

Parish: Sidlesham	Ward: Sidlesham With Selsey North
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SI/22/02887/FUL

Proposal	Change of use of land to storage of caravans, erection of secure storage building and associated hardstanding.		
Site	Land South Of Telephone Exchange Selsey Road Sidlesham West Sussex		
Map Ref	(E) 485659 (N) 97768		
Applicant	MR W Hughes	Agent	Mr Ben Kirk

RECOMMENDATION TO REFUSE

	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 D Johnson - The parish is of the view that this land is not in the rolling countryside, but forms part of Sidlesham which is semi urbanised. The storage facility is not visible from outside the parcel of land in which it sits, and the land fronts onto the B2145, one of the busiest B roads in the UK. Further, other small business and industrial units are nearby.

2.0 The Site and Surroundings

- 2.1 The site comprises a parcel of land measuring approximately 0.22 hectares, located on part of an area of land to the west of Selsey Road and to the north of Keynor Lane. The Applicant owns adjoining land to the north and east, which has the benefit of planning permissions for eight gypsy and traveller pitches located beyond the northern boundary of the site. The remainder of the site benefits from planning permission for a stable block and paddocks, although at the time of the site visit there did not appear to be horses on the land.
- 2.2 The wider site is bordered by Muttons Farmhouse to the south (a grade II listed building), and a recreation ground with pavilion building to the north and a telephone exchange to the north/east. The site is generally flat and open and covered in grass. There is an existing vehicular access to the south of the site from Keynor Lane. The boundary treatments of the application site are mainly formed by vegetation and close boarded fencing.

3.0 The Proposal

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

4.0 History

17/02640/FUL	REF	Change of use of land from agricultural land for stationing of caravans for residential purposed by 3 no. gypsy-traveller families, with associated utility building, hard standing, widened gateway, landscaping and access.
18/01173/FUL	REF	Change of use of land from agricultural land for stationing of caravans for residential purposes by 3 gypsy-traveller families with facilitating development (utility buildings, hard standing, widened gateway, septic tank and landscaping).

18/02925/FUL	NDET	Proposed private stable block and associated hard standing. New access to the highway.
19/02507/DOC	SPLIT	Discharge of condition 4, 5, 7, 8, 9 and 10 from planning permission SI/18/01173/FUL.
20/00193/DOC	PER	Discharge of condition 4, 5, 6, 7 and 10 from planning permission SI/18/02925/FUL(APP/L3815/W/19/3232132).
20/01916/DOC	SPLIT	Discharge of Conditions 4, 5 and 10 of planning permission SI/18/01173/FUL (APP/L3815/W/18/3209147).
20/01981/FUL	PER	Proposed private stable block and associated hard standing. New access to the highway. (Variation of condition 2 of permission 18/02925/FUL - amended the plan numbers to reflect the materials used in the construction of the building).
20/02956/DOC	PER	Discharge of condition 4 _ 5 from permission SI/18/01173/FUL (APP/L3815/W/18/3209147).
21/00322/FUL	PER106	Alterations to allowed appeal under reference 18/01173/FUL to include; change the use of the land and increase number of gypsy-traveller pitches from 3 to 4 including; utility buildings, hard standing, landscaping and amended access position.
21/00404/FUL	REF	Erection of brick wall and timber field gates to form entrance along with planting of laurel hedge to replace boundary treatments permitted under application 18/02925/FUL.
21/02786/FUL	REF	Change of use of land to storage of caravans and boats. Erection of secure storage building and associated hardstanding. (part retrospective).
22/00452/FUL	PER	Change of use of land and part of stable building to garden land and utility building as an alternative to the utility building approved under application 21/00322/FUL. Changes to the layout and elevation treatments of the approved stable building approved under application SI/18/02925/FUL and associated landscaping works.

22/00453/FUL	PER	Change of use of land to dog agility along with associated hardstanding and fencing.
22/00585/FUL	REF	Stationing of 1 additional caravan for gypsy-traveller families along with associated utility building, hard standing and landscaping.
22/02244/DOC	PER	Discharge of conditions 2 (boundary treatments), 3 (landscaping), 4 (EV charging) & 5 (parking, bins & bikes) of Planning Permission SI/22/00452/FUL.
22/02245/DOC	PER	Discharge of Conditions 2 (dog waste), 3 (parking) and 5 (landscaping) of planning permission SI/22/00453/FUL.
23/01476/FUL	PER106	Stationing of 4 no. additional caravans for gypsy-traveller families along with associated utility building, hard standing and landscaping.
22/02244/DOC	PER	Discharge of conditions 2 (boundary treatments), 3 (landscaping), 4 (EV charging) & 5 (parking, bins & bikes) of Planning Permission SI/22/00452/FUL.
22/02245/DOC	PER	Discharge of Conditions 2 (dog waste), 3 (parking) and 5 (landscaping) of planning permission SI/22/00453/FUL.

Appeals

18/00052/REF	ALLOW	Change of use of land from agricultural land for stationing of caravans for residential purposes by 3 gypsy-traveller families with facilitating development (utility buildings, hard standing, widened gateway, septic tank and landscaping).
18/00053/REF	DISMIS	Change of use of land from agricultural land for stationing of caravans for residential purposes by 3 no. gypsy-traveller families, with associated utility building, hard standing, widened gateway, landscaping and access.
19/00032/NONDET	ALLOW	Proposed private stable block and associated hard standing. New access to the highway.

5.0 Constraints

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

6.0 Representations and Consultations

6.1 Parish Council

Further Comments

Further to our emails, I can confirm that at our meeting last night, it was agreed to withdraw our objection to this application.

Original Comments

At the Sidlesham Parish Council Meeting last night it was agreed that they are unable to make any comments until further investigation has been carried out by the Planning Officer of certain irregularities that have occurred over the past month, namely addition of two more caravans and the removal of the owner's caravan. The Parish Council would seek your Officer to carry out a site visit as soon as possible to ascertain the current position and also to check past applications and permissions given for how many caravans are allowed on this plot of land. When this has been carried out and the results forwarded to the Parish Council, who will then review them and respond accordingly. Object

6.2 WSCC Local Highway Authority

This application is for the change of use of land to storage of caravans with erection of secure storage building and associated hardstanding. This application is part-retrospective, with the works having started on 01/05/2022. The site is located on Keynor Lane, a C-classified road subject to a speed restriction of 30 mph in this location.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice pertaining to highway matters for this site for application SI/21/02786/FUL, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

From inspection of the application documents, the proposals for the current application appear similar to what was proposed for refused application SI/21/02786/FUL, but with boat storage omitted from the plans. As per the LHAs previous comments, the proposed development is not anticipated to give rise to a significant material intensification of use of the existing access. The internal layout appears acceptable, and the site exhibits suitable space for an appropriate amount of vehicular parking, with space for turning.

In summary, 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.

6.3 CDC Economic Development

The Economic Development Service has no objection to this application.

6.4 Third party representations

No third party representations have been received.

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 no made neighbourhood plan for Sidlesham.

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

Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in Favour of Sustainable Development
Policy 2: Development Strategy and Settlement Hierarchy
Policy 3: The Economy and Employment Provision
Policy 8: Transport and Accessibility
Policy 39: Transport, Accessibility and Parking
Policy 40: Sustainable Design and Construction
Policy 42: Flood Risk and Water Management
Policy 45: Development in the Countryside
Policy 47: Heritage
Policy 48: Natural Environment
Policy 49: Biodiversity
Policy 55: Equestrian Development

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 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 late 2023. In accordance with the Local Development Scheme, it is anticipated that the new Plan will be adopted by the Council in 2024. 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).

Relevant policies from the published Chichester Local Plan 2021 - 2039: Proposed Submission (Regulation 19) are:

- Policy S1 Spatial Development Strategy
- Policy S2 Settlement Hierarchy
- Policy NE2 Natural Landscape
- Policy NE3 Landscape Gaps between settlements
- Policy NE5 Biodiversity and Biodiversity Net Gain
- Policy NE6 Chichester's Internationally and Nationally Designated Habitats
- Policy NE7 Development and Disturbance of Birds in Chichester and Langstone Harbours, Pagham Harbour, Solent and Dorset Coast Special Protection Areas and Medmerry Compensatory Habitat
- Policy NE8 Trees, Hedgerows and Woodlands
- Policy NE10 Development in the Countryside
- Policy NE15 Flood Risk and Water Management
- Policy NE16 Water Management and Water Quality
- Policy NE20 Pollution
- Policy NE21 Lighting
- Policy P2 Local Character and Distinctiveness
- Policy P4 Layout and Access
- Policy P5 Spaces and Landscaping
- Policy P6 Amenity
- Policy P15 Open Space, Sport and Recreation
- Policy E3 Addressing Horticultural Needs
- Policy E4 Horticultural Development
- Policy T1: Transport Infrastructure
- Policy T2 Transport and Development

National Policy and Guidance

7.4 Government planning policy now comprises the revised National Planning Policy Framework (NPPF 2023), which took effect from 5 September 2023. Paragraph 11 of the

revised Framework states that plans and decisions should apply a presumption in favour of sustainable development, and for decision-taking this means:

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

7.5 Consideration should also be given to the following paragraph and sections: Sections 12, 14, 15 and 16. In addition, the relevant paragraphs of the National Planning Practice Guidance have also been considered.

Other Local Policy and Guidance

7.6 The following documents are material to the determination of this planning application:

- Surface Water and Foul Drainage SPD
- CDC Waste Storage and Collection Guidance

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:

- Maintain low levels of unemployment in the district
- Support and promote initiatives that encourage alternative forms of transport and encourage the use of online services Develop a local workforce that meets the needs of local employers
- Support local businesses to grow and become engaged with local communities
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

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

Assessment

i. Principle of development

- 8.2 Policies 2 and 45 of the Local Plan allow development within the Rest of the Plan Area where a countryside location is required, where it supports rural diversification or where it meets a need which cannot be met within existing settlements. Policy 1 of the Local Plan requires development to accord with these policies. Current Development Plan policy requires that proposed development in the Rest of the Plan Area to be sustainable, essential for agriculture, and to protect the character of the countryside. Also, the policies require that applicants demonstrate need/demand which is small scale, structurally sound, of traditional or architectural merit and connected to existing buildings and supporting the local rural economy.
- 8.3 Policy 45 in the Local Plan accepts sustainable development in the countryside under certain criteria stating that; 'Planning permission will be granted where it can be demonstrated ALL the following criteria have been met:
1. The proposal is well related to an existing farmstead or group of buildings or located close to an existing settlement,
 2. The proposal is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses; and
 3. Proposals requiring a countryside setting, for example agricultural buildings, ensure that their scale, siting, design and materials would have minimal impact on the landscape and rural character of the area'.
- 8.4 The application site has been developed, and the application under consideration is retrospective. The lawful use of the land however, is agricultural grazing land. The wider site has a mixed use, including gypsy and traveller pitches, dog agility training, stables and animal grazing. It is not considered that the nature of the storage use would be compatible with the area, as it does not constitute any form of agricultural use and does not require a location within the designated Rest of the Plan Area.
- 8.5 The increased vehicular movements would attract additional daily traffic, but with those who use the site for long term storage, likely to visit only occasionally. However, the contrived extension of vehicular access to serve the additional use on the site and the intensification of its use is not considered appropriate in this countryside location and would be more appropriate to within a more urban or settlement location as set out by CLP policies 1 and 2.
- 8.6 Given the site's location and the proposed use as caravan storage, the development could not be supported by other more sustainable modes of transport. It may be argued that this type of use would create additional journeys, no matter where located by its very nature. However, when planned more strategically in accordance with the Development plan, it is likely such journeys would not cover extended distances and would be linked with trips to other locations and purposes.
- 8.7 The NPPF 2023 promotes policy which seeks to balance the rural economy with the need to protect the intrinsic character and beauty of the countryside and to promote sustainable modes of transport. Paragraph 84 of the NPPF supports the growth of rural economies through the diversification of agricultural enterprises and the sustainable expansion of existing businesses. The proposed development does not meet either of these objectives,

rather it would introduce a new, non-agricultural use in an area that would not support an existing business on the site. Therefore, in conclusion, the weight that should be given to the benefit of economic growth in this rural area is limited and does not in Officer's opinion outweigh the harm arising from the unsustainable nature of the proposal and to the character of the countryside.

- 8.8 The applicant has failed to demonstrate the level of need for this use to require development of this site which is located in open countryside. Therefore, it is considered that the change of use of land to storage of caravans, and the erection of a secure storage building and associated hardstanding is not supported by current development plan policy. In summary the proposed use and building would be more appropriate within, or close to, either an urban area, coastal or caravan park setting that conforms with the hierarchy of settlements established by CLP policies 1 and 2 or the policies that support the extension of an existing employment site or tourism facility.
- 8.9 The LPA note the application submitted has removed the boat storage which was proposed under application 21/02786/FUL. Whilst this has overcome some of the concerns raised in relation to the distance of the site from the coast, slipways and moorings, the fundamental conflict with the Development Plan and the identified harm to the character of the area has not been overcome. The removal of boat storage from the proposal is not considered to be so significantly different that officers could come to a different recommendation on this application.

ii. Design and impact upon character of the surrounding area

- 8.10 Sidlesham is characterised by its agricultural and horticultural history, and this establishes a pattern of low-rise dwellings set around outbuildings, fields and glasshouses forming the Land Settlement Association Plots. The site is framed by roads to two frontages, a grade II listed building (Mutton's Farmhouse) and Sidlesham Football ground, with a small cluster of linear rows of dwellings fronting the football ground and opposite side of the roads. A dwelling and arable farmland adjoining lies to the opposite side of Keynor Lane. The combination of the dispersed arrangement of Sidlesham with gaps between areas of development, as provided by the grazing land on and around the application site, and the hedgerow boundaries ensure a rural character is retained despite the range of uses nearby.
- 8.11 There are a mix of uses adjacent to the site, including the recently permitted and implemented gypsy and traveller pitches with stables and grazing land and the nursery to the west. However, it maintains an open rural character with gaps between the existing development north of the application site and the surrounding properties. As such, the existing development on the site has maintained the rural character of the locality.
- 8.12 The proposed storage facility would cluster together caravans, a storage building and hardstanding and include associated fencing and gates. The external finishes of the caravans and associated structures/surfaces clustered together in this manner would constitute a discordant feature within open land to the detriment of the character of the area. This contrasts with visual impact of the use of adjoining land which is for landscaping, gardens (for each pitch) and a suitable amount of grazing for the horses. As a consequence, the adjoining uses by the applicant provides sufficient natural space for each plot so that the visual impact is respectful of its countryside setting. The cluttered effect of the proposal comprising of external and internal storage would undermine the efforts to protect the character of the area and would instead erode it as a result of the visual impacts

of the storage. The development would detract from the visual amenity and character of the locality. In addition, the increased level of use associated with the proposed development would impact upon the rural character of the site and its surroundings.

- 8.13 The Inspector in decisions APP/L3815/W/18/3209147 (appeal A) APP/L3815/W/18/3209145 (appeal B) for the pitches assessed the character as semi-rural. The Inspector considered that that development to the road frontage with Keynor Lane (appeal B) as visually harmful due to its prominence. The application site being considered here is further south than the allowed appeal and encroaches into the undeveloped greenfield land in a manner that would not respect the pattern of development within the locality. Landscaping and fencing is proposed to provide some screening of the land use which would be set back from the road, but is still visible from the wider public realm. Development Plan policy require such proposals to be compatible with its countryside setting and it is considered that landscaping in itself cannot override the impact of the built form and uses which are compatible with more urban areas.
- 8.14 Recent planning application 23/01476/FUL was approved despite the identified impact on the character of the area. In this instance, the planning balance meant that the provision of 4no. new gypsy and traveller pitches outweighed the identified harm. In the balancing exercise, significant weight was given to the Council's current failure to deliver sites to meet the district's need for gypsy and traveller sites. The same conclusion cannot be drawn in this instance as there are no comparable benefits of the proposal which would outweigh the identified harm.
- 8.15 Therefore, Officers conclude that the proposal would not respect the character of locality and a storage facility by its nature, in a semi-rural setting would be a visually harmful urbanisation of the site and surroundings. The proposal would therefore be contrary to the 2023 NPPF and policies 45 and 48 of the Chichester Local Plan: Key Policies 2014-2029.

iii. Impact upon Heritage Assets

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

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

8.17 In the case of the application site, the siting of the open storage and associated building storage facility would be close to Mutton's Farmhouse abutting its northern boundary. Weight is given to the Inspectors previous discussion, even though the development nature is different. However, as was the case in the recent approval at the neighbouring site under 23/01476/FUL, in the context of the 2023 NPPF, it is considered that due to the proximity of the proposal adjacent to the northern boundary of its garden that the proposal would detract from the setting of listed Muttons Farm. However, the level of harm is considered to be less than substantial and at the lower end of the scale. The harm to the setting of the listed building would therefore not be sufficient to warrant a reason for refusal when considering the application in the round acknowledging there would be modest benefits from the proposal in supporting a local business as supporting by policy 3 of the CLP.

v. Impact upon amenity of neighbouring properties

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

8.19 The closest residential properties are Muttons Farm and the implemented Gypsy and Traveller pitches. The proposed storage use would be of a type of activity and scale that potentially have a harmful impact on neighbours. However, it is considered that the development would be sufficiently distanced from the residential neighbours such that their amenity would be safeguarded provided if the use were to be permitted that restrictions on type of storage (caravans only with no stacking and no other external storage), hours of use, no other associated activities such as maintenance or washing, and the absence of external lighting could be controlled by condition. Therefore, it is considered on balance that that the development would not warrant refusal of residential amenity grounds.

vi. Impact upon highway safety and parking

8.20 The existing vehicular access would be utilised and is already used by towing vehicles. WSCC Highways have advised that there is no reason to consider that this part of Keynor Lane could not cope with the type of vehicles or the limited amount of traffic this development is likely to attract, and so severe harm would not be caused to highway safety. Therefore, the proposal would accord with policy 39 of the CLP which seeks to ensure that new development has acceptable parking levels, and access and egress to the highway.

vii. Environmental considerations

8.21 Flood risk: The storage facility and its access would be located within flood zone 1, an area identified as having the lowest flood risk. Additional risk to life and property in zone 1 would be at its lowest. That said, water management would be necessary and surface water from the building and hardstanding would require management via soakaways and permeable surfaces would be necessary. It is considered that conditions could adequately manage these matters and therefore drainage and flood risk are not of concern.

8.22 Biodiversity: Surveys have been submitted and the recommendations for ecological enhancements include new native hedge planting to the western boundary to link the northern and southern hedgerows. This would include the use of flowering plants as listed within the RHS 'Plants for Pollinators' plant list to provide year-round interest for invertebrates. The provision of one general purpose nest boxes to the northern aspect of a

mature tree within the blue line boundary, installation one Crevice bat boxes, to the southern aspect of a mature tree, the use of log and compost piles to the margins of the adjacent paddocks to provide refuge for reptiles and common amphibians. The proposed ecological enhancements could be secured by condition and therefore the proposal is considered to be acceptable in this respect.

Viii Loss of grazing land

8.23 Relevant to the considerations of this case is application 18/02925/FUL which permitted 3 stables on adjoining land owned by the applicant. During that application the number of stables were reduced to 3, as there was not enough land to provide suitable grazing land for more than 3 stables. Consequently, only 3 stables were permitted.

8.24 Whilst this development is for storage, it is on land that formed a fundamental part of the permitted land for horse grazing. This would be a concerning reduction to the amount of land for the horses and a materially diminished scheme between the permitted and implemented use of the site resulting from this proposal which is a requirement for consideration under para 135 of the 2023 NPPF. Officers also note that the recently permitted application 23/01476/FUL also resulted in the loss of grazing land.

Conclusion

8.25 The proposed storage use, and its associated building, hardstanding and fencing would not be compatible with its countryside setting outside any existing settlement. Also, in Officers' view the proposed use and buildings, also reduce the opportunity for grazing/agriculture which would result in a loss to the rural character of the site and area.

8.26 Furthermore, the proposed development would generate use of private motor vehicles and delivery vehicles in a countryside location. In addition, the proposal storage arrangements which would include open storage of caravans plus a storage building would be visually harmful to the amenities of the site and rural character of the surrounding area. The potential level of employment and associated economic benefits, whilst recognised and attributed weight accordingly, would not outweigh the unsustainable nature of the proposed use in this location and the harm to the character of the countryside. The proposal is therefore contrary to the 2023 NPPF and policies 1, 2, 8, 39, 45 and 48 of the Chichester Local Plan: Key Policies 2014-2029.

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

Human Rights

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

RECOMMENDATION

REFUSE for the following reasons:-

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

2) The commercial use would be situated within a relatively isolated, and unsustainable location. The visual harm to the countryside would be exacerbated by the proposal's clustering of caravans and additional storage building on the site which would be detrimental to the pattern of open fields and low-density residential development in the locality, causing harm to the character of the site and local residential amenity. The proposal would therefore be contrary to the NPPF 2023 and policies 1, 2, 8, 39, 45 and 48 of the Chichester Local Plan: Key Policies 2014-2029.

3) This decision related to plans: 210824_R0_001 REV2, 210824_R0_300 REV 2, 210824_R0_002 REV2 and 210824_R0_200 REV 2

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

For further information on this application please contact Sascha Haigh on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLCGJGERFU100>