

Parish:
Chidham & Hambrook

Ward:
Harbour Villages

CH/23/01097/REM

Proposal	Application for the approval of all reserved matters (access, appearance, landscaping, layout and scale) following outline planning permission CH/20/01139/OUT for the erection of 1 no. 3 bed dwelling in garden to south of existing house.		
Site	Land South Of Springfield Hambrook Hill South Hambrook Chidham West Sussex		
Map Ref	(E) 478772 (N) 106977		
Applicant	Mr & Mrs S Allen	Agent	Mr Stephen Jupp

RECOMMENDATION TO PERMIT



**NOT TO
SCALE**

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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 measures approximately 1.1 hectare and is located on the east side of Hambrook Hill South, just to the south of the A27. The site is generally well screened along its southern and western boundaries by mature hedgerows and trees.

2.2 The locality includes built up residential environment which runs from Priors Leaze Lane and becomes semi-rural as you approach the end of Hambrook Hill South. The watercress beds to the west of the road contribute to the rural nature of this end of the Hill. The area has been subject to new housing in recent years. The site is generally level and laid to garden being framed by planting at the boundaries.

3.0 The Proposal

3.1 The application seeks approval of reserved matters following the approval of the outline application for a three-bedroom dwelling on the site.

3.2 The proposed dwelling would measure approximately 11.6 metres in width, 12.3 metres in depth and be designed in a L-shape. The dwelling would measure approximately 7.9 metres in height and have a dual pitched roof.

3.3 To the north-west of the dwelling would be a detached double garage which would measure approximately 6 metres in width, 6 metres in depth and 5 metres in height, and would feature a dual pitched roof.

4.0 History

20/01139/OUT PER106 Outline Planning Application All Matters
Reserved - Erection of 1 no. 3 bed dwelling in
garden to south of existing house.

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	NO
National Landscape	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

Chidham and Hambrook Parish Council objected to the previous application on the site. The Parish Council has not changed its stance on the unsuitability of this location for the following reasons:

It is outside the settlement boundary and not contiguous with it, contrary to the Housing Interim Position Statement 6.2.1

The application is contrary to NPPF Para 84 Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: None of the circumstances listed apply.

It is contrary to the (made) Local Plan Policy 45: Within the countryside, outside settlement boundaries, development will be granted where it requires a countryside location and meets the essential, small scale and local need which cannot be met within existing settlements. Hambrook is designated a rural area, there is no such need for a countryside location and the site is in an isolated position within the village.

It is contrary to the emerging Local Plan Policy NE10: development/ conversion that would create new isolated homes in the countryside will be avoided unless there are special circumstances as outlined in Government policy.

6.2 West Sussex County Council Highways Authority

This application seeks the approval of reserved matters following outline permission CH/20/01139/OUT of the erection of one three-bedroom dwelling. This site is located on Hambrook Hill South, an unclassified road subject to a speed restriction of 30mph.

WSSCC in its role as Local Highway Authority (LHA) most recently provided comment on this application dated 01/12/2024, requesting a seven-day speed survey be undertaken to justify the demonstrated visibility splays. The applicant has submitted the results of a speed survey and as such, the LHA has been reconsulted.

Following an inspection of the submitted information and plans, the LHA raise no highway safety concerns for this application.

6.3 Natural England

Natural England has previously commented on this proposal at Outline and made comments to the authority in our response dated 03 September 2021 Reference number 364350 (attached for reference). Upon review of the application documents, it does not seem that there are any proposed changes that have implications for nutrient neutrality or recreational disturbance. As such, the advice provided in our previous response applies equally to this application.

Should the proposal be amended in any way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

6.4 CDC Environmental Protection - Land contamination

With respect to land contamination, it is noted that conditions 7, 8 and 9 were applied to the outline permission. No information has been submitted with this application with respect to these conditions. The layout of the property may be influenced by the results of site investigation (ie if land contamination were found to be present the location of garden areas/landscaping may need to be designed differently) - information in relation to conditions 7 and if necessary 8/9 should be submitted - unless you think it more appropriate to submit a DOC app at a later date for these conditions?

SPZ 1

The EA should be consulted for any comments relating to development within SPZ1 areas (I think the development footprint is just within the catchment).

6.5 CDC Environmental Strategy

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 building / trees facing south/south westerly positioned 3-5m above ground.

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.

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).

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

6.6 CDC Drainage

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

Surface Water Drainage: Wherever possible, driveways, parking spaces, paths and patios should be of permeable construction. Due to the scale of the proposed development, we have no conditions to request. Surface water drainage should be designed and constructed to meet building regulations.

6.7 Third party objection comments

No third-party representations have been received concerning the proposed development.

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. The Chidham & Hambrook Neighbourhood Plan 2015 was made on the 20 September 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 6: Neighbourhood Development Plans

Policy 8: Transport and Accessibility

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 45: Development in the Countryside

Policy 47: Heritage and Design

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

Chidham and Hambrook Neighbourhood Plan 2019-2034

Policy LP1
Policy EM2
Policy EM3
Policy H2
Policy DS1
Policy DS2

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

7.3 The Chichester Local Plan 2021-2039: Proposed Submission completed its 'Regulation 19' consultation on 17 March 2023 and was submitted for examination to the Planning Inspectorate on 3rd May 2024. In accordance with the Local Development Scheme and with Examination Hearings which commenced in October 2024, it is anticipated that the new Plan will be adopted by the Council in Spring 2025. Accordingly, the plan could now be considered to be at an 'Advanced Stage of Preparation' for the purposes of paragraph 48(a) of the NPPF and consequently could be afforded moderate weight in the decision making process. At this stage, the Local Plan Proposed Submission 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 objections attributed to any relevant policy, commensurate with government policy in the NPPF.

7.4 Relevant Policies from the Published Emerging Local Plan 2021-2039 are:

Policy S1: Spatial Development Strategy
Policy S2: Settlement Hierarchy
Policy NE5: Biodiversity and Biodiversity Net Gain
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 NE10: Development in the Countryside
Policy NE15: Flood Risk and Water Management
Policy NE16: Water Management and Water Quality
Policy NE17: Water Neutrality
Policy NE19: Nutrient Neutrality
Policy NE24: Contaminated Land
Policy H1: Meeting Housing Needs
Policy P1: Design Principles
Policy P2: Local Character and Distinctiveness
Policy P4: Layout and Access
Policy P5: Spaces and Landscaping
Policy P6: Amenity
Policy P8: Materials and Detailing
Policy T2: Transport and Development
Policy T4: Parking Provision
Policy A12: Chidham and Hambrook

National Policy and Guidance

- 7.5 Government planning policy now comprises the 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 or 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 Consideration should also be given to the following paragraph and chapters: Chapters 4 (Decision-making), 9 (Promoting sustainable transport), 11 (Making effective use of land), 12 (Achieving well-designed places), 14 (Meeting the challenge of climate change, flooding and coastal change), 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:
- Planning Obligations and Affordable Housing SPD
 - Surface Water and Foul Drainage SPD
 - CDC Waste Storage and Collection Guidance

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. Access and Parking Provision
 - iv. Drainage Considerations
 - v. Impact upon amenity of neighbouring properties
 - vi. Sustainability
 - vii. Ecological considerations
 - viii. Land contamination
 - ix. Recreational Disturbance
 - x. Planning Balance

Assessment

i. Principle of development

8.2 The principle of a three-bedroom dwelling on this site was established by the outline planning permission (CH/20/01139/OUT) which was granted on 30 November 2021. The reserved matters submission closely follows the outline permission and, in principle, is considered to be acceptable.

8.3. The Parish Council has objected to the principle of a new dwelling in this location. However, the application is for reserved matters only and therefore the principle of development is not a material planning consideration. As such, in determining this application the matter cannot be revisited.

ii. Design and impact upon character of the surrounding area

8.4 Policy 33 of the LP refers to new residential development and sets out that proposals must meet the highest standards of design and a high-quality living environment in keeping with the character to the surrounding area and its setting in the landscape; In addition, that its scale, form, massing and siting, height and design respects and enhances the character of the surrounding area and site.

8.5 NPPF section 12 references achieving well-designed places and looks to ensure that development creates high quality, beautiful and sustainable buildings.

8.6 Policy DS1 of the Chidham & Hambrook Neighbourhood Plan 2015 seeks to ensure developments are carefully designed to integrate into their surroundings, taking account of rural and historic aspects of the environment, establishes a strong sense of place and makes use of good quality, sustainable materials and quality architecture.

8.7 Policies P1, P2 and P8 of the Emerging Local Plan outline how development and materials are expected to protect, enhance and reflect the positive characteristics and distinctiveness of the local area and contribute towards local identity.

8.8 The Block Plan approved under application CH/20/01139/OUT did not provide any indication as to the approximately siting of the proposed dwelling. The submitted plans demonstrate that the proposal would be set back from the front boundary of the site by approximately 18.1 metres, with the proposed detached garage set approximately 10.3 metres away from the front boundary. To the front of the garage there would be limited hardstanding forming the main access. Details as to the proposed forms of hard landscaping serving the property are secured under condition 18 on the outline permission. The street scene includes an eclectic mix of properties, including the adjacent property Springfield, which features a detached garage set forward of the principal elevation, similar to the proposed scheme. As such it is considered that the proposal would respect the character of the existing street scene.

8.9 In terms of scale and design, the development is proposed to be two-storey, with a dual pitched roof form, which would include solar voltaic systems set upon the pitched roof. The proposed dwelling's frontage would appear similar in appearance to others in the vicinity, with particular reference from the property to the south on Hambrook Hill South road. The scale and layout of the proposed development makes effective use of the land, without appearing overly dominant within the street scene. The proposed dwelling

has taken clear influence from elements of the established built form within the street scene and as such would not appear out of keeping with established character.

8.10 The applicant has submitted a materials schedule to support the proposal which sets out the dwelling to have 'Wienerberger Cassandra Multi' bricks at ground floor, 'Heritage – Clayhal Hamlet Mix' hung tiles at first floor and 'Heritage – Clayhall Red Blend' tiles on the roof. The windows would be flush PVCu casements finished in Chartwell Green colour. Overall, the material quality and makeup of the proposed dwelling is considered acceptable and would ensure the dwelling blends into the surrounding countryside. This schedule of materials is secured by recommended condition 2.

8.10 It is considered that the proposal by would not result in harm or detriment to the character of the wider area. Therefore, it is considered that the development would comply with policies 2, 33 and 38 of the Chichester Local Plan 2014-2029, policy H2 and DS1 of the Chidham & Hambrook Neighbourhood Plan 2019-2034 and the NPPF 2023

iii. Access and Parking Provision

8.11 Policy 39 of the Chichester Local Plan 2014-2029 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.

8.12 Policy DS1 of the Chidham & Hambrook Neighbourhood Plan 2015 sets out the need for developments to "demonstrate a good street layout with adequate parking and low vehicle speed and good access for emergency vehicles and refuse collection."

8.13 The proposal involves the creation of a three-bedroom property and would therefore, be required to provide at least 3 no. parking spaces, as confirmed by the West Sussex County Council Highways Consultation responses. The proposed development includes the provision of a two-bay garage which is compliant with the specifications set out within West Sussex County Council's Guidance on Parking at New Developments (September 2020). The remaining parking space would comfortably be able to be accommodated on the proposed forecourt and as such the proposed development would be considered acceptable in highways standards.

8.14 To support the proposal the applicant undertook a seven-day speed survey, the results of which have been reviewed and accepted by the County Highway Authority. Accordingly, the proposed access arrangements are considered acceptable to facilitate the development. To this end, the Highway Authority have requested three conditions pertaining to access, visibility, parking and turning. These conditions have been reviewed and are considered acceptable subject to minor amendments to their phrasing.,

8.15 Accordingly, subject to conditions 3-5 the proposal would comply with policy 39 of the Chichester Local Plan 2014-2029, DS1 of the Chidham & Hambrook Neighbourhood Plan 2019-2034 and the NPPF 2023.

iv. Drainage and Flood Risk Considerations

- 8.16 As established at outline stage the proposed development site does not fall within Flood Zones 2 or 3 nor does it fall within a zone of future flood risk. The position of the dwelling and associated access has been reviewed through consultation with the Council's Coastal and Drainage Engineer who raised no objection.
- 8.17 Within the consultation response the Engineer recommended that permeable materials should be used wherever possible for driveways, parking spaces, paths and patios. Condition 24 of the parent permission sets out the requirement for hard surfaces to be porous or permeable and accordingly this comment is considered addressed.
- 8.18 The proposal therefore complies with policy 42 of the Chichester Local Plan 2014-2029, EM1 of the Chidham & Hambrook Neighbourhood Plan 2019-2034 and the NPPF 2023.

v. Impact upon amenity of neighbouring properties

- 8.19 The NPPF states in paragraph 130 that planning should ensure a good quality of amenity for all existing and future occupiers of land and buildings, and policy 33 of the Chichester Local Plan 2014 - 2029 include requirements to protect the amenities of neighbouring properties.
- 8.20 The closest properties to the application site are 'Mill Farm' to the south-west, separated by approximately 37 metres from the proposed dwelling and 'Springfield' to the north, separated by approximately 40 metres. To the south and west the site is bordered by substantial vegetation in the form of hedgerow and trees.
- 8.21 The proposal Farm' by virtue of its position, scale, design and the retained landscaping, would not result in harm to 'Mill in the form of overlooking, loss of privacy, loss of light, or overbearing nature.
- 8.22 The proposed dwelling is located on the southern side of the site allowing for a greater separation distance from 'Springfield' to the north. The proposed dwelling would include only two windows to the north elevation, one at ground floor serving the open plan Kitchen/Dining room and one at first floor serving the en-suite of Bedroom 3. The proposed dwelling would be approximately 40 metres from the side wall of the neighbouring dwelling and as the proposal would not cause a loss of privacy or perceived overlooking.
- 8.23 It is noted that it would be considered unreasonable to condition the side facing window at first floor level to be obscure glazed as the applicant is unable to create new windows due to condition 23 on the original proposal which removed all permitted development rights under Schedule 2, Part 1, Classes A to F of The Town and Country Planning (General Permitted Development) Order 2015 (As amended).
- 8.24 Considering the above, the proposal would not cause harm to the amenities of the neighbouring properties. It is therefore considered that the proposal complies with Policy 33 of the Chichester Local Plan 2014-2029 and paragraph 130 of the NPPF 2023.

vi. Sustainability

8.25 Condition 5 of the outline permission requires the submission of a sustainability strategy which will ensure the new dwelling is acceptable in this regard.

vii. Ecological considerations

8.26 The proposed development has been reviewed by the Council's Environmental Strategy Officer who recommends the inclusion of several design elements to support on-site biodiversity. This includes bat boxes, hedgehog resting boxes and a sensitive lighting scheme. These elements were all previously requested and formed integral parts of conditions 11 and 21 of the outline permission. The information has therefore not been sought for this application and will be submitted separately via a discharge of condition application.

viii. Land Contamination

8.27 The council's Environmental Protection Officer has commented on the proposal raising the lack of information pertaining to condition 7, 8 and 9 of the outline permission being submitted to support the proposal. Whilst the comments are acknowledged the conditions remain outstanding and accordingly it is not considered that the proposal would be unacceptable in terms of contaminated land due to the extant conditions. These matters will be considered under an application to discharge these conditions.

ix. Recreational Disturbance

8.28 Policy 50 of the Chichester Local Plan and Policy EM2 of the Chidham and Hambrook Neighbourhood Plan acknowledges the collective impact which all new dwellings within 5.6km of the Harbour have on the ecology of areas designated within the Solent area under European Species and Habitat Directives and the derived UK Regulations. It adopts the approach, recommended by Natural England, that a contribution is made on a per bedroom basis towards a mitigation project 'Solent Disturbance Mitigation Project'.

8.29 A unilateral undertaking was signed, and the contribution paid under outline application 20/01139/OUT. The requirements of policy 50 have therefore been met.

x. Planning Balance

8.30 In considering this scheme it is concluded that there are no material considerations which would outweigh the proposals compliance with the development plan.

Conclusion

8.31 Subject to conditions to ensure the quality and finish of materials is as suggested and that the access to/from the highway is sufficiently addressed, it is considered that the

proposed three-bedroom dwellinghouse would be in keeping within the surrounding area and would not cause a detrimental impact to the amenity of occupiers of neighbouring dwellings, highways, flood risk or local ecology. The proposal therefore complies with development plan policies LP1, EM2, EM3, H2, DS1 and DS2 of the Chidham and Hambrook Neighbourhood Plan 2019-2034, policies 1, 2, 6, 8, 33, 39, 40, 42, 45, 47, 48, 49, 50 and 51 of the Chichester Local Plan: Key Policies 2014-2029 and the NPPF 2023 and therefore the application is recommended for conditional approval.

Human Rights

- 8.31 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 not be carried out other than in accordance with the approved plans: 5, 6 and 7 received on 12/05/2023 and 1A, 2A, 3A, 4A, 9 received on 04/07/2023.

Reason: To ensure the development complies with the planning permission.

- 2) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the document 'Materials', prepared by planning solutions and dated 11.05.2023, unless otherwise agreed in writing by the Local Planning Authority via a discharge of condition application.

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

- 3) No part of the development hereby approved shall first be occupied until the turning space and vehicle parking, in the form of the double garage and hardstanding, have been carried out in accordance with the approved plan ref: 3A, received on 04/07/2023. Thereafter, the vehicular parking and turning space shall be retained for that purpose in perpetuity.

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

- 4) No part of the development hereby approved shall first be occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing ref: 3A, received on 04/07/2023.

Reason: In the interests of road safety.

- 5) No part of the development shall be first occupied until visibility splays of at least 2 metres by 23 metres have been constructed at the proposed site vehicular access onto Hambrook Hill South in accordance with the approved drawings ref: 3A, received on 04/07/2023. Thereafter, the splays shall be maintained and kept free of all obstructions over a height of 0.6 metres above the adjoining carriageway level.

Reason: In the interests of road safety.

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 - PROPOSED ELEVATIONS	5		12.05.2023	Approved
PLAN - PROPOSED FLOOR PLANS	6		12.05.2023	Approved
PLAN - PROPOSED GARAGE	7		12.05.2023	Approved
PLAN - Location Plan	1	A	04.07.2023	Approved
PLAN - Block Plan	2	A	04.07.2023	Approved
PLAN - Site Plan	3	A	04.07.2023	Approved
PLAN - Landscape Plan	4	A	04.07.2023	Approved
PLAN - Nitrate Rewilding Plan	9		04.07.2023	Approved

INFORMATIVES

- 1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 2) This decision should be read in direct conjuncture with the approved outline permission reference: 20/01139/OUT and S106 agreement dated 19/07/2021.
- 3) 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 Sussex and Kent Area Team (Worthing Office: Guildbourne House Chatsworth Road Worthing West Sussex BN11 1LD Telephone: 0300 060 3900, consultations@naturalengland.org.uk) for advice. If nesting birds are present on site, works should only be undertaken outside of the bird breeding season which takes place between 1st March 1st October.

4) The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following webpage: <http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/>

For further information on this application please contact Martin Mew on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUFSAERKGU00>