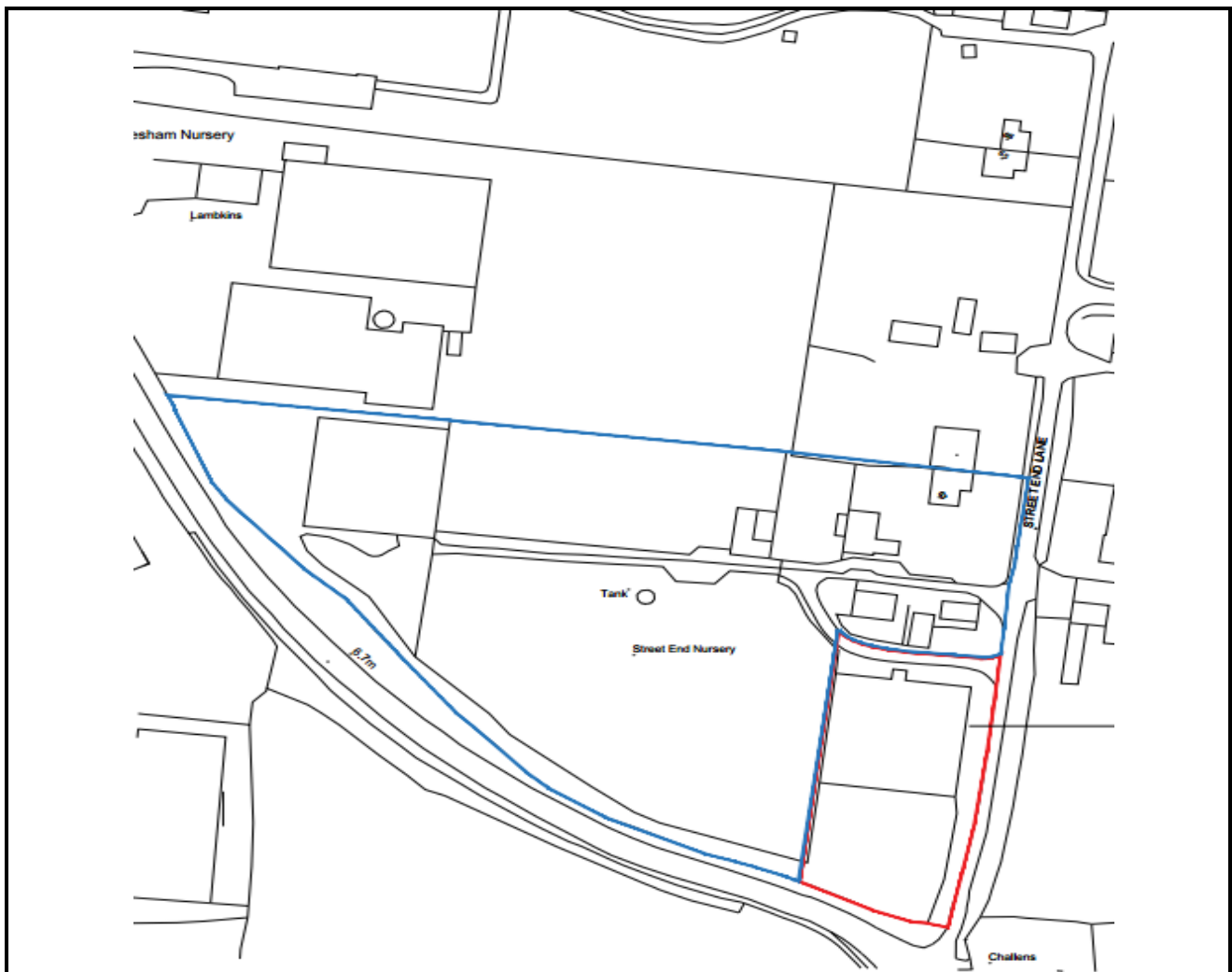



Parish: Sidlesham	Ward: Sidlesham With Selsey North
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SI/23/02901/FUL

Proposal	Demolition of existing glass house and construction of 2 no. units of 2 bedroom tourist accommodation and associated works.		
Site	Land South Of 63 Street End Lane Sidlesham Chichester West Sussex PO2 7RG		
Map Ref	(E) 485373 (N) 99296		
Applicant	Mrs Pamela Stevens	Agent	Mr Edward Rees

RECOMMENDATION TO PERMIT



	NOT TO SCALE	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 comprises existing redundant glasshouses and disused grassland to the south of the associated dwelling, located on the western side of Street End Lane on the corner of Street End Lane and Street End Road. Sidlesham is characterised by spacious, in some cases, former Land Share Association plots which now include a variety of uses having evolved over time from their original horticultural purpose. Fields adjoin the site to the west and south.
- 2.2 Development in this area is sporadic, fronting the highway in linear form, with a number of glass houses to the north of the application site along with a mix of commercial premises and residential properties of varying types and styles. Less than 250 metres to the south of the site is a well-established touring caravan site fronting Selsey Road. The area is characterised by its semi-rural feel and verdant appearance with the site itself bounded by significant mature tree and hedge planting.
- 2.3 The site is located within a designated countryside location, between the settlements of Hunston and Selsey on the B2145. The application site is well related to the village of Sidlesham with its range of services including petrol station, shop and public house. The B2145 is the main road which connects Chichester to Selsey and its wide range of services and facilities being a major destination in the area with its holiday parks, tourist offering and beaches.

3.0 The Proposal

3.1 Planning permission is sought for the demolition of existing glass house and construction of 2 no. units of 2 bedroom tourist accommodation and associated works.

4.0 History

08/01191/ELD	PER	Use of land as residential garden/curtilage.
14/04222/COUPM B	YESPAR	Part 3, Class MB: Proposed change of use from agricultural building to single dwelling (C3 Use class).
15/00281/COUPM B	YESPAP	Part 3, Class MB Proposed change of use from agricultural building to 1no. dwelling. (C3 Use Class).
15/02094/PA3R	YESPAP	Part 3, Class PA3R: Change of use of agricultural building to flexible commercial use (B1 Officers - Photographic Studio).

16/00472/PA3Q	YESPAP	Change of use of agricultural building to 1 no. dwelling (C3 Use Class).
17/01059/FUL	WDN	Erection of 2 no. dwellings.
18/00632/PA3Q	YESPAR	Class Q application for Prior Approval - Change of use from Agriculture to Dwelling (C3 Use Class). Renewal of Class MB approval SI/15/00281/COUPMB.
18/03322/FUL	PER	Change of use of land from agricultural to equestrian (for the keeping of horses) and erection of associated stable building.
18/03379/PA3Q	YESPAP	Class Q application for Prior Approval - Change of use from Agriculture to Dwelling (C3 Use Class).
19/01704/FUL	PER106	Erection of 1no. custom/self build dwellings - Alternative to dwelling permitted by virtue of Class Q Prior Approval for Change of Use from Agriculture to Class C3 (Dwellinghouse) under SI/18/03379/PA3Q.
20/01666/PNO3R	NOBJ	Use of building [aggregate floor area not exceeding 150 sq m] for a flexible commercial use, namely for Classes B1 and B8 purposes.
23/01421/OUT	REF	Outline Application with all matters reserved for demolition of existing glasshouse and construction of 4 no. tourist accommodation units and associated works.
23/02480/PRESS	PRE	Demolition of existing glass house and construction of 2 no. units of tourist accommodation and associated works.
23/02901/FUL	PDE	Demolition of existing glass house and construction of 2 no. units of 2 bedroom tourist accommodation and associated works.

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB/National Landscape	NO
Strategic Gap	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

Sidlesham Parish Council STRONGLY OBJECT to this application on the basis that it would involve demolishing an existing glasshouse that would be against a supported policy by CDC planners together with the policy of no new build. We would also mention that this is an LSA unit and can only obtain 3 PA3Q units for which this site already has this number. We would also ask the Planners to take into consideration that they refused an application made by the nearby Bucket & Spade site for a proposal to build holiday lets.

6.2 WSCC Local Highway Authority

This application seeks the demolition of an existing glass house and erection of two units of two-bedroom tourist accommodation with associated works. The site is located on Street End Lane, an unadopted road - as such, these comments should be considered as advice only.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application SI/23/01421/OUT, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Access to the maintained highway is achieved at the junction with Street End Road, a B-classified road subject to a speed restriction of 30 mph in this location. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Street End Road, and the proposals are not anticipated to give rise to a significant material intensification of use of this access point.

Five car parking spaces are proposed to serve the development. Given the scale of what is proposed, the proposed quantum of car parking provision is considered suitable for this application. From inspection of the plans, the parking bays appear suitably sized and on-site turning for cars appears achievable. Secure cycle parking provision for both units has also been demonstrated.

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

6.3 CDC Economic Development

The Economic Development Service supports this application. The glasshouses at this location have been disused for many years and are in a state of disrepair. The glass is unstable and panes are breaking up due to dilapidation. They are not in a suitable condition to be used for commercial purposes and there has been no demand from growers wanting to use the space.

There are 2 holiday lets already on the site which have improved the appearance of the plot. Removal of the glasshouses will improve onsite safety and appearance. There is a continued need for high quality holiday accommodation within the area. The Economic Development Service supports new, high quality, tourism facilities, especially on existing sites. Tourism plays a key role in Chichester District's economy.

According to Visit England data, tourism produces the following in Chichester District:

- 5.2 million day trips each year generating a spend of £144million
- 405,000 'staying' trips each year, equating to 1.3 million 'bed nights', and generating a spend of £75million
- c. 7,500 jobs in tourism and leisure, plus numerous 'support' jobs

In every area of the UK, staying visitors spend significantly more within a local economy than day visitors and help underpin the viability of associated businesses such as transport, entertainment, catering and retailing.

6.4 CDC Environmental Strategy

Recreational Disturbance

For this application we are satisfied that the HRA issue of recreational disturbance can be resolved as long as the applicant is willing to provide a contribution to the Bird Aware scheme, the standard HRA Screening Matrix and Appropriate Assessment Statement template can be used.

Dormice

The hedgerows, woodland and treelines on site may be used by dormice for commuting, nesting and foraging and will need to be retained and enhanced for dormice. 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.

If any works are required in these areas further survey work for dormice will be required.

Reptiles

As detailed within the PEA (May 2023) there is potential for reptiles to be onsite. Due to this and as recommend within the survey a reptile activity survey needs to be undertaken by a suitably qualified ecologist to determine if reptiles are onsite. If reptiles are found a mitigation strategy will also need to be produced. The mitigation strategy will need to include details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works. Both the reptile activity survey and the mitigation strategy (if required) will need to be submitted with this application prior to determination.

Bats

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.

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

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.

Nesting Birds

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

A check will also be required for birds' nests within the building prior to work commencing. If nesting birds are found, works in the area will need to be avoided and the nest protected until after the young have fledged.

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

Hedgehogs

Any brush piles, compost and debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must 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.

Policy 40

Following submission of the Sustainability Statement we are satisfied that the proposals will meet the requirements of policy 40 and a condition should be used to ensure this takes place.

Further comments 26.02.2024

Reptiles

Following submission of the Reptile Mitigation Strategy (Feb 2024), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

6.5 CDC Drainage

Surface Water Drainage:

The documents submitted in support of this application suggest that the proposed means of surface water drainage is through on-site infiltration via soak-away structures and the use of permeable surfaces. This approach is acceptable in principle as it follows the hierarchy of preference as set out in Approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA.

However, I note the landscape proposals include a 'wetland' area to the south of the plot, which is something we would be fully supportive of, as we really like to see space made for water. In my opinion as a drainage engineer; this presents an excellent opportunity to create a surface level, fully functional SuDS system, where the wetland not only provides ecological enhancement to the site but is also used to drain the development (which would be preferable to the use of subterranean plastic crates).

We always suggest that, at the earliest stage, developers should give due consideration to the appropriate location and design of surface water drainage features to achieve necessary capacity, water quality (via the SuDS management/treatment train), as well as ease of on-going maintenance. We also recommend that surface water drainage features should be designed in a manner that positively affects the amenity of the site. Open features, such as wetlands, swales, basins, and ponds, when designed correctly, can satisfy all the above aspirations in addition to; being easier to maintain, having longer lifespans and offering ecological advantages over subterranean features such as 'plastic crate systems'. This development appears to be an excellent candidate for a high-quality surface level SuDS solution.

Well-designed SuDS components include features that are no more hazardous than those found in the existing landscape, for example ponds in parks or footpaths alongside canals, therefore if the SuDS features are designed in an appropriate and safe manner, there should be no need for unsightly fencing and areas of restricted access.

Regardless of the ultimate form the infiltration structure takes, the potential for on-site infiltration should be investigated and backed up by winter groundwater monitoring and winter percolation testing. The results of such investigations will be needed to inform the design of any infiltration structures (whether they be subterranean soakaways, or open surface level infiltration features).

Wherever possible, driveways, parking spaces, paths and patios should be of permeable construction.

Given the nature of the development, to bring it in line with current guidance, the documentation supporting the drainage design should be able to demonstrate that the infiltration/SuDS features can accommodate the water from a 1 in 100-year critical storm event, plus an additional climate change allowance.

Should the application be approved we recommend the following conditions be applied to ensure the site is adequately drained:

'Development shall not commence until the full details of the proposed surface water drainage scheme have been submitted to, and approved in writing by, the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems, as set out in Approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA. Winter groundwater monitoring, to establish the highest annual ground water levels, and winter percolation testing, to BRE 365 or a similar approved method, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.'

Flood Risk:

The site is wholly within flood zone 1 (low risk) and we have no additional knowledge, or records of the site being at significant flood risk. Therefore, subject to satisfactory drainage we have no objection to the proposed use, scale or location based on flood risk.

Surface Water Drainage Proposal Checklist

The council has created a 'Surface Water Drainage Proposal Checklist' document that can be found in the 'downloadable documents' box on the following webpage:

<http://www.chichester.gov.uk/landdrainage>. This document is designed to clearly outline the council's expectations and requirements for Surface Water Drainage Proposals. If the applicant wishes to avoid pre-commencement conditions relating to surface water drainage, we ask that they submit detailed surface water drainage proposals in line with the requirements of this checklist. Alternatively, if pre-commencement surface water conditions are applied to their application this document should then be used for any subsequent 'Discharge of Conditions Applications'.

6.6 CDC Archaeology Officer

It is unlikely that works associated with the proposal would affect archaeological deposits to the extent that refusal or the requirement of other mitigation measures would be justified.

6.7 Third party objection comments

No third party representations have been received during the course of the application.

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 at this time.
- 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 26: Existing Employment Sites
Policy 30: Built Tourist and Leisure Development
Policy 32: Horticultural Development
Policy 33: New Residential Development
Policy 38: Local and Community Facilities
Policy 39: Transport, Accessibility and Parking
Policy 40: Sustainable Design and Construction
Policy 45: Development in the Countryside
Policy 46: Alterations, Change of Use and/or Re-use of Existing Buildings in the Countryside
Policy 48: Natural Environment
Policy 49: Biodiversity
Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas
Policy 51: Development and Disturbance of Birds in Pagham Harbour Special Protection Area

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

- 7.3 The Chichester Local Plan 2021-2039: Proposed Submission (LPPS) has now completed its 'Regulation 19' consultation (17 March 2023). The Council's published Local Development Scheme in January 2023 anticipated that the plan would be submitted for examination in Summer 2023 but given the complexity of issues involved the anticipated submission date is now Spring 2024. Accordingly, the plan could now be considered to be at an 'Advanced Stage of Preparation' for the purposes of para 48(a) of the National Planning Policy Framework (NPPF) and consequently could be afforded moderate weight in the decision-making process. Once it is submitted for examination it will be at an 'Advanced Stage' for the purposes of assessment of development proposals against para 49(b) of the NPPF.

National Policy and Guidance

- 7.4 Government planning policy comprises the National Planning Policy Framework (NPPF - 20 December 2023) and related policy guidance in the NPPG.
- 7.5 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.

7.6 The following key sections of the revised NPPF are relevant to this application: 2 (Achieving Sustainable Development), 4 (Decision Making), 6 (Building a Strong, Competitive Economy), 9 (Promoting Sustainable Transport), 12 (Achieving Well Designed and Beautiful Places) and 15 (Conserving and Enhancing the Natural Environment). The relevant paragraphs of the National Planning Practice Guidance have also been taken into account.

Other Local Policy and Guidance

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

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

The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- 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. Impact upon amenity of neighbouring properties
- iv. Impact upon highway safety and parking
- v. Ecological considerations
- vi. Recreational Disturbance
- vii. Other Matters

Assessment

- i. Principle of development

8.2 The application site is located in the rural area outside of any Settlement Boundary, which is defined as the 'Rest of the Plan Area'. Policy 45 of the Local Plan states that planning permission will be granted for sustainable development in the countryside where it can be demonstrated that 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 established settlement;

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

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.

8.3 There is no essential need for the development to be located in this countryside location, however Policy 30 of the Local Plan sets out the Policy criteria for new tourist development in the District. It is noted that the site is not within a horticultural development area.

8.4 Policy 30 of the Local Plan states that proposals for tourism and leisure development, including tourist accommodation, will be granted where it can be demonstrated all the following criteria have been considered:

1. It is sensitively designed to maintain the tranquillity and character of the area;

2. Is located so as to minimise impact on the natural and historic environment, including that of visitors or users of the facility, particularly avoiding increasing recreational pressures on Chichester Harbour AONB and Pagham Harbour and other designated sites;

3. It provides a high quality attraction or accommodation; and 4. Encourages an extended tourist season.

In the countryside planning permission will be granted for new tourism buildings including bed and breakfast, self catering and hotel facilities where the above and following criteria have been met:

1. Be of a scale appropriate to the location and demonstrate they require a rural location and cannot be accommodated elsewhere, or the proposal is associated with the expansion of an existing facility; and

2. Support the objectives of rural regeneration/diversification.

8.5 Paragraph 88 of the NPPF (Dec 2023) states that planning decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside.

8.6 The proposed development would accord with Policy 30 of the Local Plan and paragraph 88 of the NPPF (Dec 2023) as the scale of the development would be largely in line with the surrounding pattern of development. Street End Lane contains a number of horticultural and agricultural buildings, many of which have been subject to conversion and change of use to residential uses. The scale and layout of the units reflects the surrounding density of development, and the units reflect the rural character of the area. Furthermore, the proposal utilises landscaping and natural features to screen the development from Street End Lane which further minimises the visual impact upon the surrounding area.

8.7 The applicant has provided a Statement of Justification which provides a rationale for why the development is proposed in a rural setting. The nature of the development is rural tourism which cannot be delivered in Settlement Boundaries and the connectivity to surrounding areas providing an attractive tourism use which balances the tranquil setting with the access to tourist and leisure attractions in the district.

ii. Design and impact upon character of the surrounding area

8.8 Policy 30 of the Chichester Local Plan sets out that any proposed development must ensure that is sensitively designed to maintain the tranquillity and character of the area and minimise impact on the natural environment. Policy 45 of the CLP requires development in the countryside to be of a scale, siting, design and incorporate materials that would have a minimal impact upon landscape and rural character of the area. Policy 48 of the CLP requires, amongst other considerations, proposals respect and enhance the landscape character of the surrounding area and site.

8.9 A recent planning application on the site was refused due to the scale of development proposed and the likely impact on the character of the area arising from this. Outline planning permission was sought for 4 no. tourist units which gave rise to significant concerns about the visual impact of the proposed units.

8.10 The proposed development is amended from the previous submission and 2 no. units are now proposed with less hardstanding and an enhanced landscaping scheme. The proposal would be in keeping with the character and density of the surrounding area and would have a lesser visual impact than the existing glasshouses. The units have been designed to take a traditional barn typology with modern detailing, with brick plinth, black timber weatherboarding and profiled sheet roofing, which reflect typical agricultural styles.

8.11 Overall, whilst the proposal would introduce tourist development to a rural site, the design has been incorporated sensitively into the surroundings and would reflect the surrounding vernacular and there would be no adverse impact on the character of the surrounding area. The proposal would therefore accord with Policies 30 and 45 of the Local Plan and Section 15 of the NPPF.

iii. Impact upon amenity of neighbouring properties

8.12 The NPPF states in paragraph 135 that planning should ensure a good quality of amenity for existing and future users (of places), and policy 30 of the CLP includes requirements to protect the tranquillity of the area.

8.13 The nature of the development would give rise to some residential activity on the site and it is considered that this tourism use could be acceptable in this location without detriment to the amenity of neighbouring properties. Planning conditions could be used to limit any potential disturbance.

8.14 In summary, the development would not give rise to any undue impacts on neighbouring amenity and the development would accord with paragraph 135 of the NPPF and policy 30 of the Local Plan.

iv. Impact upon highway safety and parking

8.15 Policy 39 of the Chichester Local Plan seeks to ensure that new developments do not result in residual cumulative impacts which are severe and ensure a safe and adequate means of access for all modes of transport.

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

8.17 Therefore, the proposal would accord with policies 8 and 39 of the CLP and paragraph 115 of the NPPF (Dec 2023), which seeks to ensure that new development has acceptable parking levels, and access and egress to the highway.

v. Ecological considerations

8.18 Local Plan Policy 49 states that planning permission will be granted for development where it can be demonstrated that the biodiversity value of the site is safeguarded and demonstrable harm to habitat or species which are protected, or which are of importance to biodiversity is avoided or mitigated.

8.19 Surveys have been submitted to support the application and the conclusions of these surveys are that there would be no significant impacts upon protected species and mitigations and enhancements are secured by suitably worded conditions.

8.20 Overall, the application would accord with Policy 49 of the Local Plan and Section 15 of the NPPF and would result in enhancements to the biodiversity of the application site.

vi. Recreational Disturbance

8.21 The site is located within the 5.6km 'zone of influence' of the Chichester and Langstone Harbours Special Protection Area where it has been identified that the net increase in residential development results in significant harm to those areas of nature conservation due to increased recreational disturbance.

8.22 In such instances, the combined implications from the proposed development (that is the nutrient content of the discharge and the increase in recreational disturbance), together with the application of measures to avoid or reduce the likely harmful effects from the discharge and the contribution towards the recreational disturbance mitigation, are required to be tested by the council via an AA to assess the impact on the designated sites in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended).

8.23 The applicant has confirmed that they are willing to enter into a legal agreement to secure the financial contribution and therefore once this is completed, this issue would be adequately addressed.

vii. Other Matters

8.24 Officers acknowledge the Parish Council comments in relation to other applications in the Parish, this application has been assessed on its own merits and the application which the

Parish Council is not a material consideration in the assessment of this application. Furthermore, the Parish make reference to Prior approvals under Class Q of the GPDO, this application is not for a prior approval and is not for a change of use to C3 residential use. The application has been assessed on the proposal put forward and is considered to be acceptable by officers.

Conclusion

8.25 Based on the above, it is considered that the development would not give rise to any significant detrimental impacts to the character of the surrounding area and would accord with the aims of Local Plan Policies and guidance within the NPPF. The proposal is therefore recommended for approval.

Human Rights

8.26 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 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 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) Development shall not commence until the full details of the proposed surface water drainage scheme have been submitted to, and approved in writing by, the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems, as set out in Approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA. Winter groundwater monitoring, to establish the highest annual ground water levels, and winter percolation testing, to BRE 365 or a similar approved method, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Reason: The details are required pre-commencement to ensure that the proposed development is satisfactorily drained with all necessary infrastructure installed during the groundworks phase.

4) The development hereby permitted shall not be first brought into use until a site management and good practices plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved site management and good practices plan shall be implemented and adhered to throughout the operation of the tourist units, unless any variation is agreed in writing by the Local Planning Authority. The site management and good practices plan shall provide details of the following:

- a. The controls for the use of fire pits and BBQs, including relevant safety measures including but not limited to safety measures and type of provision
- b. The appropriate disposal of waste and recycling
- c. The control of the playing of music and the use of sound amplifying equipment
- d. Measures to minimise noise and disturbance upon neighbouring properties, including, but not limited to the implementation of designated 'quiet hours'.

Reason: To ensure that the proposal would safeguard the amenities of neighbouring properties and the wider area.

5) The development hereby permitted shall not be first brought into use until a scheme detailing boundary treatments and hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include plans showing the proposed means of enclosure to the, southern boundary of the site, a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities of hedge row which shall follow the line of the proposed means of enclosure, and a details of the proposed infrastructure and regime for watering the landscaping. The approved means of enclosure shall be provided prior to first occupation of the cabins, and the approved landscaping shall be provided within the first planting season following first occupation of the cabins. Thereafter the approved boundary treatment and landscaping schemes shall be retained in perpetuity.

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

6) The development hereby approved shall not be first brought into use until the car parking has been constructed and laid out in accordance with the approved site plan.

Reason: In the interests of ensuring sufficient car parking on-site to meet the needs of the development.

7) No part of the development hereby permitted shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved details. Thereafter the cycle parking shall be retained for that purpose in perpetuity.

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

8) Prior to occupation of the works hereby permitted, the following ecological enhancements shall be provided:

- a) A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs
- b) a bird box shall be installed on the building and or tree within the garden of the property
- c) a bat box shall be installed on the buildings onsite facing south/south westerly positioned 3-5m above ground.

Thereafter the ecological enhancements shall be retained in perpetuity.

Reason: To ensure that the protection of ecology and/or biodiversity is fully taken into account during the construction process in order to ensure the development will not be detrimental to the maintenance of the species.

9) 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.

10) The following ecological mitigation measures shall be adhered to at all time during construction;

- a) Due to the potential for bats within the existing hedgerows to be retained a buffer around the hedgerows and trees shall be maintained during the course of 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) Due to the potential for hedgehogs hibernating or sheltering within the brush pile, compost and debris piles noted on site, this shall not be removed between mid-October to mid-March inclusive, and shall undergo a soft demolition.
- c) If any works need to take place to the trees or for vegetation clearance on the site, they 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.

11) The implementation of this planning permission shall be carried out strictly in accordance with the Reptile Mitigation Strategy (Feb 2024).

Reason: To ensure that the protection of ecology and/or biodiversity is fully taken into account during the construction process in order to ensure the development will not be detrimental to the maintenance of the species.

12) The implementation of this planning permission shall be carried out strictly in accordance with the Sustainability Statement.

Reason: In the interests of achieving a sustainable development.

13) 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 development hereby permitted shall be used as a tourist accommodation including the siting of 2 buildings. The buildings shall not be used for any individual's main or sole residential dwelling and for no other purpose (including any purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended by the Town and Country Planning (Use Classes)(Amendment)(England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order). A register of all occupiers, detailing dates, names and usual addresses, shall be maintained by the owner and shall be kept up to date and available for inspection at all reasonable hours by the Local Planning Authority. Any occupation of the units by a single party for a consecutive period exceeding 1 month shall be required to provide evidence of their place of primary accommodation.

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

14) 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.

15) 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 additional means of boundary treatment shall be provided anywhere on the site without a grant of planning permission.

Reason: In the interests of protecting the rural character of the locality.

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 LOCATION PLAN	1561/DP100	01	22.01.2024	Approved
PLAN - PROPOSED SITE PLAN	1561/DP102	01	22.01.2024	Approved
PLAN - PLOT 3A - PROPOSED FLOOR PLAN AND ELEVATIONS	1561/DP103	01	22.01.2024	Approved
PLAN - PLOT 3B - PROPOSED FLOOR PLAN AND ELEVATIONS	1561/DP104	01	22.01.2024	Approved
PLAN - LANDSCAPE MASTERPLAN	GS240.STREE TENDLANE.L MP	VERSION 7	22.01.2024	Approved

INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2) The developer's attention is drawn to the provisions of the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats etc) Regulations 1994, and to other wildlife legislation (for example Protection of Badgers Act 1992, Wild Mammals Protection Act 1996). These make it an offence to kill or injure any wild bird intentionally, damage or destroy the nest of any wild bird intentionally (when the nest is being built or is in use), disturb, damage or destroy and place which certain wild animals use for shelter (including badgers and all bats and certain moths, otters, water voles and dormice), kill or injure certain reptiles and amphibians (including adders, grass snakes, common lizards, slow-worms, Great Crested newts, Natterjack toads, smooth snakes and sand lizards), and kill, injure or disturb a bat or damage their shelter or breeding site. Leaflets on these and other protected species are available free of charge from Natural England.

The onus is therefore on you to ascertain whether any such species are present on site, before works commence. If such species are found or you suspected, you must contact Natural England (at: Natural England, Sussex and Surrey Team, Phoenix House, 32-33 North Street, Lewes, East Sussex, BN7 2PH, 01273 476595, sussex.surrey@english-

nature.org.uk) for advice. For nesting birds, you should delay works until after the nesting season (1 March to 31 August).

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=S60XZUERGGR00>