access being made from Kingsmead Avenue and Summersdale Road/College Lane. Access to the individual land parcels within the site are to be considered under the reserved matter of 'layout'.
- 3.5 The purpose of the car park is to provide temporary car park facilities in the area to be used when events are running within Havenstoke Park and the surrounding area, including the use of the sports pitches. It would be managed by The Chichester Community Development Trust (CCDT), the organisation that manages and maintains many of the facilities at Graylingwell, such as Havenstoke Park, the Pavilion and others.

- 3.6 The car park would include 40 parking spaces. It is proposed that the car park would be laid in a honeycomb plastic surfacing set into the ground, allowing grass to grow up through to give the appearance of a grass field but which is capable of supporting the weight of vehicles using the car park. White studs would demarcate the spaces in corner locations only (not full white lines). The car park would be surrounded by a short timber posts (600m above ground level) around the boundaries of the car park, beyond which there would be an area seeded with wildflower mix. This replaces the original proposal to include a bund around the car park as a boundary treatment and source of screening.
- 3.7 The access would be constructed from Blomfield Drive, with the access way also being constructed with the honeycomb surfacing. The existing pedestrian footpath would be reinstated to retain the existing continuous footpath in this location, but with the addition of a 'rumble strip' paving at the end of the car park access way to demarcate the crossing of the access way and make it clear for pedestrians. It would also include 2no "Pedestrian Crossing" signs to make the crossing clear to vehicles when the car park is in use. The access would be blocked by 3 removable bollards to prevent access to the car park when not in use. Timber posts would line the sides of the access way to prevent vehicular access onto the wider Havenstoke Park.

#### 4.0 History

08/03533/OUT	PER106	<p>A hybrid outline application for the comprehensive phased residential and mixed use regeneration and change of use for 750 market and affordable dwellings, care home, commercial accommodation within use classes B1, A1, A2, A3, A4, A5, D1, community facilities including use classes D1 and D2. A combined heat and power energy centre, car parking, public open space, sports pitches, art and culture strategy, landscaping, vehicular access and earthworks.</p> <p>Phase 1 fully detailed application for 110 new dwellings, a temporary sales centre/sports changing room to be converted to changing rooms and cafe later, 251sq m energy centre, associated SUDS and landscaping relating to the heart space.</p>
10/02926/REM	PER	<p>Provision of 245 residential dwellings including 102 affordable units, allocated residential car parking, open space, landscaping and 24 visitor parking spaces around Havenstoke Park (phases 2, 3 and 6A).</p>
11/01283/FUL	PER	<p>Proposed building for sports pitch temporary changing accommodation.</p>

14/01018/OUT	PER106	Outline application for Graylingwell Park including Kingsmead Avenue incorporating revised masterplan layout for up to 218 dwellings. Proposals include increased overall parking provision, revised architectural styling, CCDT community buildings, revised employment floor space, a C2 care home, works to Havenstoke Park to include re-location of children's play area, and a gated car parking area for temporary event parking.
22/01994/OBG	PER	Discharge of S106 first schedule, section 8 on outline permission CC/14/01018/OUT - provision of the Havenstoke Park sports pitches.
23/00413/NMA	PER	Non-material amendment to planning permission 14/01018/OUT - variation to the approved description of the development.
23/00544/DOC	PER	Discharge of condition 37 to planning permission CC/14/01018/OUT.

## 5.0 Constraints

Listed Building	NO
Conservation Area	Graylingwell
Rural Area	NO
AONB	NO
Tree Preservation Order	Conservation Area
EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	YES

## 6.0 Representations and Consultations

### 6.1 Chichester City Council

Strong objection:

This is a reserved matters application for a car park, the principle of which was established at outline stage. However, under this application, it remains to determine the acceptability of the proposed Access, Scale, Landscaping, Layout and Appearance to which the City Council objects.

- The site is within the conservation area and is on Havenstoke Park itself. Significant physical development is proposed across an extensive area of parkland, which would be grass-creted over. This would cause significant harm to the character and appearance of the area as well as permanently removing its function as public open space.

- The proposal would run contrary to environmental and climate emergency principles by encouraging unnecessary car use and the domination of vehicular infrastructure within a local quiet green space.
- The applicant describes the 2018 revised masterplan as having included an "updated approach to the provision of CCDT assets to ensure the trust could benefit from a viable, long-term business plan". Under this revision, the proposed car park as well as other assets were transferred to the CCDT. The applicant describes the proposed car park as "to be used on an adhoc basis by the CCDT to support events and use of nearby CCDT community assets, such as the Havenstoke Park sports pitches, the community use of the Pavilion, the Chapel and any occasional external events that may take place on Chapel green". The proposed car park, which would necessitate a very significant land take from the existing, well used public open space, would be engineered using grass-crete, visually separated from the remaining park with a permanent engineered earth bund, and would be served by removable bollards, controlled by the CCDT. The car park would therefore not be open for general, daily use by the community, would be excessive in size and would be over-engineered for its stated occasional purpose, with disproportionate impacts on the local community and their enjoyment of this important local park, as well as on local ecological interests.
- A car park for ad-hoc event use as described would only require a gated access into the park and a "change of use" permission for a set area of grass. This would allow the local community unfettered use of their important local green open space for the majority of the year, whilst enabling occasional event parking on a casual basis when necessary, with the physical development, engineering and destruction of ecological interests vastly reduced and much more proportionate to the proposed use.

## 6.2 Historic England

*Revised comments dated 13.04.2023 following receipt of amended plans*

Thank you for your letter of 4 April 2023 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

The amendments directly address a recommendation put forward in our initial advice to you (dated 23 March 2023). Specifically, we had advised that the construction of earthwork bunds to demarcate the parking area would detract from the open character of the area surrounding the Chichester Dyke scheduled monument (list ref 1005862). We thought that an alternative solution would be more appropriate and could reduce harm to the scheduled monument. The proposed amendments have removed the earth bunds, and the design is now for the use of wildflower planting strips, timber edging, and wooden perimeter bollards.

## Historic England Advice

The proposed car park location is within the Graylingwell conservation area and grade II registered Graylingwell Park (list ref 1001555). It is also within the setting of part of the Chichester Dyke scheduled monument (list ref 1005862).

We consider that amendments to the boundary treatment have decreased the harm to the scheduled monument. This is because the views across and through the parking area, though somewhat impeded, are still legible. However, as noted in our previous advice to you, any intrusion within the setting of this monument and within the grounds of the Graylingwell conservation area and park and garden would be considered harmful. This is because the openness of the parkland enhances the legibility of both the scheduled monument as a boundary feature and the park grounds as associated with the West Sussex Lunatic Asylum

While it would be preferable to have no physical boundary intrusion within this space, we recognise the need for barriers to stop vehicles intruding onto the rest of the park; both for the protection of the heritage assets and members of the public.

The National Planning Policy Framework is clear that heritage assets are an irreplaceable resource, and states the requirement for conservation in a manner appropriate to the assets significance (para 189 and 194), with harm to heritage significance to be avoided or minimised (para 195), and for any harm to be clearly and convincingly justified and weighed against the public benefits of the proposals (para 200 and 202).

We think that the proposed design minimises the harm to heritage significance as required by paragraph 195 of the NPPF, while maintaining the necessary requirements for vehicle management. However, for the purposes of the NPPF, Historic England still consider that the proposals for temporary car parking space would result in a low level of less than substantial harm to the significance of the conservation area, registered park and garden, and scheduled monument. Clear and convincing justification is required for any harm (NPPF 200) and, given that this harm is in part to an asset of the highest importance, the greatest weight needs to be given to its conservation (NPPF 199) when it is balanced against the public benefits of the application (NPPF 202).

## Recommendation

Historic England has no objection to the application on heritage grounds.

Given the increased level of ground works associated with the amended proposal, there is a higher potential for the construction works to impact on unknown buried deposits. We recommend that you consult the archaeological advisor for your local authority as they are best placed to advise on the nature and design of any required mitigation measures.

In reaching a decision on this proposal, your Authority will need to decide whether you consider the level of harm caused by the proposal has been minimised and the extent to which there are public benefits, including heritage benefits before undertaking the weighing exercise as required by paragraph 202 of the NPPF.

In determining the application, you should bear in mind that scheduled monuments are assets of the greatest importance and great weight is to be applied to their conservation as required by paragraph 199 of the NPPF. You should also bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

*Original comments dated 23.03.2023*

#### Significance of the associated heritage assets

The proposed car park location is within the Graylingwell conservation area and grade II registered Graylingwell Park (list ref 1001555). It is also within the setting of part of the Chichester Dyke scheduled monument (list ref 1005862).

The Graylingwell park and conservation area comprise the grounds of the former West Sussex Lunatic Asylum designed in 1894. The playing field was an integral part of the hospital grounds, and its use shaped part of the therapeutic regime. It is largely unaltered in appearance and function.

The section of the Chichester Dyke which runs through the Havenstoke Park is one part of a larger series of prehistoric earthworks. They are thought to be demarcating the boundaries of a high status settlement. This feature was more pronounced prior to being ploughed during the second world war, but continues both north and south of the parkland. As a boundary feature, the landscape setting of this scheduled monument contributes highly to its significance. The open environment of the parkland enhances the legibility of this monument and our ability to understand its function.

#### Impact of the proposals

Any intrusion within the setting of this monument and within the grounds of the conservation area and park and garden would therefore be considered harmful. Therefore, reducing any intrusive features would further reduce harm to the designated assets. In particular, the construction of earth bunds bordering the parking area is not in keeping with the open character of the area and an alternative solution would be more appropriate.

The distance of the car park to the scheduled monument is broadly appropriate, though it will be important to ensure that the increased footfall between the car parking and any subsequently developed facilities within the park does not cause damage from repeated, more focused walking across the monument.

We agree that the use of the low impact honeycomb mesh surface and corner edge studs as proposed is preferable to more visually intrusive materials and designs.

#### Relevant Policy

The National Planning Policy Framework is clear that heritage assets are an irreplaceable resource, and states the requirement for conservation in a manner appropriate to the assets significance (para 189 and 194), with harm to heritage significance to be avoided or minimised (para 195), and for any harm to be clearly and convincingly justified and weighed against the public benefits of the proposals (para 200 and 202).

## Historic England's Position

For the purposes of the NPPF, Historic England consider that the proposals for temporary car parking space would result in a low level of less than substantial harm to the significance of the conservation area, registered park and garden, and scheduled monument. This harm could be further decreased by finding a more suitable solution to the separation of the car parking space than the construction of earth bunds. However, even a low level of harm to nationally significant heritage assets needs to be clearly justified and weighed against the public benefits (NPPF para 200 and 202).

We acknowledge that the acceptability of a car park at this location has been determined to be acceptable in principle as part of the Graylingwell Park masterplan review (14/01018/OUT). However, we question whether there is still a true requirement for, and public benefit being provided by, this parking space or if community developments aimed at encouraging a greener lifestyle since the masterplan was approved in 2018 means that the need case has lessened.

## Recommendation

Historic England has no objection to the application on heritage grounds, though we consider that harm to heritage assets could be reduced further.

In reaching a decision on this proposal, your Authority will need to decide whether you consider the level of harm caused by the proposal has been minimised and the extent to which there are public benefits, including heritage benefits before undertaking the weighing exercise as required by paragraph 202 of the NPPF.

In determining the application, you should bear in mind that scheduled monuments are assets of the greatest importance and great weight is to be applied to their conservation as required by paragraph 199 of the NPPF. You should also bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

### 6.3 WSSC Highways

*Revised comment (received 17.01.2023 in response to submitted information)*

In its previous response dated 5 December 2022, the Highway Authority sought the following further information:

1. What has informed the number of spaces proposed?
2. Suitable visibility splays at the point the access meets Bloomfield Drive need to be shown on an amended drawing. Splays to be based on speed limit of Bloomfield Drive.



3. Further engineering details of the pedestrian crossing point crossing the access to the car park required (signs, lines, bollards, visibility splays etc.)

Replies from applicant (extracts taken from Foddy Consult letter of 2 January 2023).

1. The 2018 outline permission reference 14/01018/OUT, has the following description of development - "Outline application for Graylingwell Park including Kingsmead Avenue incorporating revised masterplan layout for up to 218 dwellings. Proposals include increased overall parking provision, revised architectural styling, CCDT community buildings, revised employment floor space, a C2 care home, works to Havenstoke Park to include re-location of children's play area, and a gated car parking area for temporary event parking." The masterplan outline review establishes the principle, and an appropriate location, for the creation of a car parking area to be used on an ad-hoc basis by the CCDT to support events and use of nearby CCDT community assets. This also includes supporting the Havenstoke Park sports pitches, the community use of the Pavilion, the Chapel and any occasional external events that may take place on Chapel Green.

The approved outline parameter guiding capacity and location of the car park, is set out on page 9 of the 2014 outline approval Graylingwell landscape strategy. This document has been resubmitted as part of this reserved matters application. At the time of the 2014 outline masterplan review, the need for a car park was discussed and agreed with CDC and the CCDT. The outcome of these discussions is shown in the referenced landscape strategy document. The identified outline capacity evolved following discussions with the CCDT on need, and a heritage, landscape & ecological assessment, all ensuring the facility would have minimal impact on the setting of Havenstoke Park, whilst also meeting the CCDT's business plan requirements. It was recognised that subsequent approval of development detail would allow a design-led approach to capacity to be finessed through the reserved matters application detail. This is how the current car parking numbers have been identified, directly linked to the available area approved under the 2014 outline permission.

The reserved matters car park number is therefore a design-led solution set within the approved parameters of the outline permission. It is a direct consequence of meeting CCDT requirements and providing a facility for an informal landscape-led car park layout, that does not adversely impact on the setting of nearby heritage assets, or the landscape quality of Havenstoke Park itself.

2. The proposed car park is accessed off Bloomfield Drive, a private road within the Graylingwell Park estate. It has a 30mph speed restriction. The access and visibility splays now shown on the accompanying plans reflect the requirements set out in the DfT Manual for Streets that show a visibility splay of 2.43 by 43m is required. This is now shown on the Ridge and Partners additional drawing reference 5019158-RDG-XX-XX-DR-C-1200.

3. It is intended to install TRSGD Diag 562 text sign 'Pedestrian Crossing' in both directions, at the car park entrance to Bloomfield Drive, to inform drivers. This is shown on the accompanying visibility splays plan. There will be no identified road lining for this crossing as the surface used by pedestrians is asphalt concrete. The car park drive will be of a reinforced grass-crete.

The proposed bollards on either side of the vehicular drive are shown on Ridge and Partners drawing 5019158-RDG-XX-XX-DR-C-1100 and are based on the WSCC Highway Authority detail S278/38/17, a copy also attached. The speed within the car park will be 10mph, and the SSD for this speed is 9m. Therefore, the visibility splay required on both sides of this crossing is 2.4 by 9m. Again, this is indicated on drawing 5019158-RDG-XX-XX-DR-C-1200.

### **Highway Authority response to the submitted additional information referred to above.**

Based on all the above, the Highway Authority raises 'no objection' to the proposals.

*Original comments (received 05.12.2022)*

As far as can be determined from the description of the application given above, the proposal is solely for events car parking on Havenstoke Park, with such details being as shown on the submitted drawings including consideration of access thereto and landscaping.

The following further information is required:

1. What has informed the number of spaces proposed?
2. Suitable visibility splays at the point the access meets Bloomfield Drive need to be shown on an amended drawing. Splays to be based on speed limit of Bloomfield Drive.
3. Further engineering details of the pedestrian crossing point crossing the access to the car park required (signs, lines, bollards, visibility splays etc.)

Please re-consult when the above information is available, at which time the Highway Authority will consider the proposal further.

#### **6.4 Southern Water**

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

## 6.5 CDC Drainage

Flood Risk: The site is wholly within flood zone 1 (low risk) and we have no additional knowledge of the site being at increased flood risk.

Surface Water Drainage: The proposal is for the parking to be of permeable construction, thus allowing surface water to continue to drain to ground. This approach is acceptable in principle. If you are minded to approve the application then we would recommend that the construction of the car park in accordance with the standard drawing for Golpla--Grass Unreinforced System for CBR of 1-4% is a condition of approval.

## 6.6 CDC Environmental Protection

It is noted that it is intended to construct a small bank around the car park. All soil imported for this purpose must be free from land contamination. During works to construct the car park, measures should be taken to reduce noise, dust and other emissions and all waste arisings must be disposed of in accordance with Waste Regulations. There should be no on-site burning of vegetation in order to reduce air quality impacts from the development. It is recommended a CEMP is provided to indicate how the construction work will be controlled to reduce environmental impacts.

## 6.7 CDC Environmental Strategy

I have no concerns in relation to badgers in this location so I am happy the conditions on the Outline permission already in place for bats and reptile surveys are suitable for this site.

## 6.8 CDC Sports and Leisure Development Manager

Further to review of Sport England Guidance and Football Foundation Guidance, the recommended parking for sports pavilions/pitches is 1 car parking space per 3 players with a minimum of 10 spaces.

Based on the pitches of an Under 9/10 football and a senior football pitch this would result in provision of a minimum of 15 spaces for players only, but with up to 3 officials for both pitches this would require an additional 6 spaces. Therefore, the recommended minimum for the 2 pitches would be 21 spaces.

## 6.9 CDC Archaeology

*Revised comments received 14.04.2023 following receipt of amended plans*

I agree that the use of posts rather than an earthwork is much more acceptable. If the groundworks associated with the installation of the posts are significant their effects on anything of interest that might be there could be mitigated by securing archaeological observation and recording (i.e. a watching brief). This, together with any preliminary trial trenching and/or watching brief on any other significant groundworks required by the scheme, could be secured via the original condition but for clarity and to enable a flexible process it would probably be better to apply a newly worded condition, e.g. as follows:

No development/works shall commence on the site until a written scheme of archaeological investigation of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a schedule for the investigation, the recording of findings and subsequent publication of results. Thereafter the scheme shall be undertaken by an appropriately qualified archaeologist fully in accordance with the approved details, unless any variation is first submitted to and agreed in writing by the Local Planning Authority.

The aim would be to secure a suitable investigation, and this might take the form of a watching brief on all significant groundworks or an initial investigation by trial trenching followed by targeted investigation thereafter as appropriate.

*Original comments dated 14.03.2023*

The car park would be in an area where there is no known archaeological interest and would be located far enough away from the scheduled Chichester Entrenchment for it not to create an unacceptable impact on the setting. However, the use of mounds to screen the car parking and prevent access to the green would be out of keeping with the open environment of the monument, which is an important part of its significance. Some alternative solution would be preferable.

The potential impact of construction works on unknown buried deposits, e.g. associated with the entrenchment, would justify either a watching brief on all substantial ground-works or an initial investigation by trial trenching followed by targeted investigation thereafter as appropriate.

6.10 208 Third Party Objections were made in response to this application (including a survey of local residents' views on both the application to which this proposal relates and a recent application to approved details of the sports pitches (22/01994/OBG).

- Concerns about loss of green space
- Concerns about loss of biodiversity
- Contradicts various initiatives to promote walking, cycling and public transport use
- Contradicts various initiatives to reduce the impacts of climate change
- Concerns that there was no consultation
- Lack of awareness of proposal when purchasing properties
- Havenstoke Park is good for mental health and well-being
- Damage to historic park and garden, schedule monument and conservation area
- Could be used for parents parking to be close to play area
- Better locations for parking nearer the Pavilion
- Parking could be near the Chapel
- Temporary parking could be agreed off site
- Concerns about safety of access and pedestrian crossing, including wheelchair users
- Parking is at a premium as not enough provided in the general area
- Surfacing would be unattractive, particularly in summer months when grass is dry
- There will eventually be parking near the Farmhouse
- People should be walking to use the football pitches
- Concern that car park would result in the loss of sports pitches
- No need for sports pitches therefore no need for the car parking
- Money could be spent elsewhere
- People could park there to walk into the City Centre

## **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. There is currently no neighbourhood plan for the Chichester City neighbourhood.
- 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 8: Transport and Accessibility  
Policy 10: Chichester City Development Principles  
Policy 39: Transport, Accessibility and Parking  
Policy 42: Flood Risk and Water Management  
Policy 47: Heritage and Design  
Policy 48: Natural Environment  
Policy 49: Biodiversity  
Policy 52: Green Infrastructure  
Policy 54: Open Space, Sport and Recreation

### Chichester Local Plan 2021-2039: Proposed Submission (Regulation 19)

- 7.3 Work on the review of the adopted Local Plan to consider the development needs of the Chichester Plan Area through to 2039 is now well advanced. Consultation on a Preferred Approach Local Plan has taken place. Following detailed consideration of all responses to the consultation, the Council has published a Submission Local Plan under Regulation 19, which was approved by Cabinet and Full Council for consultation in January 2023. A period of consultation took place from 3rd February to 17th March 2023, and the Submission Local Plan is expected to be submitted to the Secretary of State for independent examination in Summer 2023. In accordance with the Local Development Scheme, it is anticipated that the new Plan will be adopted by the Council in 2023/24. At this stage, the Local Plan Review is an important material consideration in the determination of planning applications, the weight that can be attached to the policies contained therein is dependent on the significance of unresolved objection attributed to any relevant policy, commensurate with government policy at paragraph 48 of the NPPF (2021).
- 7.4 Relevant policies from the published Chichester Local Plan Review 2021 - 2039: Proposed (Regulation 19) are:
- NE2: Natural Landscape  
NE5: Biodiversity and Biodiversity Net Gain  
NE8: Trees, Hedgerows and Woodlands  
P1: Design Principles  
P2: Local Character and Distinctiveness

P3: Density  
P4: Layout and Access  
P5: Spaces and Landscaping  
P6: Amenity  
P8: Materials and Detailing  
P9: The Historic Environment  
P14: Green Infrastructure  
P15: Open Space, Sport and Recreation  
P16: Health and Well-Being  
E8: Built Tourist and Leisure Development  
T2: Transport and Development  
T4: Parking Provisions  
I1: Infrastructure Provision

#### National Policy and Guidance

- 7.5 Government planning policy comprises the National Planning Policy Framework (NPPF July 2021) and related policy guidance in the NPPG.
- 7.6 Paragraph 11 of the current 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.
- 7.7 The following sections of the revised NPPF are relevant to this application: 2, 4, 8, 9, 11, 12, 14, 15 and 16. The relevant paragraphs of the National Planning Practice Guidance have also been taken into account.

#### Other Local Policy and Guidance

- 7.8 The following documents are material to the determination of this planning application:
- Playing Pitch Strategy 2018
  - Sport England Guidance
  - Football Foundation Guidance

7.9 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
- Encourage and support people who live and work in the district and to adopt healthy and active lifestyles
- Coordinate and promote services that help those living with low level mental health conditions
- Support and empower communities and people to help themselves and develop resilience
- 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 principal of development has been established under the outline permission for the development (as detailed below) and therefore the only matters to be considered are:

- i) Layout
- ii) Scale
- iii) Appearance
- iv) Landscaping
- v) Planning balance
- vi) Other matters

### Principle of development

- 8.2 The principle of the development of a gated car park in the location proposed by this application, to provide additional car parking to be used on an ad-hoc basis during local sporting and community events, is established by the extant outline planning permission 14/01018/OUT for the wider Graylingwell development. The car park formed part of a wider package of assets to serve the development, required to support the use of the sports pitches at Havenstoke Park, as well as ad-hoc community events run by the CCDT such as summer fetes.
- 8.3 The proposed access, along with the indicative location and number of spaces was approved under the outline permission, to which this application is in general accordance. It is noted that some of the objections to this application relate to whether the car park is appropriate in this location and within the park setting. However, the outline approval establishes that this is an acceptable location in principle for car parking.
- 8.4 The principle of a car park in this location was considered acceptable at outline stage in relation to its relationship to the historic Chichester dyke which bisects the Park. Under this reserved matters application, the submitted drawings show the car park would be approximately 30m to the west of the dyke.

- 8.5 The original description of development for outline permission 14/01018/OUT included “a gated car parking area for temporary event parking” [officer emphasis]. Due to the express inclusion of the word “gated” within the description, this precluded the developer from considering an alternative means of securing the access to the car park under the reserved matters application, for instance by using bollards, as any reserved matters application must be in accordance with the outline permission to which it relates. As such, the developer sought a non-material amendment to the description of development of the outline planning permission to alter the wording from “a gated car parking area for temporary event parking” to “an access-controlled car parking area for temporary event parking” [officer emphasis]. This was approved on 20 March 2023.
- 8.6 The application site is within the Graylingwell Conservation Area and Grade II Registered Park and Garden and within proximately to the Chichester Dyke Scheduled Monument. These are all considered ‘Designated Heritage Assets’ under the NPPF. Paragraph 200 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of assets, including Grade I and II registered parks and gardens and scheduled monuments should be “wholly exceptional”.
- 8.7 The principle of the development of proposed car park is established under the outline consent and so this is the baseline for considering whether the reserved matters proposals would result in harm or loss to the designated heritage assets. Therefore, the test for this application is whether the details proposals for the four reserved matters of layout, scale, appearance and landscaping would result in harm to or loss of this historic assets and, if so, whether this would amount to ‘substantial harm or loss’
- 8.8 Paragraph 201 states that where a proposed development will lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- i) Layout
- 8.9 The proposed layout and positioning of the site is broadly in accordance with the illustrative masterplan approved under the outline permission. The reserved matters proposal shows the layout to include 40 spaces (including 3 disabled spaces) rather than the 50-60 indicated at outline stage.
- 8.10 The matter of access to the site was considered in full at outline stage in relation to the wider Graylingwell Park development, with access to Graylingwell being approved at Kingsmead Avenue and Summersdale Road/College Lane. The matter of the individual access to land parcels was not set out in full at outline stage and instead falls under the general layout of the development. Under the outline application, an indicative access to the car park was shown towards the north-western most corner of Havenstoke Park, which would have resulted in the loss of one significant tree. Under this reserved matters application, a revised access location and layout has been proposed, approximately 25m to the east. The change in layout means that there would be no loss of any significant



trees to accommodate the access road. The access onto Blomfield Drive has been supported by a Road Safety Audit and visibility splays under the current application. WSCC Highways have confirmed that there are no concerns with regards to the access or highway safety.

- 8.11 The layout includes at the access of the car park to prevent access outside of the use during events and use of the sports pitches. It is noted that the City Council raise concerns that the car park would not be open for general, daily use by the community. The purpose of the car park is not to provide general everyday car parking, which is catered for elsewhere within Graylingwell Park, including along Blomfield Avenue. Many local representations to this application make this point, expressing that Graylingwell Park should limit car parking and promote sustainable travel, as is the original ethos of the development. Furthermore, the description of the outline planning permission explicitly includes “an access-controlled car parking area for temporary event parking”. Therefore, the principle of a temporary events car park with restricted access is already established.
- 8.12 The layout and orientation of the access way and car parking spaces are considered to be acceptable in terms of highway safety as confirmed by WSCC. The layout also includes the reinstatement of the existing pedestrian footpath across the access way once the surfacing has been laid.
- 8.13 The layout of the proposals would not result in loss of any significant trees. The landscape drawings show the removal of an area of small trees and bushes to the north of the car parking area. As discussed further in the landscaping section of this report, it is not considered that the clearance of this area of small trees and bushes would be harmful, subject to conditions to protect birds and hedgehogs. It also means that the car park can be positioned as close to the boundaries of the park as practical and reasonable, limiting its land take from the wider park.
- 8.14 Overall, it is considered that the layout of the scheme is broadly in accordance with the approved plans of the outline permission. It is considered that the layout would result in an alteration to the registered park and garden, the principle of which is already established, and it is not considered that these details of the proposed layout at reserved matters stage would result in any further harm or loss to the to the designated heritage assets or their settings.

ii) Scale

- 8.15 The proposed scale of the car park is below that of the indicative masterplan and landscape strategy of the outline application. The proposed number of parking spaces has been reduced from an indicative 50-60 spaces under the outline permission to a proposed 40 spaces under the current reserved matters application. The supporting planning statement states that the number of spaces has been arrived at in consultation with the CCDT who would manage the car park, as it is seen to strike the balance between the need for parking for events in the area and retaining as much of the park in its current state as possible.

- 8.16 WSCC have reviewed this explanation over the number of spaces provided and have no objection to the scale of parking provision. The Council's Sports and Leisure Development Manager was also consulted in relation to the use of the car park for sporting events relating to the sports pitches at Havenstoke Park, which are legally required to be provided by the s106 legal agreement for the outline permission. As per the Sports and Leisure Development Manager's consultation response, a minimum car parking provision for the sports pitches would be 21 spaces, as per Sport England guidance. However, it should be noted that the minimum of 21 spaces only relates to when the car park is in use to support the use of the sports pitches and not during other events such as 'street party' or fete type events. As stated above, the CCDT run these events and they find 40 to be the right number to accommodate those travelling by car to attend those events and limit any overspill into nearby residential roads.
- 8.17 It is noted that the City Council have raised concerns about the overall size of the car park and that it covers a significant area of Havenstoke Park. However, the scale of the car park proposed in this reserved matters application is smaller than the car park indicatively agreed under the outline application. Under the outline, the car park measured (at widest points) approximately 60m wide x 35m long. At reserved matters stage, the car parking proposed would be 41m wide x 35m long, excluding the mound. In terms of the car park area as a proportion of the wider park, the car park site area including the access, entrance road and mound is 0.27ha. Havenstoke Park is approximately 6.03ha. Therefore, the car park area equates to proximately 4.5% of the overall park area. It is noted that City Council stated they had no objection to the car park under the outline planning application (namely the size of temporary visitors parking area, landscape treatment and tree retention (response dated 9 October 2014)).
- 8.18 On balance, it is considered that the scale is appropriate to meet the needs of future events on Havenstoke Park and the surrounding area and being substantially in accordance with the outline permission. It is considered that the scale, being less than already granted in principle under the outline permission would not result in substantial harm or loss to the designated heritage assets or their settings.

iii) Appearance

- 8.19 It is proposed that the car park be constructed using a plastic honeycomb servicing which integrates into the surface of the land and in which there would be pre-grown with grass. This in effect retains the visual appearance grass in this area, helping to minimise the visual impact of the proposals and help maintain the appearance of a grass field. Please note that the application does not propose the use of grass-crete.
- 8.20 The spaces would be demarcated using white studs which fits into the honeycomb structure. These would be located on the corners of the spaces rather than the entire perimeter of each space, thereby reducing the visual impact of the markings whilst supporting the intended use.

8.21 The proposals seek to minimise the visual appearance on the surfacing and boundary treatment, keeping it as 'green', natural and open as possible whilst still being functional for the purpose intended. Under the outline permission it was indicated that a post and rope boundary treatment could be used for the proposed car park, which would be erected and removed as necessary. In line with the consultation responses of Heritage England and that Council's archaeology officer, a similar approach has been taken with the final reserved matters proposals which include short timber posts (600mm above ground) surrounding the car park and access way, to minimise the impact on the conservation area, registered park and garden and the scheduled ancient monument. This approach has been taken in light of the consultation responses, which found that the previously proposed bund surrounding the car park would be visually intrusive and not in-keeping with the open character of the park.

8.22 It is recognised that the City Council suggests that a more minimal approach could be taken, by only including a gate which can be opened at certain times of the year to allow for car parking on the natural, non-engineered surface of the land. There are three main concerns with this approach. Firstly, that the manoeuvring and parking on the existing grass land may be unsuitable during many times of the year due to wet conditions. Secondly, without some form of barrier around the car park, there is the risk of unintended or unauthorised vehicle access to the wider Havenstoke Park when gates are open, or cars parking in a larger area than intended when attending events. Thirdly, the applicant has not put such a proposal to the Local Planning Authority to consider and we must consider the application that is before us.

8.23 Having considered that matters above, it is considered that the proposals are acceptable in terms of appearance and the reserved matters application would result in less than substantial harm to the setting, appearance or character of the conservation area or parks and gardens. It is considered that the appearance proposed at reserved matters stage would be visually less intrusive than the illustrative proposals under the outline permission due to the reduced size and so would not result in any further harm to the appearance of the designated heritage assets or their settings.

iv) Landscape

8.24 As described above, the proposals have been designed to be as natural as possible whilst still being functional. The proposed use of materials means that the site would have significant soft landscaping with grass being grown within the surfacing material and the seeding of wildflowers on the proposed mound. The seeding mix would be 10% native wildflowers and slow growing grasses.

8.25 The honeycomb structure would sit on top of a permeable subbase and would include pre-grown grass within the structure to create the appearance of grass immediately. It is recommended that a condition to secure details of the on-going management and maintenance of the landscaping is applied to any grant of planning permission. Notwithstanding the requirement to comply with the drainage conditions of the outline permission, the proposed materials are permeable and considered acceptable in terms of drainage by CDC drainage officers.

- 8.26 In terms of hard landscaping, the honeycomb structure would support the weight of vehicles using the car park. The access route would be constructed of the same material as the car park except for at the junction with the road where it would be asphalt in order to meet the correct standards for connecting to the highway. The entrance to the car park would be blocked by removable iron bollards which would be removed during events and replaced when the car park is not being used. Timber posts are proposed to line the access route to avoid cars or other vehicles being able to access the wider Havenstoke Park. The footpath which crossed the access way would be laid in the same material as is existing to create a continuous footpath with the addition of 'rumble strips' to denote the crossing. It is considered that the hard landscaping would not negatively impact the wider landscape of the park, with the use of timber posts and pre-grown grass panels meaning the materials appear as natural as possible within the wider landscape.
- 8.27 There is no proposed loss of healthy, mature or otherwise significant trees as a result of these proposals. However, the works would result in the loss of some small trees and bushes to the north of the car park. No concerns have been raised by the Council's Environmental Strategy Unit. Condition 37 of the outline permission relating to the provision of updated bird and bat surveys has recently been discharged (23/00544/DOC), finding no evidence of protected species at the application site. However, in order to protect other species, it is recommended that a condition be applied to any grant of permission that no works are to be undertaken in bird nesting season and any debris piles that could accommodate hedgehogs undergo soft demolition. A condition to ensure that no lighting is installed unless otherwise agreed in writing by the Local Planning Authority is also recommended.
- 8.28 In addition, the honeycomb surfacing would largely be located outside of root protection areas (RPAs). However, in the places where there would be an overlap between works and RPAs (including small areas of the RPAs of trees 76-78 to the west of the site and small areas of RPAs of trees 9, 11, 69 and 71 along the access way), works would be undertaken using manual excavation, and where necessary, soil mounding, thereby protecting the trees from decline as a result of works being undertaken. All trees would be protected from works via tree protection fencing. Works would be undertaken under the supervision of an arboricultural consultant. It is recommended that these measures are secured via condition.
- 8.29 Overall, it is considered that the proposals would result in less than substantial harm to the wider landscape, with both the soft and hard landscaping proposals limiting the impact of the proposals as far as possible. It is considered that the proposals would not result in any further harm to the appearance of the designated heritage assets or their settings than already established by the outline planning permission.

v. Planning Balance

- 8.30 As per the assessment above and in line with the consultation response from Heritage England, it is considered that the proposals would not result in 'substantial harm' to the designated heritage assets at Havenstoke Park. Instead, the proposals are considered to fall within the 'less than substantial harm' category of impact.

- 8.31 As per the paragraph 202 of the NPPF, where a development proposal would lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. It is therefore required that this balancing exercise is undertaken.
- 8.32 In terms of the harm caused to the heritage assets and their settings, any intrusion within the setting of the ancient monument and within the grounds of the conservation area and park and garden would therefore be considered harmful. Therefore, the applicant has provided a scheme which seeks to reduce any intrusive features and further reduce harm to the designated assets. In particular the use of a low impact honeycomb mesh surface with pre-grown grass and corner edge studs, along with the small scale boundary treatment of short timber posts. Steps have been taken to ensure that no unnecessary development is proposed, through consultation with the CCDT as the end user and the reduction of the overall parking space numbers to balance the need for the car park with the impact on the heritage assets. The scale and layout of the proposals results in a distance of the car park to the scheduled monument is considered to be appropriate and acceptable.
- 8.33 It is therefore considered that the harm caused to the conservation area, scheduled monument and registered park and gardens would be minimal as a result of the reserved matters proposals.
- 8.34 In terms of public benefits, the need for a temporary events car park is established by the outline planning permission for the wider Graylingwell development. The car park is required to ensure that there is sufficient parking available to support the community assets of the development, namely the Havenstoke Park sports pitches comprising a full sized football pitch and a under 9/10s junior pitch as well as community activities run by the CCDT. At least 21 parking spaces are required to service the football pitches alone. The need for the community facilities is also established as part of the outline planning permission, and are elements considered necessary to make the development as a whole acceptable in planning terms. The outline permission is extant and so these requirements remain valid.
- 8.35 In their consultation response, Historic England questioned whether there is still a true requirement for, and public benefit being provided by, this parking space or if community developments aimed at encouraging a greener lifestyle since the masterplan was approved in 2018 means that the need case has lessened. Encouraging greener lifestyles has long been a principle of the Graylingwell development and taken into consideration at outline application stage. This is part of the reason why the car park would only be used on a temporary, ad-hoc basis. Also, the purpose of the car park is to support the community activities within the wider development and particularly at Havenstoke park, which in themselves are part of the ethos of creating a sustainable community. As such, it is considered that the proposed car park remains a requirement, in order to support the other essential requirement of the wider Graylingwell development, the need for which is established. It should be noted that Historic England have no objection to the proposals overall.
- 8.36 As a result of the above considerations, it is considered that the public benefits of the proposals, which were required to make the entire Graylingwell development acceptable in its wider functioning, should be significant weight.

8.37 To conclude, it is considered that the benefits of the proposals are considered to outweigh the less than substantial harm caused by the development.

vi. Other matters

Outline conditions

8.38 A large number of representations received on this application raise concerns about matters of ecology, archaeology and a number of other detail matters which were previously dealt with under the outline application and which are subject to conditions on that outline permission.

8.39 The following matters are dealt with through conditions of the outline permission: levels (6), archaeological investigations (7), hard and soft landscaping details (8, 9), site drainage (13), contamination (14, 15, 16, 19), parking provision (24), Construction Environment Management Plan (30), lighting scheme (amenity only) (28), tree retention and protection (36), detailed Reptile and Bat surveys (37).

8.40 The applicant must submit details on the above matters for the approval of the Local Planning Authority to ensure the development as a whole is acceptable. The applicant must do this prior to works commencing or prior to first use, whichever is appropriate in each case. It is considered that these conditions are sufficient to satisfy the requests made within the technical consultee comments including the need for a Construction Environment Management Plan and drainage details. Condition 37 requiring updated bat and reptile surveys was discharged on 05.04.2023, with no evidence of protected species found. An additional condition is recommended in relation to archaeological investigations, to define the scope of the works required at this site (proposed condition 4).

Consultation

8.41 The original public consultation relating to the principle of providing a temporary events car park was undertaken as part of the consideration of the outline planning application. The outline application was publicly available from the date of validation on 23 April 2014 until its consideration by the Planning Committee in December 2017. The application was considered by the Planning Committee on 13 December 2017, where the resolution of the committee was to defer for S106 Agreement then Permit. Following the completion of the legal agreement, the decision was issued on 21 March 2018. This information would also have been available to prospective residents as part of the conveyancing process.

8.42 In terms of consultation undertaken for this reserved matters application, the statutory publicity for a major application in a conservation area were completed with an advertisement in the Chichester Observer published on 1 December 2022 and site notices erected on 8 December 2022 in two locations on Blomfield Drive to the north of Havenstoke Park. Following receipt of amended plans, further sites notices were erected on 4 April 2023, allowing a further 21 day public consultation period expiring on 25 April 2023.

## Conclusion

8.43 Based on the above, it is considered the proposal complies with the development plan and the requirements of the NPPF, and therefore the application is recommended for approval subject to conditions.

## Human Rights

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

## RECOMMENDATION

**PERMIT** subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

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

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

3) Notwithstanding any details submitted, **no development/works shall commence** until details of the size, colour, materials, appearance, number and spacing of the timber posts along the accessway have been submitted to and approved in writing by the Local Planning Authority. Prior to first use, the development shall be carried out in accordance with the approved details and thereafter retained for the duration of the use of the land as a car park unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

4) **No works shall commence on the site** until a written scheme of archaeological investigation of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a schedule for the investigation, the recording of findings and subsequent publication of results. Thereafter the scheme shall be undertaken by an appropriately qualified archaeologist fully in accordance with the approved details, unless any variation is first submitted to and agreed in writing by the Local Planning Authority.

Reason: This site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

5) **The development hereby permitted shall not be first brought into use** until a hard and soft landscape management plan, including details of how the perimeter timber posts will be managed and maintained, a maintenance schedule indicating proposals for the long-term management of landscape features of the development and a scheme to manage and direct footfall from the car park, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be managed in accordance with the approved details.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation, or historical significance.

6) **During construction of the development hereby permitted**, the following ecological protection measures shall apply:

- no works to the trees or vegetation clearance on the site shall be undertaken within the bird breeding season (1st March - 1st October) unless otherwise agreed in writing by the Local Planning Authority.
- Any brush piles, compost and debris piles on site which could provide shelter areas and hibernation potential for hedgehogs shall only be removed outside of the hibernation period (mid-October to mid-March inclusive). These piles must undergo soft demolition. If any small mammals including hedgehogs are found, relocation away from the construction area into surrounding suitable habitats shall be undertaken.
- Prior to vegetation clearance, the site shall be assessed by a suitably qualified Ecologist before any works take place (within 24 hours of any work).

Reason: In the interest of protecting and enhancing biodiversity



7) The development hereby permitted shall be undertaken strictly in accordance with the details and specifications set out within the Tree Protection Plan ref 2181-LA-36 and Arboricultural Impact Assessment (dated June 2022) by SJA Trees unless otherwise approved in writing by the Local Planning Authority. This includes (but is not exclusive of) the erection of tree protection fencing during construction, the manual excavation of trees 9, 11, 69 and 71, the soil mounding at trees 76, 77 and 78 and the overseeing of works by an arboricultural consultant. The development shall thereafter be maintained in accordance with these details.

Reason: To ensure the protection of nearby trees and in the interest of public amenity.

8) The development hereby permitted shall be undertaken strictly in accordance with the landscape details and specifications set out within the Landscape Layout Plan 2181-LA-37 REV. H, and the Standard Drawing For Golpla-Grass Unreinforced System For CBR Of 1-4% drawing (dated 23 June 2021) unless otherwise approved in writing by the Local Planning Authority. The development shall thereafter be maintained in accordance with those details.

Reason: In the interests of visual appearance and amenity and to ensure the site is sufficiently drained.

9) 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.

## **Informatives**

1) Your attention is bought to the conditions of the outline planning permission (reference 14/01018/OUT) for the development hereby permitted. The relevant outline conditions must be complied with in relation to this development. This includes, but may not be exhaustive of, the following conditions: levels (6); archaeological investigations (7); hard and soft landscaping details (8, 9); site drainage (13); contamination (14, 15, 16, 19); parking provision (24); Construction Environment Management Plan (30); lighting scheme (amenity only) (28); tree retention and protection (36); and detailed Reptile and Bat surveys (37).

## 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
TREE PROTECTION PLAN	2181-LA-36			Approved
LOCATION PLAN	2181-LA-39	A		Approved
LANDSCAPE LAYOUT	2181-LA-37	H		Approved
CARPARK VISIBILITY SPLAYS AND SIGNAGE DETAILS	1200	P01		Approved
PROPOSED EXTERNAL WORKS LAYOUT & DETAILS	1100	P05		Approved
TIMBER BOLLARD DETAILS	S278/38/17	B		Approved

For further information on this application please contact Joanne Prichard on 01243 534734.

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKB8APERMXN00>