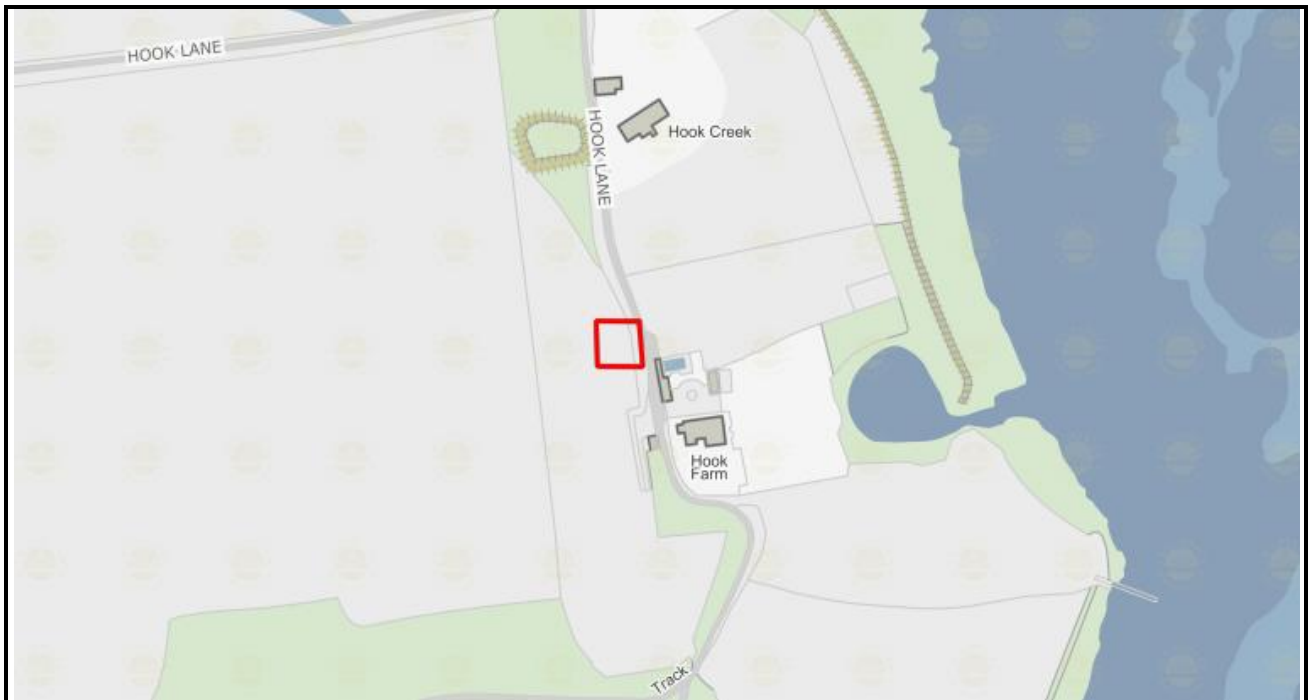



Parish: Bosham	Ward: Harbour Villages
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BO/22/02446/FUL

Proposal	Small agricultural barn.		
Site	Land At The Old Cart Shed Hook Lane Bosham Chichester West Sussex PO18 8EX		
Map Ref	(E) 483016 (N) 102723		
Applicant	Mr and Mrs J Wells	Agent	Mr Andrew Thomas

RECOMMENDATION TO PERMIT



	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 Parish Objection - Officer recommends Permit.

1.2 This application was further deferred at the 6 December 2023 meeting of the Planning Committee to allow the Planning Committee to undertake a site visit.

Note: Since the application was last considered by the Planning Committee it has become clear that whilst Areas of Outstanding Natural Beauty (AONB) are to be rebranded as National Landscapes, they remain AONBs in planning policy. Therefore references to National Landscapes within the report has been amended to read AONB.

2.0 The Site and Surroundings

- 2.1 The application site lies to the west of Hook Lane, within the parish of Bosham, the Chichester Harbour Area of Outstanding Natural Beauty (AONB) and within the 'Rest of Plan Area'. The site is an existing agricultural holding, comprising an 'in-land block' (89 Hectares) and 'foreshore block' (26 Hectares), that lie within the control of the applicant but are physically separate parcels. The larger in-land block is within agricultural use, largely for crops and grazing. The smaller, foreshore block is currently managed by topping (mowing to control plant and weed growth) and not currently used to its full potential.
- 2.2 The application site itself comprises of a smaller field, forming part of the foreshore block, and lies to the east of the inland block. There is dense woodland to the east, north and south and the western boundary is fenced with stock fencing. The field is raised above the level of Hook Lane, which for the most part is a single-track tree lined lane. There is a gravel parking area, opposite Hook Farm Farmhouse, which provides access into the field. There is a dilapidated corrugated metal shed to the south of the access.
- 2.3 The wider character of the area is rural, comprising mostly of agricultural land with scattered dwellings and agricultural/industrial buildings. This includes the small industrial site on the corner of Old Park Lane and Hook Lane. The 'Green Barn' just south of the industrial site is an agricultural building, serving the larger in-land block and is used for the storage of farm equipment, fertiliser etc. The Green Barn lies 0.8km (as the crow flies) west of the application field.

3.0 The Proposal

- 3.1 This application seeks permission for the construction of a three-bay barn, measuring 13.8m in length, 8m in width and 4.8m in height to a shallow ridge. The barn would be clad in treated timber spaced boarding, fibre cement roof sheeting in anthracite grey. The northern bay would be open sided to the north and east.

4.0 History

85/00164/BO	PER	Change of use from disused cattle yard and barn to garage and hardstanding for adjacent house.
95/02414/DOM	PER	Proposed extensions to south and west elevations and general alterations.
95/02429/FUL	PER	Reroofing existing barn using plain clay tiles.
98/02007/FUL	REF	Shed for storage of tractor, implements and boat.
07/03710/FUL	PER	Retention of improvements to existing access to barn and new access to adjoining agricultural field.
13/04217/PNO	NOPA	Lean to extension to provide for farm office and workshop i.e. secure diesel, store fertilizer, machinery and farm materials.
14/01759/PNO	NOPA	Proposed access track.
14/02478/PNO	NOPA	Lean-to extension to provide dry and secure storage for hay/forage and machinery storage.
20/03131/PNO	PPR	General Purpose Agricultural building.
21/00619/PNO	PPR	Agricultural building.
21/03594/PNO	YESPAR	1 no. agricultural building.

5.0 Constraints

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

6.0 Representations and Consultations

6.1 Parish Council

Further comments

Bosham Parish Council maintains its objection to this application.

Original comments

BPC objects to this application on the grounds that the applicant has adequate storage within the curtils of the farm. This is an unnecessary building adjacent to the harbour in the AONB within the rural landscape.

6.2 Natural England

No objection.

6.3 Chichester Harbour Conservancy

Further comments

The Conservancy's position with this development application has not changed and maintains its Objection.

Original comments

Objection: The application has failed to demonstrate a genuine need for a new barn in this isolated location away from the main farmstead / existing buildings at Old Park Farm, and as such, the proposal would result in the proliferation of built development within a rural part of the AONB and would fail to meet the relevant criteria of the Conservancy's Planning Principle PP07 and Local Plan Policy 45.

6.4 CDC Environmental Strategy

Following submission of the PEA (Dec 2021) we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

The hedgerows on site are used by bats for commuting and foraging and will need to be retained and enhanced for bats. This will include having a buffer strip around the hedgerows (5m) and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity. Conditions should be used to ensure this.

We require that a bat box is installed onsite facing south/south westerly positioned 3-5m above ground.

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

Any brush pile, compost and debris piles on site could provide shelter areas and hibernation potential for hedgehogs. If any piles need to be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

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

Full details on how the habitats and enhancements onsite will be managed during the construction phase and post construction will need to be included within the Construction Environmental Management Plan (CEMP) and Landscape and Management Plan (LEMP) as part of a reserve matters application.

6.5 Third party objection comments

Ten (five from the same individual) third party representations of objection have been received concerning the following matters:

- a) Lack of justification for the proposed barn
- b) Isolated location
- c) Existing barn within the site 'Green Barn'
- d) Adequate existing storage for the farm
- e) Building proliferation is damaging to Chichester Harbour AONB
- f) Observations on previous planning history
- g) Buildings within Old Park Farm (including Fletchers Farm) which have been changed from agricultural to industrial and residential purposes.
- h) The agricultural buildings at Old Park Farm, the farm has extensive storage facilities
- i) A S106 should be used to restrict existing and proposed barn for agricultural use only and to prevent subsequent conversions.
- j) Concerns with the size of the agricultural land
- k) Existing buildings should be extended
- l) The visibility of the barn
- m) It would dominate the lane
- n) Noise and disturbance
- o) Dominating Hook Farm
- p) Visible from the Harbour

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

- a) No objections from Natural England.
- b) There is adequate justification.
- c) Supports the proposed farming initiative.
- d) There is no hay storage currently on the farm.
- e) The building will be useful to store hay without damage.
- f) Useful to storing equipment.
- g) The land subject to this application is treated and farmed separately from the large holding., thus requiring separate storage.
- h) The building allows for efficient working of the farm.
- i) The barn is modest in size.
- j) It is well related to existing buildings.
- k) The land was taken on by the applicants to be revitalised.

7.0 Planning Policy

The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. The Bosham Neighbourhood Plan was made on the 22 November 2016 and forms part of the Development Plan against which applications must be considered.
- 7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029

- Policy 1: Presumption in Favour of Sustainable Development
- Policy 2: Development Strategy and Settlement Hierarchy
- Policy 33: New Residential Development
- Policy 39: Transport, Accessibility and Parking
- Policy 40: Sustainable Design and Construction
- Policy 42: Flood Risk and Water Management
- Policy 43: Chichester Harbour Area of Outstanding Natural Beauty (AONB)
- Policy 45: Development in the Countryside
- Policy 48: Natural Environment
- Policy 49: Biodiversity

Bosham Neighbourhood Plan

- Policy 1 - The Settlement Boundary
- Policy 6 - Landscape and the Environment
- Policy 7 - Ecology, Wildlife and Biodiversity
- Policy 8 - Flood and Drainage

- Policy 9 - Transport and Highways

National Policy and Guidance

- 7.4 Government planning policy now comprises the revised National Planning Policy Framework (NPPF 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: Section 1 (introduction), 2 (Achieving Sustainable Development), Section 4 (Decision making), 12 (Achieving Well-Designed and Beautiful Places), and 15 (Conserving and Enhancing the Natural Environments) of the NPPF. In addition, the relevant paragraphs of the National Planning Practice Guidance have also been considered.

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

- 7.6 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 early 2024. 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 (2023).
- 7.7 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 NE5 Biodiversity and Biodiversity Net Gain
- Policy NE6 Chichester's Internationally and Nationally Designated Habitats
- Policy NE8 Trees, Hedgerows and Woodlands
- Policy NE10 Development in the Countryside
- Policy NE13 Chichester Harbour Area of Outstanding Natural Beauty
- Policy NE21 Lighting

Other Local Policy and Guidance

7.8 Consideration has also been given to:

- Planning Obligations and Affordable Housing SPD (July 2016)
- surface Water and Foul Drainage SPD (September 2016)
- CDC Waste Storage and Collection Guidance (January 2017)
- Chichester Landscape Capacity Study (March 2019)
- Landscape Gap Assessment for Chichester Local Plan Review 2035 (May 2019).
- CHC Chichester Harbour AONB Management Plan (2014-2029), including Planning Principles:
 - PP01 - Chichester Harbour as a Protected Area
 - PP07 - New/Extended Farm and Woodland Buildings
 - PP09 - Dark Skies.

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:

- Maintain low levels of unemployment in the district
- Develop a local workforce that meets the needs of local employers
- Support local businesses to grow and become engaged with local communities
- Encourage partner organisation to work together to deliver rural projects and ensure that our communities are not isolated
- Promote and increase sustainable, environmentally friendly initiatives in the district
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i. Principle of development
- ii. Design and impact upon character of the surrounding area

- iii. Amenity of neighbouring properties
- iv. Drainage
- v. Ecology

Assessment

i. Principle of development

- 8.2 The application site is located outside of any Settlement Boundary, which is defined as the 'Rest of the Plan Area' within the Local Plan (LP). Policies 2 and 45 of the LP state that development outside of settlement boundaries must require a countryside location and meet an essential, small scale, local need which cannot be met within or immediately adjacent to an existing settlement. In addition, it goes onto advise permission will be granted for sustainable development in the countryside where the proposal is well related to an existing farmstead or group of building, it is complementary to and would not prejudice any viable agricultural operations and any building ensures that their scale, siting, design, and materials would have minimal impact on the landscape and rural character of the area.
- 8.3 The proposal seeks an agricultural barn, within a field which is part of a larger agricultural holding, comprising of in-land and foreshore blocks. The holding is of a sufficient size to justify the requirement for an agricultural barn, and indeed a barn (Green Barn) has previously been approved on the larger in-land block in 2014 and subsequently extended. This barn is used for the storage of machinery and fertiliser and is fully utilised by the larger arable farming of the in-land block, with there being little opportunity to use this barn for hay storage. In addition, the two parcels of land are farmed separately, with the foreshore block essentially underutilised, due to its makeup of smaller land parcels which makes arable farming unviable. It is however the applicant's intention to increase the productivity of this land through harvesting hay, introducing grazing animals and applying for Countryside Stewardship, which is a government scheme which provides financial incentives for farmers to look after and improve the environment they manage.
- 8.4 The additional barn would provide storage for equipment to maintain the foreshore block, in addition to providing its primary function of storing hay. The barn would help to achieve the applicant's aspirations to fully utilise the foreshore block and reintroduce better farming practices. This has been examined further within the applicants 'Grassland Assessment and Management Recommendations' report which advises the production of hay from the land, rather than the current process of topping (mowing the fields and leaving the cutting in situ) is more beneficial to the management and quality of the land, reducing the amount of unmanaged scrub and weeds. Similarly, the grazing of the land would help to manage the sward to create and encourage a greater diversity of species than what is achieve through hay cutting alone. It would therefore be beneficial to have a barn in this location to allow the storage of the cut hay, and its later use as supplementary feed for the grazing animals.

- 8.5 The barn would be well-located to the existing dwelling (Hook Farm), its outbuildings and the corrugated shed, which could provide further storage but is not suited for hay storage. It would be well related to the foreshore block and is a purpose-built spaced timber boarded barn providing safe aerated hay storage.

The building, including its location on the foreshore block is beneficial for the day-to-day husbandry, allowing for convenient storage of smaller hay bales, which reduces reliance upon larger agricultural vehicles, hay wastage and reduces workload for labour intensive activities. It also provides a purpose-built structure to serve the foreshore block, which is of a sufficient scale to justify the barn. The applicants have advised of an average yield of 100 small bales per acre, which would roughly equate to 1000 bales which require storage. The existing Green Barn lies some distance from the foreshore block, with the distance making it an impractical option.

- 8.6 The application is accompanied by several supporting documents prepared by a rural practice-chartered surveyor, who has examined the various benefits of providing an additional barn within this location. These benefits, as set out above are on balance considered to justify the provision of a new barn within the foreshore block of the established agricultural holding. As such, the proposal can be considered to comply with the requirements of Policy 45, as it relates to an established agricultural holding, would be complementary to and, help to diversify the current farming practices and could provide ecological benefits through better management of the land and could not be reasonably achieved within the settlement boundary. In addition, the proposal is well related to the existing buildings, and as explored further below is unlikely to have an adverse impact upon the landscape and rural character of the locality. Finally, whilst the proposal would result in a small loss of Grade 1 agricultural land to facilitate its construction, this loss is unlikely to significantly impact the use or agricultural value of the field. Consequently, when considering the above the proposal can be considered acceptable in principle.

ii. Design and Impact upon Visual Amenity/Character of Area

- 8.7 Policy 43 has a number of criteria which proposals have to meet before they will be permitted which include that the natural beauty and locally distinctive features of the AONB are conserved and enhanced; and that proposals reinforce and respond to, rather than detract from, the distinctive character and special qualities of the AONB. In addition, Policy 45 of the Chichester Local Plan requires development in the countryside should be of a scale, siting, design and incorporate materials that would have minimal impact upon the landscape and rural character of the area. Policy 48 of the Chichester Local Plan requires, amongst other considerations, proposals respect and enhance the landscape character of the surrounding area and site.
- 8.8 Planning Principle 01 reaffirms the importance of the Chichester Harbour AONB, and its primary purpose to conserve and enhance the natural beauty of the area. It advises, The Conservancy will oppose any application that, in its opinion, is a major change or will cause material damage to the AONB or which will constitute unsustainable development. Policy DS1 requires development to integrate with existing surroundings, respond to the

semi-rural nature of the parish and use good quality materials that complement existing within the parish and comply with the AONB Design Guidance.

8.9 The proposal by reason of its size, scale and detailed design is an appropriate form of development, having had regard to the proposed location of the barn to the eastern side of the field adjacent to existing screening. This would be entirely appropriate and would minimise impact upon the open arable field and would maximise natural screening opportunities from the established woodland. The barn is well related to the existing Hook Farm, its outbuildings and the corrugated shed and would not read as an isolated building within the countryside. Its siting, adjacent to the established wooded boundary would effectively screen all but glimpsed views from the foreshore and harbour. It would be visible in views from the west, but these would be against the wooded backdrop and of Hook Farm. The building is modest in scale, simplistic in form and incorporates a muted colour palette, of natural timber cladding and profile cedar sheet roofing, which is typical of a rural/agricultural style building. One of the bays of the barn would be partially open, and there would be a sliding timber door in the south elevation.

8.10 Whilst third parties have raised concerns regarding the impact of the development upon the rural character of the AONB, it is important to consider that the established character of this part of the AONB is one of a rural farming landscape, where you would expect to encounter associated farm development. The presence of an appropriately designed and sympathetic rural barn would not be out of keeping or detrimental to the rural character of the area.

8.11 Overall and on balance the visual impacts of this development are considered respectful to the character and quality of the AONB. It is therefore considered that the development complies with Sections 12 and 15 of the NPPF, Policies 33, 43, 45 and 47 of the Local Plan, Planning Principles 01 and 07 of the Chichester Harbour AONB Management Plan and Policy 6 of the Bosham Neighbourhood Plan.

iii. Impact upon amenity of neighbouring properties

8.12 Paragraph 130 of the NPPF states that planning decisions should create places that offer a high standard of amenity for existing and future users.

8.13 There is an appropriate level of separation between the location of the proposed barn and the closest residential dwelling, thus ensuring the proposal would not have an unacceptable impact on the amenities of the neighbouring property. The agricultural use of the building is likely to give rise to some noise and activity, but not to a level that would cause an unacceptable level of noise and disturbance. Therefore, the proposal complies with Section 12 of the NPPF.

iv. Drainage

8.14 The site is wholly within Flood Zone 1 (low risk) and the Local Planning Authority have no additional knowledge of the site being at increased flood risk. It is indicated the surface water drainage, is dealt with via soak away, which is the preferred means of drainage which would be secured, via the building control process and in any event appears to be operating satisfactorily currently. Given the modest size of the proposed barn, and the limited runoff it is not considered necessary to obtain further details of the proposed

drainage scheme. Therefore, the proposal complies with Policy 42 of the Local Plan, and Policy 8 of the Bosham Neighbourhood Plan.

v. Ecology

8.15 Policy 49 of the Chichester Local Plan requires the biodiversity of the site to be safeguarded and enhanced, whilst the NPPF makes it clear in Paragraph 180 that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on, and providing for net gains, for biodiversity.

8.16 The site is situated approximately 140 metres north of Old Park Wood which is designated as Chichester Harbour SPA and Chichester Harbour RAMSAR. The site is situated approximately 115 metres west of the Chichester and Langstone Harbour SPA and RAMSAR site. Accordingly, the application has been accompanied by a Preliminary Ecological Appraisal which has been reviewed by the Councils Environmental Strategy Officer, who has confirmed, subject to the mitigation and suggested enhancements being secured via condition, they have no objection to the proposed development. However, it has been advised to secure further details via a Construction and Environmental Management Plan (CEMP) to ensure the development does not adversely impact nesting or overwintering birds and does not adversely impact the biodiversity of the site and its surroundings. Therefore, the subject to future compliance with conditions, the proposal would comply with Policy 49 of the Local Plan and the Planning Principles 01 of the Chichester Harbour AONB Management Plan and Policies 6 and 7 of the Bosham Neighbourhood Plan.

vi. Other Matters

8.17 Third party comments refer to existing industrial buildings which could be brought back into agricultural use. However, these buildings obtained permission for commercial uses approximately 20 years ago and are occupied by long-term tenants including Edward Johnson Furniture and a valuables storage company. As such, it is not considered these buildings present a realistic option for returning to agricultural use.

Conclusion

8.18 The proposal would result in a high quality, functional agricultural barn which would be complementary to and enhance existing agricultural operations within an established agricultural holding. The barn is modest in scale, appropriately designed and sited to minimise its visual impact. Accordingly, it is considered that the proposal would result in a form of development which would conserve the natural beauty of the AONB.

Human Rights

8.19 The Human Rights of all affected parties have been taken into account and the recommendation is considered justified and proportionate.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

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

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

3) No development shall commence, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period unless any alternative is agreed in writing by the Local Planning Authority. The CEMP shall include details of the construction process for each stage of the development, including timings of the development to ensure there will be no disturbance to over wintering and nesting birds. In addition, the following details shall be provided:

- a) the anticipated number, frequency and types of vehicles used during construction,
- b) the provision made for the parking of vehicles by contractors, site operatives and visitors,
- c) the loading and unloading of plant, materials and waste,
- d) the storage of plant and materials used in construction of the development,
- e) the erection and maintenance of security hoarding,
- f) the provision of road sweepers and/or wheel washing facilities to mitigate the impact of construction upon the public highway
- g) measures to control the emission of dust and dirt during construction, to include where relevant sheeting of loads, covering and dampening down stockpiles
- h) measures to control the emission of noise during construction,
- i) details of all proposed external lighting to be used during construction and measures used to limit the disturbance of any lighting required. Lighting shall be used only for security and safety,
- j) appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas, and
- k) waste management including prohibiting burning and encouraging recycling.

Reason: These details are necessary pre-commencement to ensure the development proceeds in the interests of highway safety and in the interests of protecting nearby residents from nuisance during all stages of development and to ensure the construction does not have a harmful environmental and ecological effect.

4) The development hereby permitted shall not be first brought into use until the following ecological enhancements have been implemented:

- a) The integration of a bat box into the barn hereby approved, or the provision of a bat box within a tree sited within the grounds of the development proposal.
- b) The integration of a bird box to the barn hereby approved, or the provision of a bird box within a tree sited within the grounds of the development proposal.

- c) The provision of hedgehog nesting boxes within the site.
- d) Any gaps within existing hedgerows should also be filled in using native hedge

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

Reason: In the interests of securing a biodiversity enhancement.

5) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form and plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

6) The following ecological mitigation measures shall be adhered to at all times during construction:

- a) Due to the potential for bats within the existing hedgerows to be retained a buffer around the hedgerows shall be maintained during the development. The buffer shall be clearly marked with a temporary fence and at no time shall any works take place within the buffer and no vehicles, equipment or materials be stored within the buffer at any time.
- b) Any brush piles, compost and debris piles on site could provide shelter areas and hibernation potential for hedgehogs and therefore shall be removed outside of the hibernation period (mid-October to mid-March inclusive).
- c) If any works need to take place to the trees or for vegetation clearance within the site, works should only be undertaken outside of the bird breeding season which takes place between 1st March 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

Reason: In the interests of protecting biodiversity and wildlife.

7) The development hereby permitted shall be carried out in strict accordance with the Preliminary Ecological Appraisal prepared by arbtech and the methodology and mitigation recommendations it detail, unless otherwise agreed in writing by the authority.

Reason: In the interests of protecting biodiversity and wildlife

8) 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.

9) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, as amended, and the Town and Country Planning (General Permitted Development) Order 2015, or in any other statutory instrument amending, revoking and re-enacting the Order, the building hereby permitted shall be used for agricultural purposes only, including the storage of hay, agricultural tools, machinery and equipment, and for no other purpose whatsoever.

Reason: To ensure the use of the building does not have a harmful environmental effect, in the interests of amenity/in the interests of protecting the character of the area/in the interests of protecting residential amenity.

10) When the barn hereby permitted ceases to be used for the agricultural storage of hay, agricultural tools, machinery, and equipment, the barn shall be demolished, all resultant debris removed from the site and the land restored to its former condition or a condition to first be agreed in writing by the Local Planning Authority.

Reason: To accord with the justification and requirement for the building.

Decided Plans

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

Details	Reference	Version	Date Received	Status
PLAN - SITE BLOCK PLAN	RA/75/22		31.10.2022	Approved
PLAN - SITE LOCATION PLAN	001		31.10.2022	Approved
PLAN - PROPOSED BARN FLOOR PLAN, ELEVATIONS AND SECTION	RA/422/100		31.10.2022	Approved

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

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RIXBQJERLW000>