



For questions regarding this agenda please contact Pasha Delahunty: pasha.delahunty@conservancy.co.uk

CHICHESTER HARBOUR CONSERVANCY – PLANNING COMMITTEE

A meeting of the Conservancy's Planning Committee will be held at 10.00am on Monday 1 December 2025 at Eames Farm, Thorney Island.

Matt Briers CBE, CEO

AGENDA

1. ELECTION OF CHAIRMAN AND VICE CHAIRMAN

- To nominate the Chairman of the Planning Committee for the year to June 2026.
- To nominate the Vice-Chairman of the Planning Committee for the year to June 2026.

2. WELCOME AND APOLOGIES

3. DECLARATIONS OF INTEREST

Members and officers are reminded to make declarations of pecuniary or personal interests they may have in relation to items on the agenda and to make any declarations at any stage during the meeting if it then becomes apparent that this may be required when a particular item or issue is considered. Members are also reminded to declare if they have been lobbied in relation to items on the agenda.

4. MINUTES

Minutes of the Planning Committee meeting held on 16 June 2025 (Page 1)

5. DEVELOPMENT APPLICATIONS

- a. 25/02617/FUL - One Pear Tree Itchenor Road, West Itchenor (Page 4)
- b. CH/24/02600/REM - Land West Of Drift Lane, Chidham (Page 12)

6. APPEAL DECISIONS

- a. APP/L3815/W/25/3358934 - Stables North of Thornham Farm House, Prinsted (Page 71)
- b. APP/L3815/W/25/3365291 - Glebe Farm, Nutbourne, Chichester (Page 79)
- c. APP/L3815/W/25/3367153 - Unit 4A, Premier Business Park Birdham (Page 85)

7. TABLE OF RECENT DECISIONS

To consider the report from the Principal Planning Officers (page 89)

8. QUARTERLY REPORT

To consider the report from the Principal Planning Officers (page 110)

9. PRE-APPLICATION ADVICE AND GUIDANCE

To receive a verbal update from the Director of Conservation.

10. DATE OF NEXT MEETING

Monday 5 January 2026 (TBC) at Eames Farm, Thorney Island from 10.00am.

Planning Committee members: *Iain Ballantyne, Heather Baker, Jackie Branson, Pieter Montyn (Chairman), Lance Quantrill and Sarah Payne, Jonathan Raper, Ivan Western.*

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

Minutes of the meeting held on Monday 16 June 2025 at Eames Farm, Thorney Island.

Present Pieter Montyn (in the role of Chairman)

Heather Baker, John Goodspeed, Iain Ballantyne, Jackie Branson

Officers

Richard Austin, Pasha Delahunty (Minutes), Steve Lawrence, Linda Park

The meeting started at 10:00am

1.0 WELCOME AND APOLOGIES

1.1 Apologies were received from Nicolette Pike, Sarah Payne and Lance Quantrill.

2.0 DECLARATIONS OF INTEREST

2.1 None.

3.0 MINUTES

3.1 Resolved – That the minutes of the meeting of the Planning Committee meeting held on 12 May 2025 be approved as a correct record and that they be signed by the Chairman.

4.0 DEVELOPMENT APPLICATIONS

4.a. PP/25/00405 - 26 Beacon Square, Emsworth

4.1 The Principal Planning Officer (SL) presented his report on the outline planning application for alterations to roof, two storey extensions to east and west elevations, ground floor extension to east elevation, new entrance detail to north elevation, second floor loft room and balcony and new detached garage. Details of the location of the application and the surroundings were set out for context. The Planning Officer recommended raising objections to the proposal as the increase in size was out of character with the surrounding dwellings and would therefore harm the setting of the Chichester Harbour National Landscape (NL).

4.2 There were discussions around how the silhouette increase would be calculated given the level of detail in the application, however Planning Officer expected the increase to be circa 73% with a roof ridge increase of more than 2m. Members noted that while roof works were being proposed, the application did not include a bat report.

4.3 Members asked about coastal flood risk in the area and noted that while the site was not part of the NL it was a coastal property and certainly part of the setting of the harbour.

4.3 Action Points – Members asked the Planning Officer to strengthen the wording in the report to highlight the prominence of the site and the narrow gapping between the proposed housing.

Recommendation

- 4.4 That Havant Borough Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises objections to the proposed development for the reasons set out in the report and including the points at 4.3. The decision was unanimous.
- 4.b. 25-00804-FUL - Thornham Products, Thornham Lane, Emsworth
- 4.5 The Principal Planning Officer (LP) presented her report on the application, part retrospective, for the use of site for B8 storage of boats and associated marine storage. Details of the setting and location, including the footpath along the back of the site were highlighted to members. This included details of its proximity to the wastewater site, and previous attempts to establish lawful use of a mobile home and develop the frontage to Thornham Lane. As details to support the application were vague, a holding objection was recommended until further information was provided.
- 4.6 Action Point – Members asked that specific reference to the gates and fencing on the lane frontage are out of character for the setting.
- 4.7 Member found that the state of the site is detrimental to the area and that the application provided no evidence that it would not continue to be so should planning permission be received.

Recommendation

- 4.7 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises objections to the proposed development for the reasons set out in the report and including the points at 4.6. The decision was unanimous.
5. HAVANT BOROUGH – BUILDING A BETTER FUTURE PLAN CONSULTATION
- 5.8 The Principal Planning Officer (LP) presented the report and referred to slides during her presentation. She explained that while the plan for consultation by Havant Borough Council considers the housing, commercial and infrastructure of the area, CHC's comments are focused on areas that relate to the NL.
- 5.9 Members reviewed several policies set out in the plan, including housing allocation areas where development might impact the setting of the NL and how coastal flooding and erosion risks would be managed. Policy 12 links to quality of design and it was suggested that reference to the AONB supplementary planning document should be linked in the plan. The same link could also be made for Policy 28 which covers development on the coast.
- 5.10 The committee identified areas where the wording could be strengthened and better aligned the National Park (NP). This included wording that mirrors that used by the NP for the Dark Skies designation in Chichester Harbour. It was noted that the Sustainable Shorelines guidance reference in the plan was out of date.
- 5.11 Policy 31 on trees, should be linked to Defra's planning goals. For Policy 38, members suggested that the time to market a property before a change of use is considered should be lengthened. Tourist sites, as well as static caravan sites, did

not form part of the plan. Members thanked the Planning Officer for her thorough report and considered report.

6.0 PLANNING COMMITTEE DISCUSSION PAPER

6.1 The National Landscape Director (NL Dir) presented his report which provided details on the scope of the Planning Committee, the outlook of the planning team and set out future options for CHC planning consultation. He explained that the current Chairman had voiced concerns over the long-term vacancies on the committee and the 60% attendance rate for the committee. She noted that the committee are often presented with comprehensive reports with little room or need for further discussion. Given that there will no longer to a provision to request extensions of time to respond under the accelerate planning system coming into practice, there may be a need to rethink the direction of the group.

6.2 The NL Dir has raised the matter with the Deputy Clerk, and five options were set out in the report. Members discussed the options and given the development in the harbour area, there were concerns that this was not the appropriate time to be reducing member involvement in planning matters. As CHC is a non-statutory consultee, the consensus was that Planning Officer could use their delegate powers to make decision on non-contentious application and consult with the committee via email where guidance was needed. More controversial applications would continue to be presented to the committee at a formal meeting.

6.3 Resolved – That the Conservancy be recommended to approve the following changes to the Terms of Reference to the Planning Committee:

- Reduce the committee size from 12 to 8 members (maintaining the 40/60 membership split of Advisory Committee to Conservancy members)
- Planning Officers will consult with the committee via email if needed. Controversial or more involved applications will continue to be presented to the committee at a formal meeting (*options for virtual meetings can be explored).
- Monthly committee meetings are scheduled to better align with the more restrictive planning response deadlines.

6.0 TABLE OF RECENT DECISIONS

6.1 The table of recent decisions was circulated to members with the agenda documents.

7.0 QUARTERLY REPORT

7.1 Members considered the quarterly report table circulated prior to the meeting. The Planning Officers highlighted key decisions.

8.0 DATE OF NEXT MEETING

8.1 The next meeting will be held on Monday 14 July 2025 at 10:00am at Eames Farm, Chichester.

Meeting closed at 11:55pm

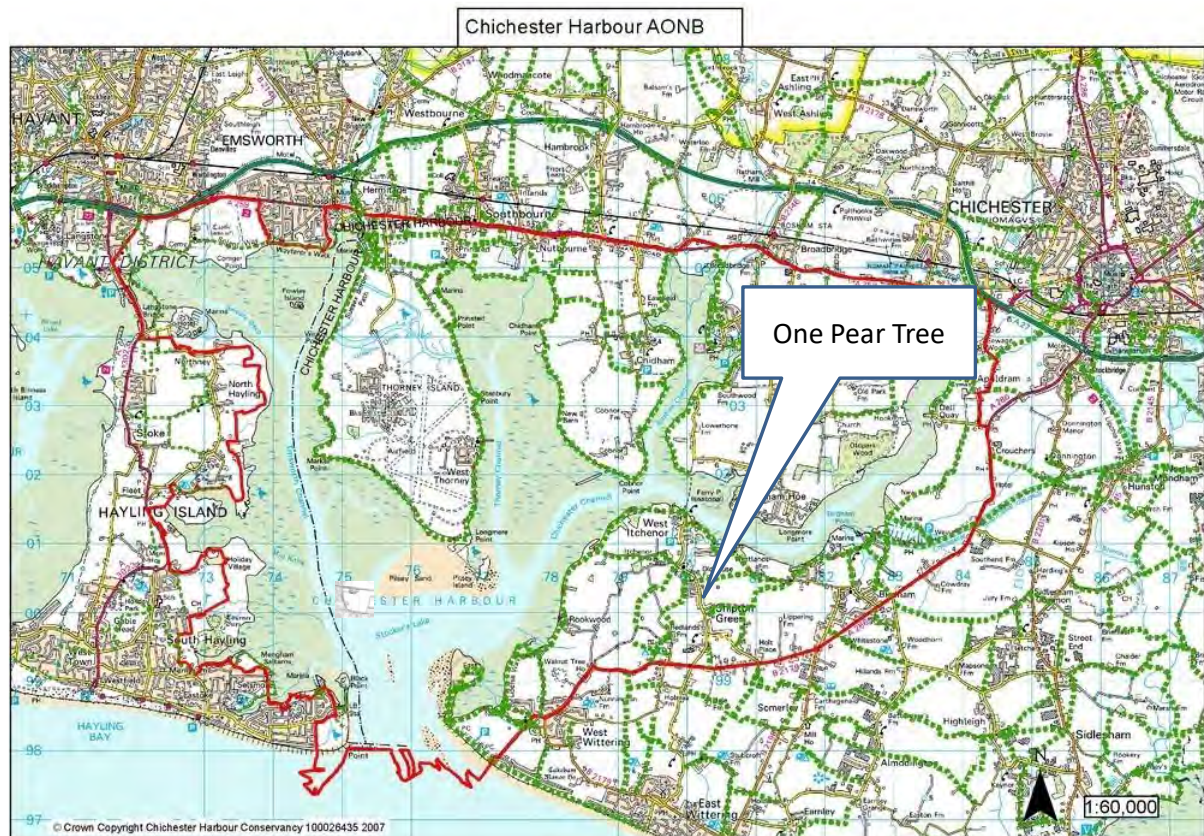
Chairman

Site: One Pear Tree Itchenor Road West Itchenor Chichester West Sussex PO20 7DD

Proposals: 25/02617/FUL | Replacement dwelling

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T4Y8ELERFFV00>



RECOMMENDATION

That Chichester District Council as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises

no objection to the proposed development, subject to the following conditions:-

- Retention of front boundary hedge and all trees, tree protection measures to be secured, and provision of new planting to rear garden/rear boundary to soften the impacts of the development;
- Samples of materials to be agreed by the LPA;
- Any external lighting to be agreed by the LPA;
- Solar panels to be all black;
- Ecological mitigation and enhancement measures as set out in the response from the Environment Officer be secured.

Conservancy Officers' comments and reasoned justification

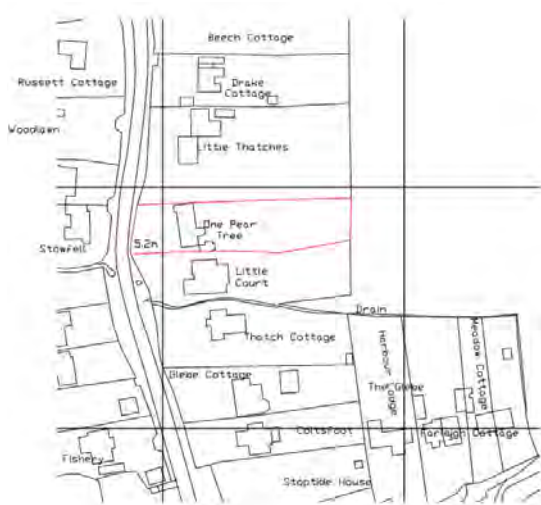
1.0 Site description

1.1 The existing dwelling is a detached bungalow with detached garage and rear conservatory located in a rural location within the National Landscape, within the

ribbon development of houses on the approach to Itchenor village. The existing bungalow is visible in glimpsed views from Itchenor Road through the driveway entrance but is otherwise screened from view due to the high boundary planting to the roadside. The dwelling is more clearly visible from the public footpath across the fields to the east, from where views of the rear elevation of the bungalow become more open as the footpath leads further eastwards away from the dwellings.



Above: Birds eye view of the site looking east, showing location of site and public footpath as yellow dashed line.



Above: Site plan showing site edged in red, and birds eye view photograph looking west



Above: Front elevation



Above: Views from Itchenor Road



Views from public footpath across fields to rear (application property on LHS in RH photo)

2.0 Relevant recent planning history

- 2.1 A pre-application enquiry was submitted to the LPA for a replacement dwelling on the site in May 2025. Chichester Harbour Conservancy Officers were consulted by the LPA and advised that whilst this scheme as shown would clearly involve a significant increase to the height of the dwelling, the impact as viewed from

Itchenor Road could be mitigated if the new dwelling retains its set back location from the road, and the front boundary planting is retained, or replaced with suitable mature boundary planting.

With regard to the impact on the views from the public footpaths to the east, we advised that whilst there would clearly be an impact from the proposed increase in height due to the visibility of the rear of the dwelling from this perspective, this could potentially be softened through the use of muted materials (the suggested clay tiled roof and timber cladding both appropriate materials in our view), and additional planting to the rear boundary.

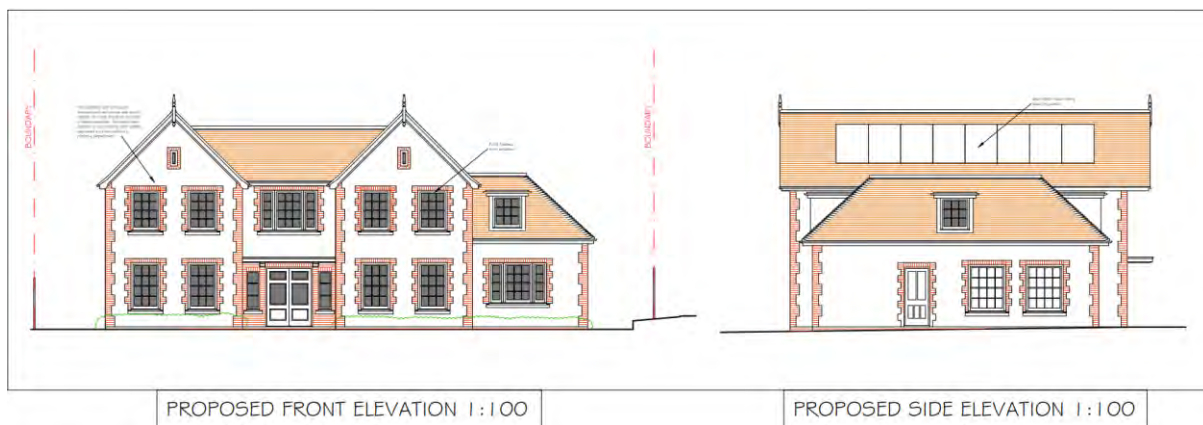
We advised that subject to the increase in size being demonstrated to be within the AONB SPD guideline increases, we would be unlikely to object, subject to conditions to require retention of planting and provision of new planting to the rear boundary, internal blinds to roof lights, any external lighting being low key and sensitive to the National Landscape's Dark Skies, ecological enhancements and mitigation being secured, and renewable energy being incorporated into the scheme.

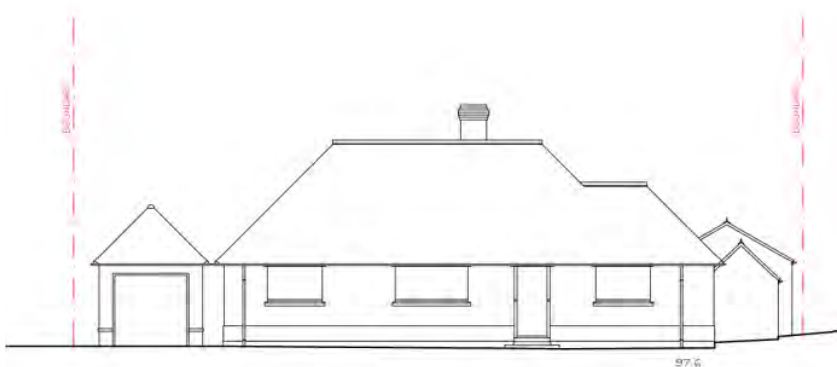
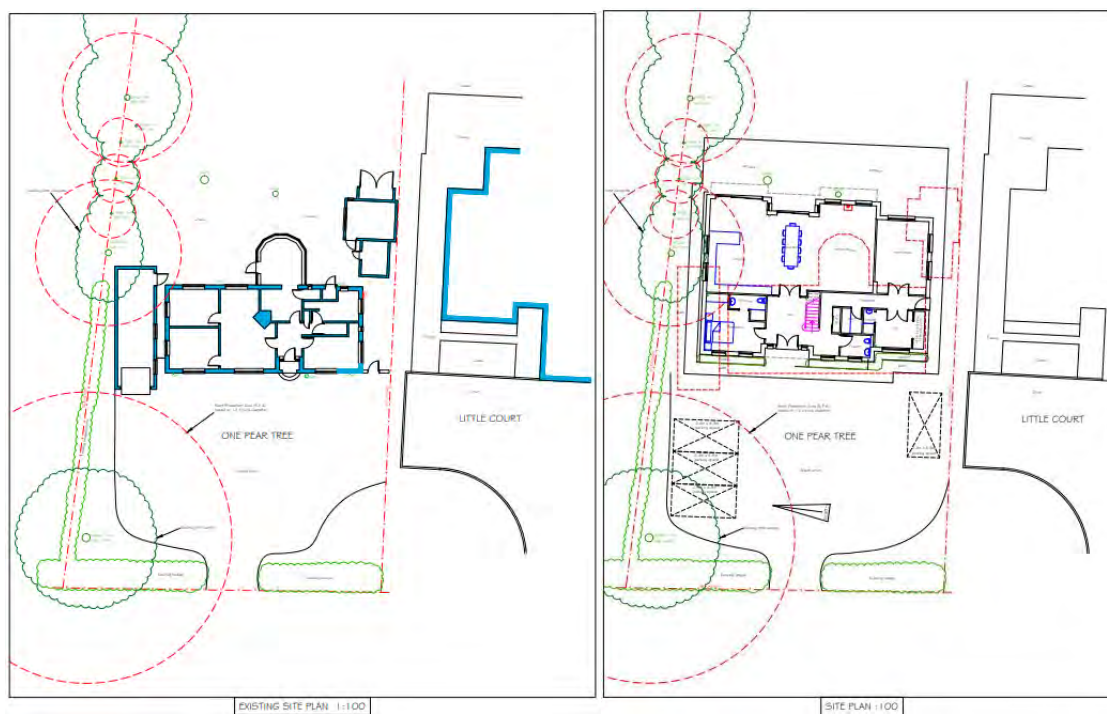


Above: Pre-application scheme – proposed front elevation/street scene

3.0 Proposed development

- 3.1 The application seeks permission for a replacement dwelling, of an amended design from the pre-application scheme, following criticism from the Local Planning Authority regarding the scale, bulk and design of the proposed dwelling.
- 3.2 The proposed replacement dwelling would have a different roof form with two gables to the front and rear elevation joined by a horizontal pitched roof. The building would be finished in flint cobbles with brick surrounds and quoin details, with a plain tiled roof, and painted sash windows with Georgian style glazing bars. A smaller 'wing' is shown on the south side of the main building.
- 3.3 Solar panels are shown on the southern side roof of the main dwelling. The site plan shows various tree protection measures including protective fencing, a ground protection matting zone for the parking area within the frontage, and a manual excavation zone underneath the northern side boundary trees, indicating the retention of all trees as well as the front boundary hedgerow.





EXISTING FRONT ELEVATION 1:100

EXISTING FRONT ELEVATION AREA = 97.6m²



PROPOSED FRONT ELEVATION 1:100

PROPOSED FRONT ELEVATION AREA = 109.8m²

4.0 Related Planning Policy framework

National Planning Policy Framework (NPPF) (Revised Dec 2024), paragraphs 11, 135, 189.

National Planning Practice Guidance (NPPG) (2014 onwards).

Chichester Local Plan (2021-2039): Policies NE5 (Biodiversity and Biodiversity Net Gain), NE9 (Trees, Hedgerows and Woodlands), NE11 (Development in the Countryside), NE14 (Chichester Harbour Area of Outstanding Natural Beauty), NE22 (Lighting).

Chichester Harbour Management Plan 2024-2025 – Policies 1 (Conserving and Enhancing the Landscape), 2 (Development Management), 3 (Diversity of Habitats), 8 (Thriving Wildlife), Policy 9 (Health and Wellbeing).

Chichester Harbour Landscape Character Assessment (CBA update 2019).

CHC Planning Principles (adopted by CHC 17.10.16 onwards), PP01 (Chichester Harbour as a Protected Area), PP03 (Replacement dwellings and domestic householder extensions), PP09 (Dark Skies).

Joint CH AONB Supplementary Planning Document (SPD) (2017).

5.0 Key issues: Impact on Chichester Harbour AONB

- 5.1 The principle of a replacement dwelling is acceptable under National and Local Plan Policies as well as Planning Principle PP03 (Replacement Dwellings and Domestic Householder Extensions). The main considerations are the impact of the proposal on the natural beauty and special qualities of the Chichester Harbour National Landscape, taking account of the scale, design, location, materials and visibility of the proposed dwelling in comparison with the existing building.
- 5.2 The proposed replacement dwelling has been amended following the pre-application scheme to reduce its bulk and massing using a more varied roof form. Comparative silhouette and footprint drawings and calculations have been submitted which show that the proposed dwelling would represent a 12.5% increase to the silhouette and a 19.5% increase to the footprint, both being well within the guideline maximums as set out in the Joint Chichester Harbour AONB SPD.
- 5.3 The proposed design is considered appropriate and is less 'grand' than the original pre-application scheme as well as having a reduced bulk and presence. The proposed use of flint cobbles and brick features would be appropriate and has been used on various nearby dwellings.
- 5.4 The proposed larger dwelling would be seen through the driveway entrance from Itchenor Road or if the front boundary hedge is reduced or removed, it would be more exposed to view. However, the proposed replacement dwelling would be sited no nearer to the road than the existing building and given that the increased silhouette would be well under the recommended maximum, it is considered that the proposed dwelling would not be overly intrusive in the street scene or overly dominant in relation to the character of the area and neighbouring properties.
- 5.5 The proposed plans show the retention of the front boundary hedge as well as protection measures to enable retention of the boundary trees. This should be secured through a suitable condition, and we would also like to see the retention of the large rear garden tree as well as some additional planting to the rear garden/rear boundary to soften the impacts of the larger dwelling as viewed from the field footpath to the east, as advised at the pre-application stage.

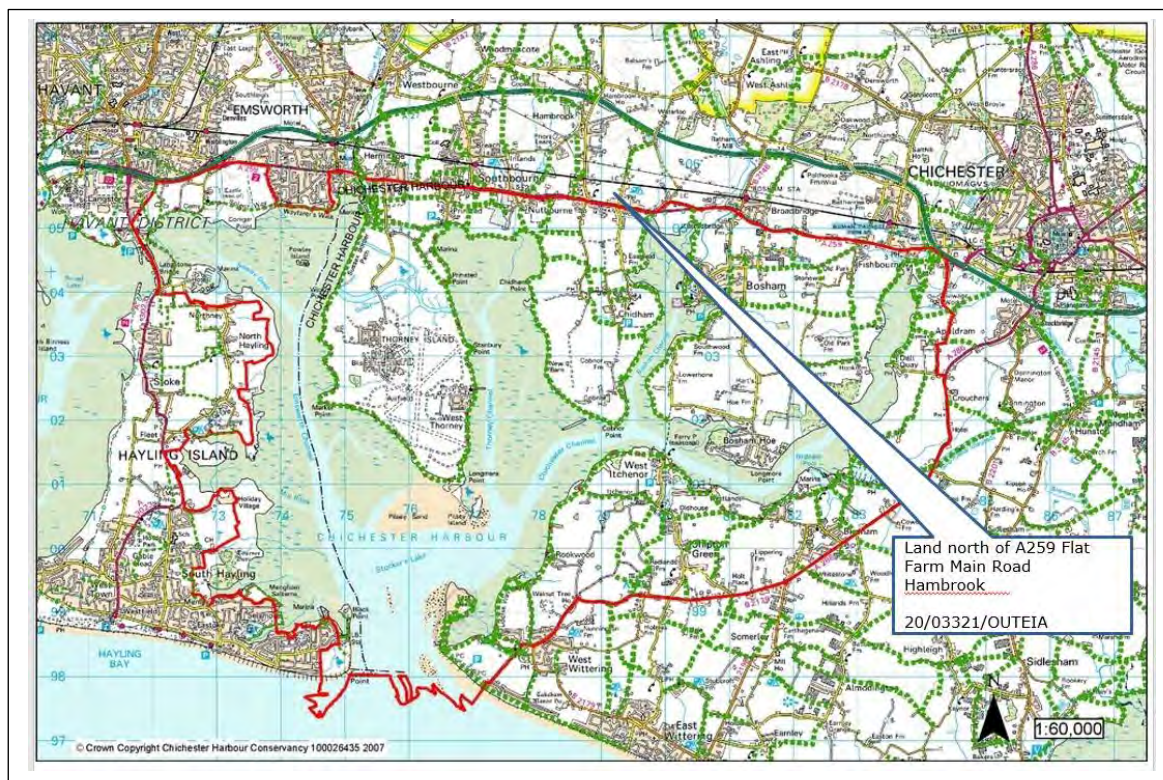
6.0 Conclusion

- 6.1 The proposed replacement dwelling represents a sympathetic design and a proportionate increase over and above the existing bungalow which, subject to high quality materials and finishes and other suitable protection measures relating to trees and planting, external lighting and ecological mitigation and enhancement measures, would meet the policy tests and as such, no objection is raised, subject to suitable conditions to secure these measures.

Local Planning Authority planning application reference: CH/24/02600/REM

Site: Land west of Drift Lane, Chidham, West Sussex

Proposals: Application for the approval of reserved matters (Appearance, Landscaping, Layout and Scale) and approval of Conditions 14 (full calculations to establish the capacity at Thornham WwTW), 16 (water vole mitigation strategy), 23 (external lighting) and 24 (ecological mitigation and enhancement and timetable) pursuant to outline planning permission CH/20/03321/OUTEIA (Appeal reference APP/L3815/W/22/3295004) - for up to 68 no. dwellings and provision of associated infrastructure



RECOMMENDATION

That Chichester District Council, as local planning authority be advised that Chichester Harbour Conservancy makes NO OBJECTION to the proposed development, subject to –

- Southern Water's confirmation of the applicant's position on capacity at Thornham wastewater treatment works (Twwtw);
- That full details of the sewage pumping station be submitted and ideally located within the red line application site by the proposed electricity sub-station and be suitably screened/landscaped and not be placed in the intervening land to the west;
- That WSCC as local lead flood authority has no objection based upon the amended surface water drainage strategy and ensuring the SuDS proposed operate as designed for the lifetime of the development; and,
- Amendments are still sought by The Conservancy from the applicant. Given the adjacent wildlife corridor designation, The Conservancy strongly recommends that planting should be 100% native species of trees and shrubs to support local wildlife/biodiversity and to ensure that these areas result in the maximum possible ecological benefit, and non-native species should be removed from the planting plan (e.g Amelanchier lamarckii is a potential invasive species). Holly Ilex aquifolium, Blackthorn Prunus spinosa, Yew Taxus baccata, Elder Sambucus nigra could be added to the planting plan.

- Greater clarity is still also needed about the shared path/cycleway between Appeal sites A and B. At the current time the submitted details says it is to be fenced to prevent people straying into that land. However, this also means that it is likely to pose a double barrier to wildlife looking to move through that area towards the National Landscape, to meet the Council's aspirations under local plan Policy NE4.

Subject to those caveats being overcome and clarifications given, The Conservancy suggests the following planning conditions:-

- That permitted development rights relating to Class B to part 1 of the T & CP (GPD) O (2015)(as amended) be removed for those dwellings with a two storey eaves line and Class C to Part 1 of the above Order for all dwellings and that no additional external lighting other than specified in the amended lighting strategy be installed at the site without the written permission of the local planning authority, to limit light pollution to the night sky and disturbance to wildlife generally.
- That those submitted/recommended measures and method statements to safeguard and enhance biodiversity at the site in connection with conditions 16, 23 and 24 to The Inspector's 29.8.2023 decision under reference APP/L3815/W/22/3295004, be fully implemented before occupation of the 59th dwelling at the site, unless some alternative date is approved in writing by the local planning authority; especially those set out in the MMA Lighting Consultancy Ltd report on lighting (MMA18326 R2), the 30 year management plan by (Lizard Landscape Design and Ecology (9-10-2025) and section 6 of the Ecosupport Ltd Phase II water vole survey (17/10/2025). In particular, no further external lighting shall be installed at any plot within the layout without the further written agreement of the local planning authority;
- That those tree safeguarding measures required under condition 7 to the Inspector's decision on the Appeal to 20/03321/OUTEIA be extended to include the additional tree being retained in Drift Lane, detailed in the submitted amended arboricultural impact assessment;
- All means of enclosure to be implemented in accordance with the submitted particulars and thereafter retained and maintained as approved;
- That all hard surfacing materials be implemented as per the submitted details and thereafter retained and maintained as approved;
- That the proposed respective soft planting for each building phase be implemented by the following planting season at the end of each development phase;
- That all respective surface water attenuation measures be fully completed by the end of each construction phase and then retained and maintained thereafter, with no infilling of any ditch system or created SuDS feature to occur; and,
- That sustainable measures to be incorporated into each dwelling to demonstrate efficient use of water and energy, including the EV charging points to meet the requirements of local plan Policy P1 shall be implemented/retained for each dwelling built out.



Conservancy Officers' comments and reasoned justification

1.0 Site and its context

1.1 The irregularly 'F' shaped application site (4.98ha) is located outside but immediately adjacent Chichester Harbour AONB. S.245 of the Levelling up and Regeneration Act says decisions in such areas shall have regard to furthering the purpose of conserving and enhancing the area's natural beauty. Your Officers consider this includes the setting of the adjoining wider National Landscape under paragraph 189 of the NPPF and paragraph 042 of NPPG ID8 (Natural Environment). In terms of its agricultural land classification, the applicant's consultant under 20/03321/OUTEIA, concluded it to be mostly Grade 2 - very good quality agricultural land, with a sweep of Grade 3b - Moderate quality agricultural land. The site sits outside the defined settlement boundary (Nutbourne East).

1.2 The site is part of an agricultural field system within the wider H1, Havant to Chichester Coastal Plain landscape character area, in terms of a 2005 (and recently updated) assessment commissioned by The Conservancy. Relevant key characteristics of this area are described as being –

- Flat, coastal plain on brickearths, sands and gravels.
- Open arable farmland, with strong rectilinear field patterns.
- Small hedged paddocks associated with the villages.
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259.

- with landscape condition described as moderate and sensitivity to change moderate to high and threat of settlement coalescence clearly understood.

1.3 The site is contained within the Council's 2009 (updated 2011) landscape capacity study Zone 12/sub area 87, with substantial sensitivity to landscape change, moderate landscape value and low capacity to absorb new development.

1.4 A further draft 2018 Terra Firma report on the Council's webpages says sub-area 87 has medium/high sensitivity in visual terms, said to have a semi-enclosed

character, more open in the south (i.e. by the A259). Landscape sensitivity is described as medium/low, but wider landscape sensitivity said to be medium/high, providing a rural setting to the settlement area. Landscape capacity is thus concluded as medium/low, where any development if contemplated should retain the rural setting to the AONB (now termed National Landscape). It concludes only a small amount of built development may be possible, with special care to ensure no landscape of visual harm results to the separate identities of settlements and protecting valued views.

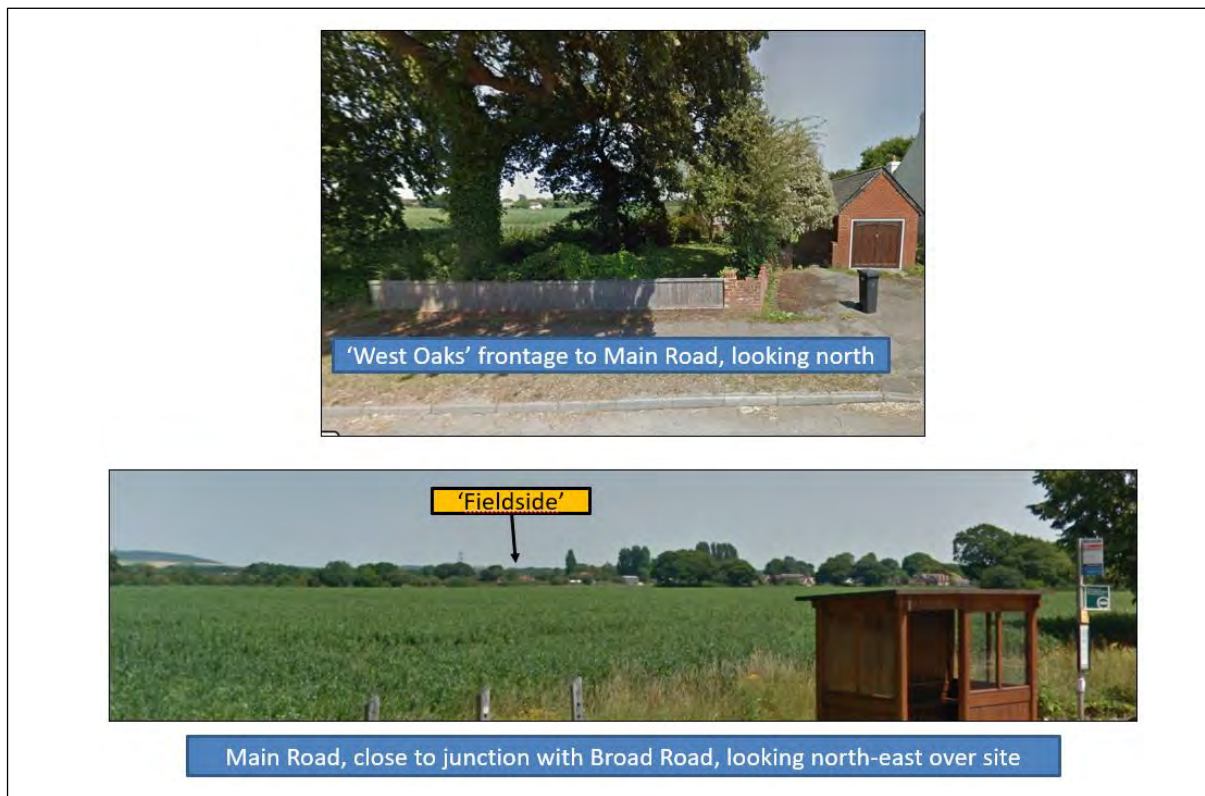
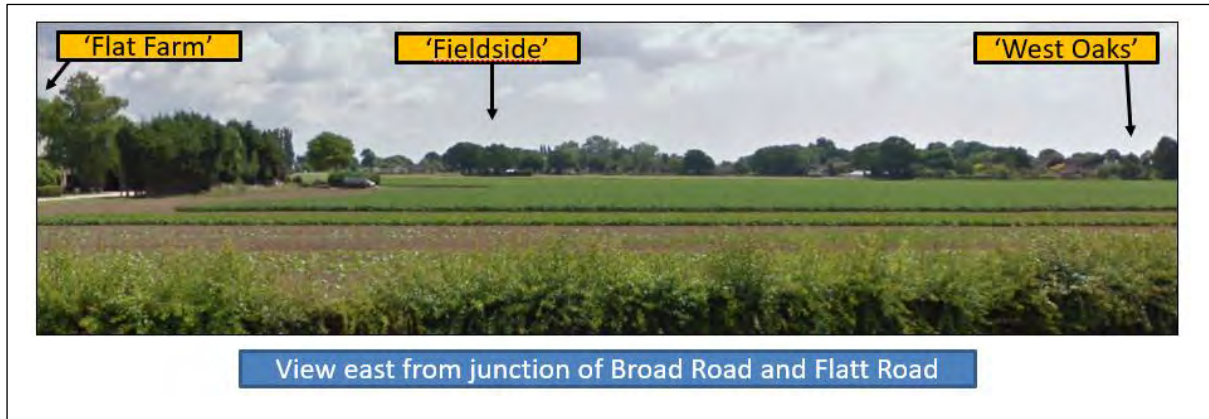
- 1.5 The site surrounds a chalet bungalow ('Fieldside'), which contains substantial trees around the back of its plot and fronts Drift Lane to the east. There are intermittent boundary trees and hedging to the eastern boundary except for the northern part which is largely open to Drift Lane and contains an ungated, field access point. This character largely continues along the railway line that marks the northern site boundary. A block of housing and a commercial nursery abuts to the south, with some hedging and mature trees occur along that common boundary, returning along the western boundary to 'West Oaks', back to Main Road. Most are lime and oaks and were surveyed with the 20/03320/OUTEIA site to the west. The DAS to that application and 20/03321/OUTEIA says 15 good quality trees on the site are all to be retained. The amended arboricultural report now refers to a number of trees that are to be removed, mostly within hedgerows for reasons of sound tree care and two Horse Chestnut trees which are dead. Further open cropped agricultural land lies to the west, broken up by north-south field hedging, which also contains a drainage ditch. A further short line of east-west hedging returns onto the boundary with 'Fieldside'. Another drainage runs along the greater part of the northern boundary to 'Fieldside'. No tree on or overhanging the site is covered by a TPO.
- 1.6 Bus shelters/stops exist either side of Main Road close to the junctions with Drift Lane and Chidham Lane. Nutbourne Station lies to 6.4 km north-west of 'West Oaks', accessed via Main Road and Broad Road. Bosham station is 2.3 km away to the east.
- 1.7 The site is not within a Conservation Area. The only heritage asset close to the site is 'Christmas Cottage' on the south side of Main Road at its junction with Chidham Lane, which is Grade II Listed and lies some way south-east of 'West Oaks'. The development would not affect the setting of that Listed Building.
- 1.8 Whilst there is no intervisibility between the site itself and the nearest part of Chichester Harbour (0.54 km away to the east [Cutmill Creek]), elevated views from Walderton Down to the North, do allow Nutbourne and its rural context to be seen in the setting of the Harbour. The arrows in the Walderton Down photograph below, from the Conservancy sponsored 2019 Priority Views study, represent Drift Lane in Chidham (left arrow) and Southbourne.



- 1.9 The red-line application site lies outside and not contiguous with the defined settlement boundary for Nutbourne East. The site is flat, sloping very gently south, away from the railway line. Various views of the site are shown below. Most ecological value is found in the treed boundaries and hedgerows.
- 1.10 Drift Lane has a very rural character with no footways or kerb to either side, no road markings beyond those to the junction to Main Road, with a grass verge to the east side. This narrow country lane has a pleasant verdant character. The eastern side of Drift Lane is developed between Main Road and the railway line, containing a mixture of one/one-and-a-half and two storey properties (most being dwellings). These are all set back from the lane with good intervening planting and trees.



- 1.11 The site is within Environment Agency Flood Zone 1 (least risk).
- 1.12 No public rights of way currently cross the site.
- 1.13 The site falls within the catchment area of the Thornham Wastewater Treatment Works (TWwTW).



- 1.14 The site is shown in the local plan Policy NE4 to be wholly within a strategic wildlife corridor (see below with application site indicated by a blue star symbol).



1.15 **Appendix 'A'** to this report is the back history, including the Appeal decision relating to the current application site.

1.16 Post Appeal decision comments

1.16.1 In terms of the unilateral undertaking made by the Appellant and accepted by the Inspector, all items suggested by The Conservancy were included in the undertaking. However, it is noted that under reference CH/23/02784/PREM just over 30% of all dwellings (21) were to be on an 'affordable' basis, but that this has now seemingly reduced to 15, which only represents 20% (Policy 34 of the local plan requiring 30%). If this is so, then the proposals stand contrary to Policy 34, especially all the great play was made about providing affordable housing at the Inquiry. It would seem that 6 dwellings being provided on a first homes basis is now part of the full 30% provision required by Policy 34. Most of the 'affordable' housing has been positioned in the middle and northern parts of the site, with amended plans now showing better private outdoor amenity space (cf. Neighbourhood Plan Policy H2). The owner has continued to liaise with the District and Parish Council's in bringing forward these Reserved Matters proposals and has carried out further bat activity and water vole survey work.

1.16.2 A list of planning conditions imposed all the Inspector is seen from page 43 onward of the Appeal decision (*Appendix A* to this report) and generally covers matters raised by The Conservancy.

1.16.3 Conservancy Officers were very disappointed in the Appeal decision(s) and do not consider that the Inspector gave great weight to the setting of the National Landscape (NL), notwithstanding finding harm to landscape character. Nor was any real weight attached to the Council's emerging Policy of Strategic Wildlife Corridors. The NL is clearly seen in the context of views south west across the layout from the railway crossing point in Drift Lane. The Inspector only focused on the site's lack of visual connectivity to the Harbour and this is picked up on paragraph 5.58 of the submitted planning statement. Rather, given the Council's lack of a 5 year housing land supply, the Inspector applied the 'tilted balance' under the NPPF and attached greater weight to a substantial increase in the supply of housing, especially affordable housing in the District. Conservancy Officers subsequently have had a meeting with The Chief Planning Inspector and Secretary to the National Landscapes Association to discuss this concern, not only following this Appeal, but other high profile/volume housing Appeals, outside but immediately adjacent to the NL boundary.

2.0 Proposed development



- 2.1 The applicant has made some notable changes to the PREAP layout, even if these have now been largely driven by surface water drainage considerations. The Council is not bound to support the submitted (and now amended) layout, which should be considered on its merits. The Reserved Matters being considered under this application are -

- Appearance;

- Landscaping;
- Layout; and,
- Scale.

The layout below is that originally submitted for CH/24/02600/REM.



2.2 In addition, the applicant is seeking to have agreed details in relation to the following planning conditions imposed by the Inspector –

- 14 (full calculations to establish the capacity at Thornham WwTW);
- 16 (water vole mitigation strategy);
- 23 (external lighting); and,
- 24 (ecological mitigation and enhancement and timetable)

For which additional/amended information has now been submitted.

2.3 The Planning agent describes the most recently submitted changes thus –

"2.1 In order to avoid those areas at risk (medium and high risk) of surface water flooding, the following amendments have been made to the proposed layout:

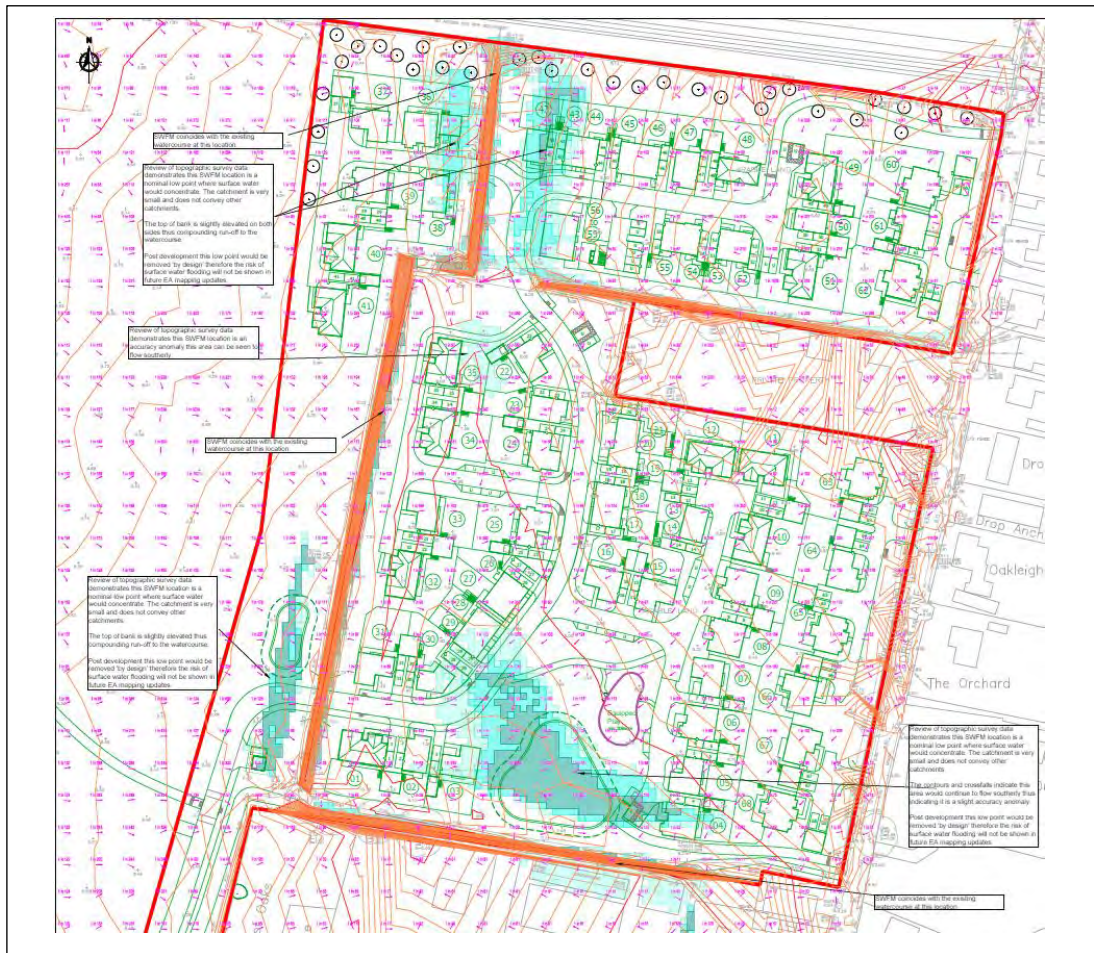
- Shifting plot 3 westwards slightly;*
- Plots 4 to 10 have been moved slightly northwards to pull plot 4 out of the flood risk area;*
- Plots 4 and 5 housetypes have been swapped but remain 3 bed as previously proposed;*
- Plots 38 and 39 shifted westwards;*
- Plots 42 to 48 have been moved eastwards. This has been achieved by swapping the house type at plot 48. Whilst it remains a 1 bed bungalow, so as not to change the housing mix, we have swapped it for the same house type as plot 50;*
- Plot 42 has been handed;*
- Plot 43 parking has been relocated to the other side of Plot 42; and*
- Plot 56 to 59 has been rotated 90degrees and repositioned further north eastwards. We have also taken the opportunity to move the flats parking southwards. It remains outside of the 5m buffer to the ditch, but pulling it southwards enables us to achieve additional landscape planting along the road to order to assist in greater screening.*

2.2 In addition to the above, we have taken the opportunity to make some further minor improvements to the scheme, as follows:

- The 2 car parking spaces outside of plot 51 at the end of the turning head, along with 2 opposite plot 22, have been relocated next to plot 22. The Applicant felt this improved the outlook for both plots 51 and 22, and that being tucked next to plot 22 offered greater scope for landscape planting to screen and soften their appearance*
- The shared surface has been extended so that it terminates just south of plots 56 to 59. This is on the advice of the Applicant's Highways Consultant who considered that the amount of black top could be reduced.*
- The equipped play area has been repositioned to offer a more usable area of open space to the south."*

The amended site layout is shown below under paragraph 2.6. Related technical reports only seem to have been updated in terms of the most latest site layout plan being substituted in each document (except the phase II water vole survey), although the option to have swift bird boxes is offered and a broad outline of the methodology to be employed under a NE A11 Licence and better detail of how the sides of ditches are to be planted up and monitoring during the build out (then annually for the first 5 years, then every 5 years until year 30.) has been set out in the updated water vole survey report. Within the shadow HRA the precise mix of hedging and grass seed to be used for new planting has slightly changed. A revised statement of conformity with the original Environmental Statement has also been submitted. It concludes the revised layout does not result in any additional or materially different effects to those assessed as part of the original ES and

supplementary documentation Work was due to start on site this summer, but delays in determining this application has meant some slippage. A technical note has been prepared, prompted by the release of new flood risk mapping data by the Environment Agency. Effectively this prompted the changes that can be seen in the layout, explained in a technical note prepared by the applicant's civil engineering consultant. Proposals include improvements to the existing watercourse ditches, with necessary clearance, widening and de-culverting where necessary to ensure long term sufficient ditch capacity and conveyance. The drainage strategy has been developed to capture run-off up to a 1 in 100-year critical rainfall event, with 45% allowance for climate change. However, should a more extreme rainfall event occur, there is the potential for the drainage system to be exceeded. Ultimately if the system is exceeded then there would be flooding of the basin into the surrounding amenity area, which is the defined low point of the site. These very localised areas of possible predicted surface water flooding are shown below.



- 2.4 Approval is sought for the layout of 68 dwellings, including a new open space area (exceeding the Council's standard of 695 square metres) with children's (208 square metres) playspace and a balancing pond in the south, mid-way along. Four points of vehicular access are shown. One off Main Road which would serve most (59 dwellings) of the new housing (with a footway to its eastern side) and two 'sleeved' streets either side of 'Fieldside', one being served by two points of access and the other just one. The Planning Statement sets out that the development will be built out in 5 phases (the last 3 having, arguably the most impact to the setting of the NL. The 'sleeved' streets appear to be designed as shared surfaces, as do

the rest of the private drive culs-de-sac running off four spur streets running from the Main Road access. A fenced footpath link towards Nutbourne station is shown on the western boundary with the annotation "*Footpath/cycle link position tbc*", linking back to Drift Lane. The intended link-up with site A and onwards towards Nutbourne station is shown below, taken from the submitted Design and Access Statement. Clause 3.5.1 and Map 7 of Part 2 of the planning obligations dated 10.8.2023, will see full delivery of this link before occupation of the 51st completed dwelling.



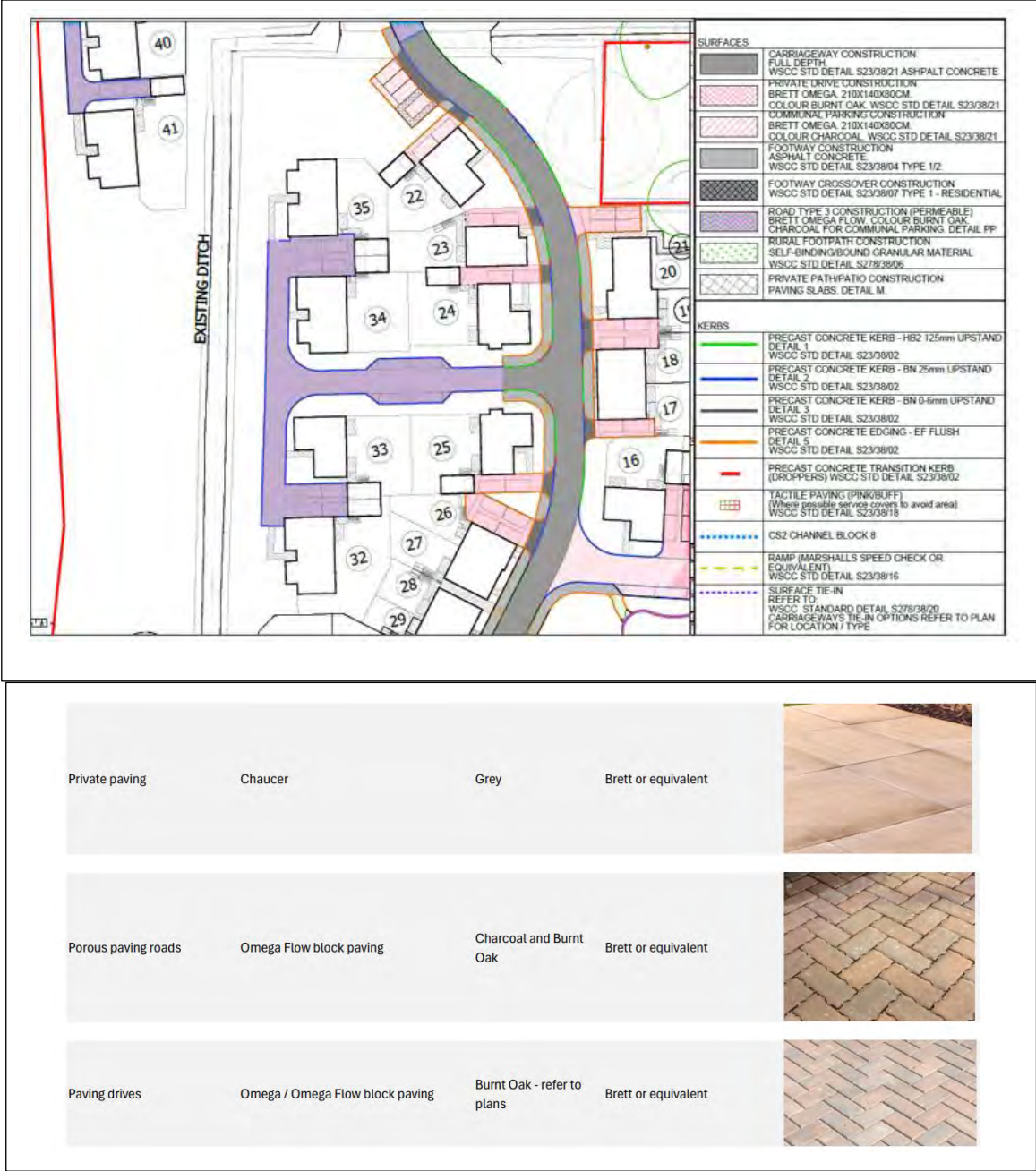
- 2.5 There would be a similar footpath link running along the southern and northern boundary, leading back to Drift Lane with an internal link from the northern part of the layout leading to the public open space, also containing a seasonally wet surface water attenuation basin/pond (lined with an impermeable membrane to prevent ingress into groundwater). Marginal wildlife corridors are shown to the northern and western boundaries. Layout has broadly followed that illustrative layout presented at the outline stage with the main change being retention of the existing field drain system, such that a more generous landscaped buffer (including the access street from Main Road) exists for much of the western boundary, even if this does dwindle down to 2.5m by the access to Main Road. The position of a sewerage pumping station, is still not known, whereas at the Inquiry it was mooted that it would be located in the remaining field gap between this site and that where 132 dwellings was allowed at Appeal. That retained (3.579 ha), field land is to be planted as wildflower meadow land as part of the planning obligations signed up to and designed to mitigate for the wildlife corridor envisaged in the emerging local plan. The fenced footpath would prevent public access to that habitat land north and south of it. 174.5 parking spaces (34 for visitors) are located throughout the development. 62 plots would have in-curtilage EV charging points with 12 unallocated parking spaces also having such charging points. Bicycle parking would

be provided to the required standard. An electricity sub-station to serve this development is to be located on the new access street from Main Road, set well into the site just before the secondary access street branches off to the east. Its southern and eastern sides are shown screened by a new hedge, with a tree at either end. There would be adequate space there to accommodate the required sewerage pumping station.

2.6 The amended site layout is shown below

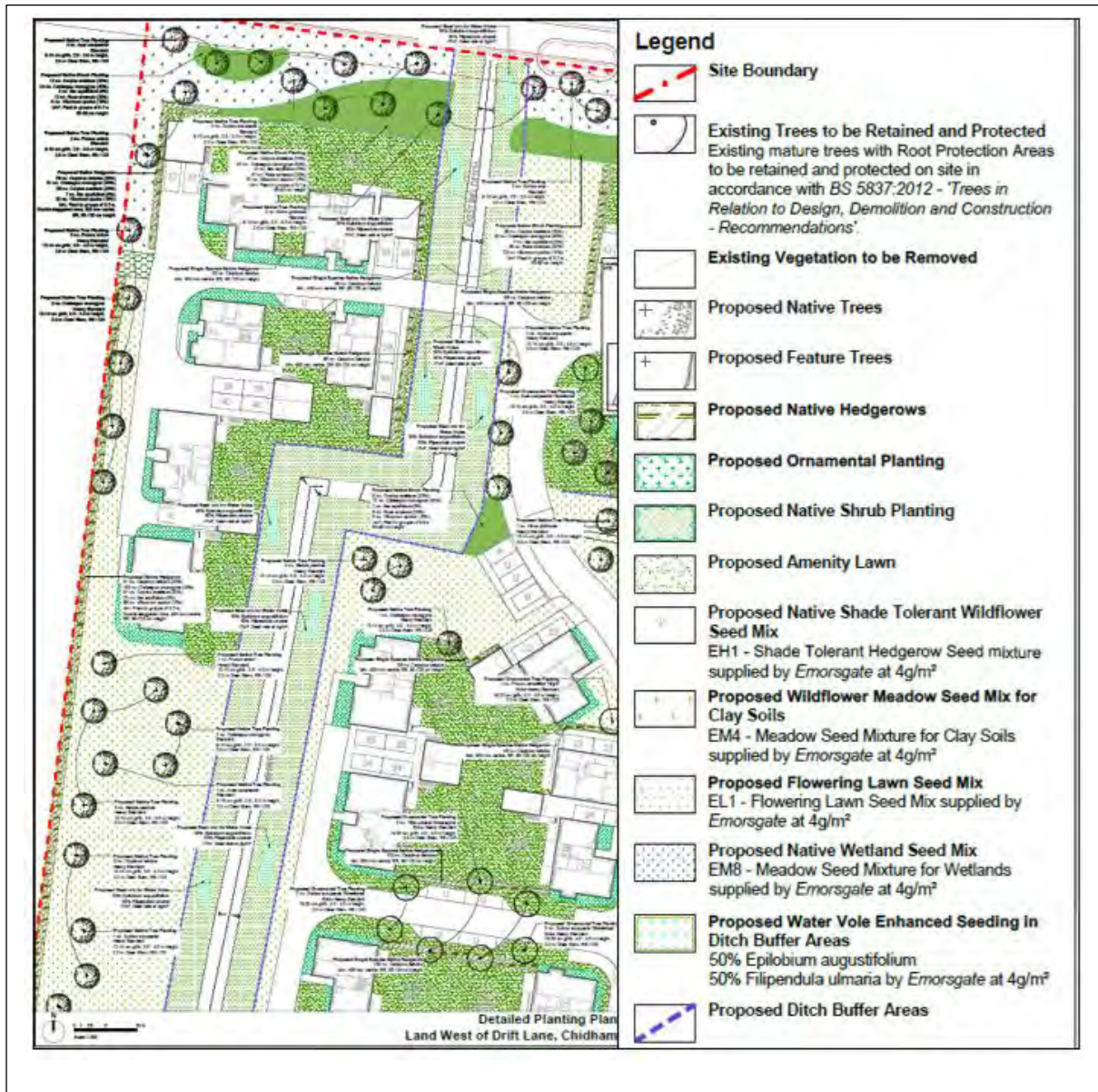


- 2.7 A fully detailed and now amended hard and soft landscape design has been submitted. Contrast hard surfacing materials are intended to create visual interest and define semi-private spaces (Extract plan shown below). Permeable paving will be introduced across the site for minor roads, residential courtyards, private drives and shared parking areas. Attenuation will be provided below the block paving and will discharge to the drainage network at controlled rates.



- 2.8 Additional storage is achieved from shallow cellular storage tanks under roadways and amenity areas that will discharge to the watercourse to the south of the site at a controlled rate. A full specification of plant/tree species has been given with densities of planting and future provision for its maintenance. It is proposed to retain and protect existing mature vegetation on the site boundaries, although there will now be some tree removal within hedgerows and two dead horse chestnut trees - (not due to re-positioning of some plots) - (15m wide to north and varying 5 down to 2.5m to the west), which will be enhanced through reinforced planting to create a robust landscape buffer. 3m buffers are being left

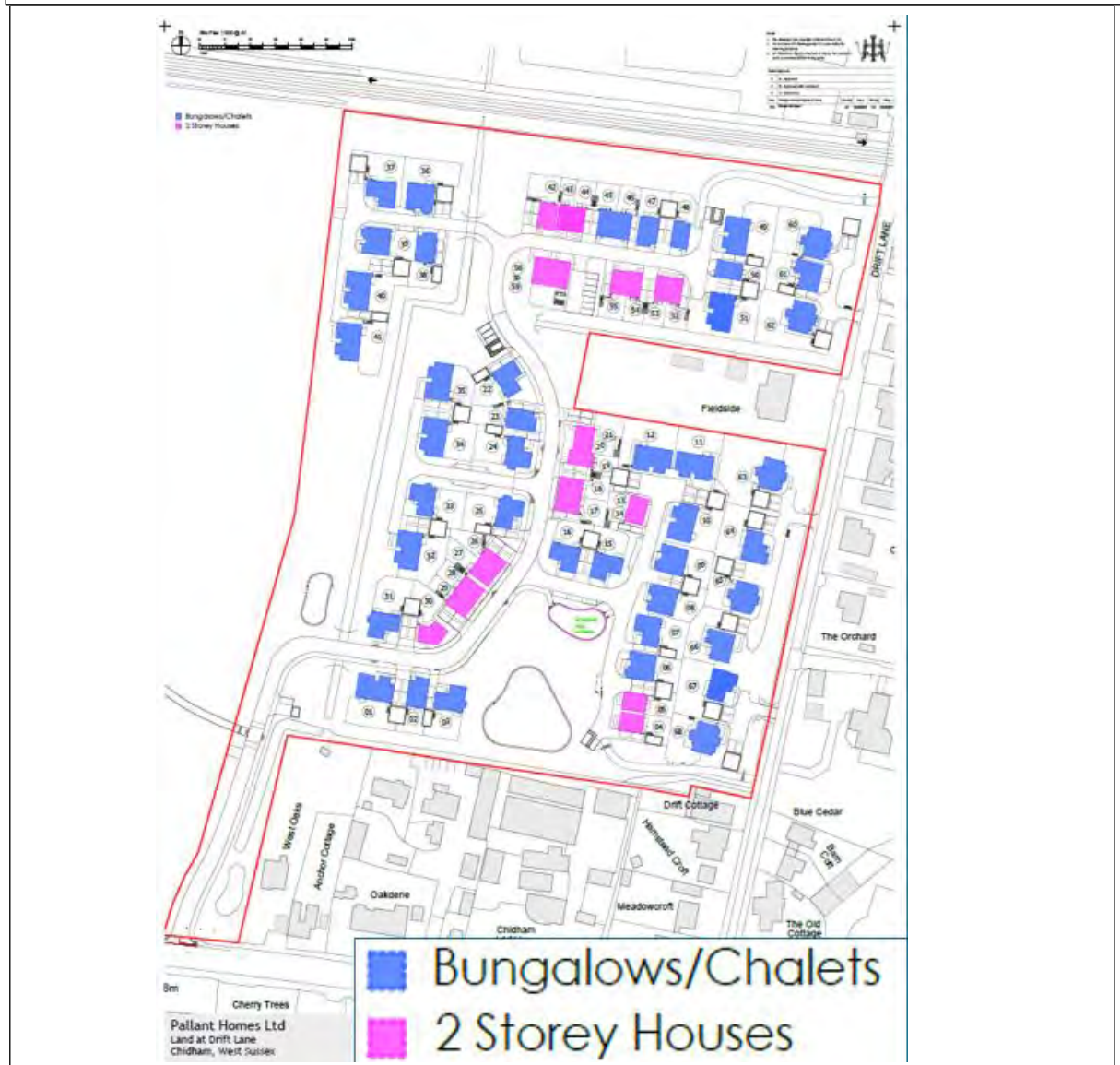
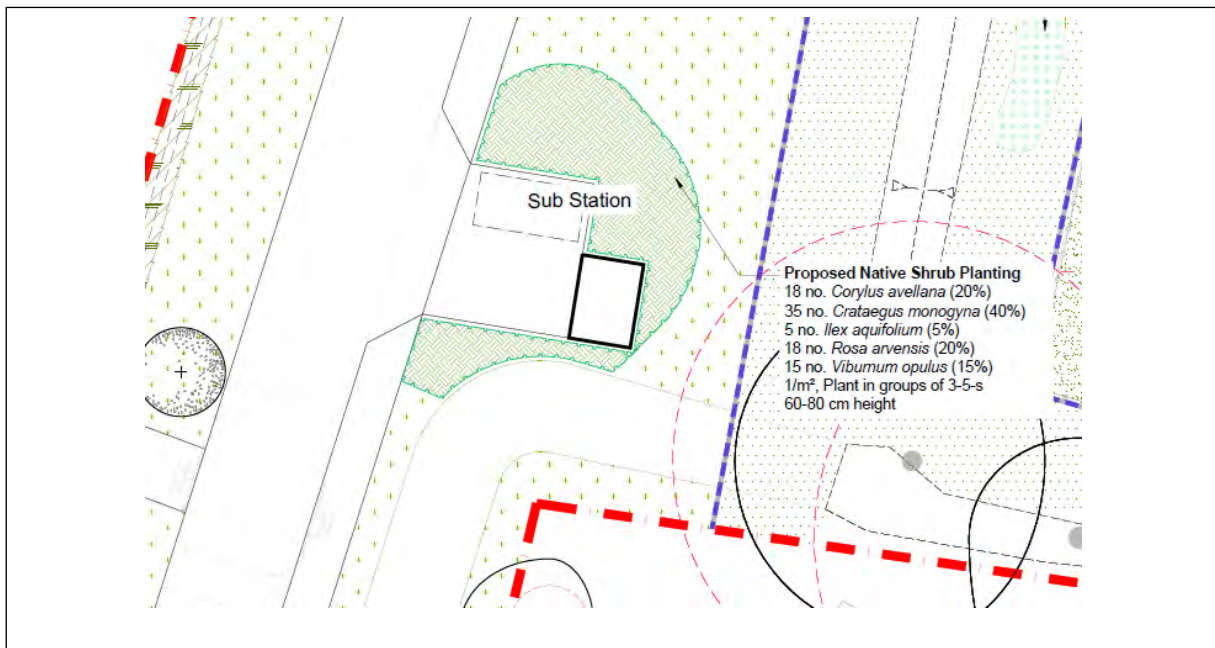
either side of existing site drainage ditches. An extract is shown below of the north-west corner of the layout. Planting plans are of two types – structural and ornamental, with a mixture of evergreen and deciduous plants to offer seasonal interest. It is intended to plant 120 - (95) native and (25) ornamental) - trees from the plans submitted, including a typical tree pit cross-section. At first planting they will range in size from 1.2 to 2 metres tall. A tree identified with moderate potential as a bat roost has now been retained on Drift Lane, with housing set back from its root protection area.



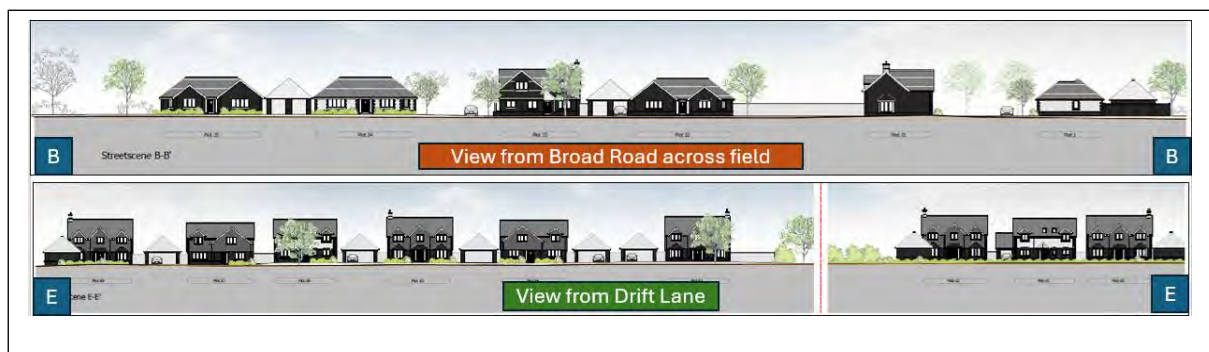
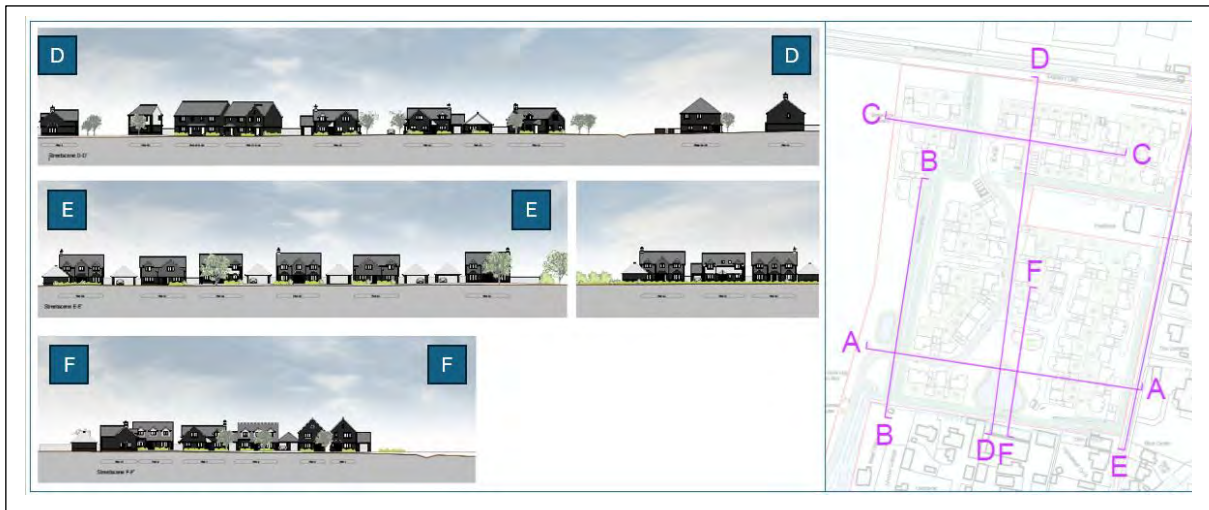
2.9 The materials palette is shown below. Typical street scenes are shown below. Some dwellings are to be all brick-faced, with two colours of brick chosen to give variety. Other dwellings will be a mixture of brick and flint, brick and timber cladding and brick and tile hanging. A mixture of either red plain clay tiles and mock slate will provide roof coverings.

Element	Detail	Colour	Manufacturer	Example Image
Brick Type 1	Freshfield Lane facing brick	First Quality Multi	Michelmersh Brick	
Brick Type 2	Old Hambledon facing brick	Brown, buff, grey and red shades	Crest Brick Slate and Tile Ltd	
Tile Hanging	Barrow Bay Brown sanded clay plain tile	Brown	Sandtoft or equivalent	
Flint	Knapped field flint block finished by hand pointing	Flint	St Catherines Flint Products or equivalent	
Cladding	Larch feather edge sawn timber cladding	Natural		
Roof Tiling 1	Redland Concrete Tile. Plain sanded tile (not interlocking) with wet verge detail. Matching ridge tiles & third round hip tiles.	Natural Red	Redland or equivalent	
Roof Tiling 2	Rivendale Faux Slate with wet verge detail. Matching angular ridge and hip tiles.	Cromleigh Graphite	Rivendale or equivalent	

2.10 Corner quoin work and straight or arched brick soldier coursing will define the top of window openings. The opportunity has been taken to incorporate brick and flint walls at key focal points and junctures within the development. The electricity sub-station will be a GRP housing (usually coloured mid green and not pleasing to look at). The soft planting scheme does at least show that to be screened on three sides (see below).



- 2.11 The dwellings range in scale from 1 to 1.5 to 2 storeys in height, with intended dwelling heights within the layout shown below. 15 will be provided on a affordable rented/shared ownership/first home basis with the rest being open market housing. West Sussex Police has commented "A good active frontage has been created with the streets and the public areas being overlooked."



Proposed dwelling type front elevations





- 2.12 Means of enclosure to site boundaries and to plots within the layout will be a mixture of brickwork, with some flint panels, rustic field fencing and more conventional close-boarded timber fence panels. Typical appearance images and where these are to be used within the layout are shown below. It is noted that GRP 'bolt-on' chimney stacks are to be used, which are presumably non-functional fire places in dwellings and merely for visual effect to match other nearby dwellings, which have working fireplaces. It is noted that the Council's Design Team have been critical of the use of artificial slates for some dwelling roof surfaces, which are not considered vernacular. Certainly the predominant roofing material in Drift Lane is red, plain clay tiles, although two properties do have slate roofs, close to the level crossing.



2.13 A biodiversity net gain habitat management and monitoring plan has now been submitted, produced by Ecosupport Ltd.

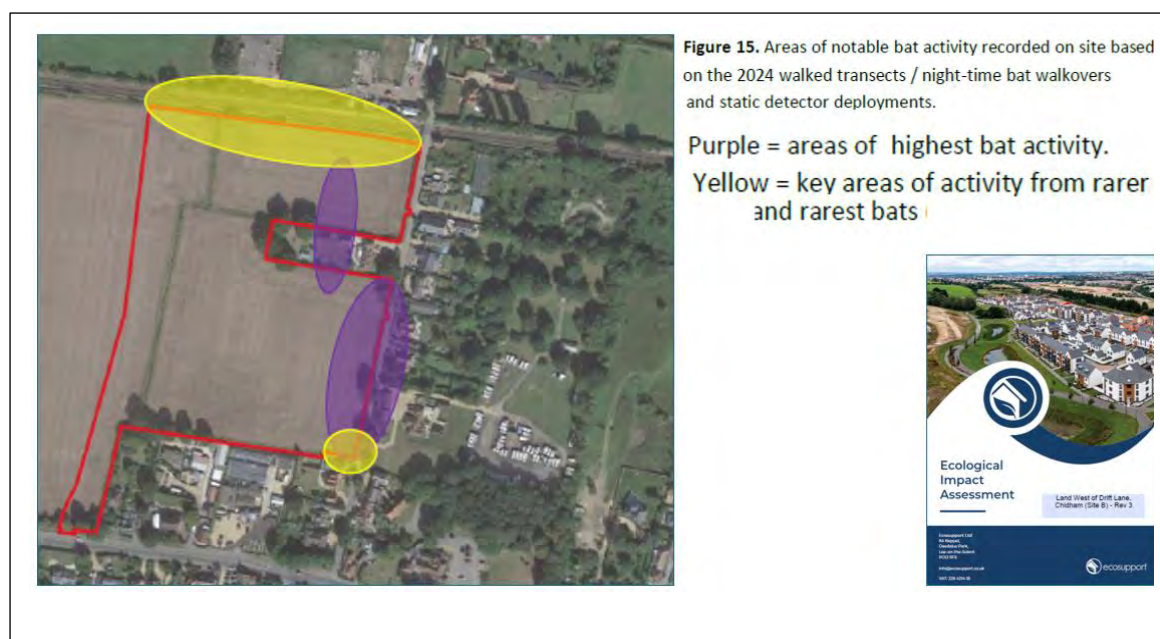
2.14 In terms of conditions 16 (water vole surveys), 23 (external lighting) and 24 (ecological mitigation), to the outline permission the applicant's agent concludes this –

"The site has been identified as being of regional importance for foraging and commuting bats with low numbers of nationally rare Barbastelle bat recorded once on site. The works will result in a loss of foraging resources (cereal crops, works to the ditches) and some disruption to existing commuting routes (from external lighting and loss of portions of tree line / hedgerow). Therefore, an adverse impact is likely at the regional level of significance."

"The works will result in an increase in lighting within the general area from external lighting on the new dwellings / street lighting. This can affect the behaviour, particularly foraging, of nocturnal wildlife (i.e. bats, Badgers). Therefore, an adverse impact is possible on nocturnal species"

And,

"... updated ecological survey work reinforces the previous view that protected species and their supporting habitat do not pose a constraint to the delivery of housing on this site, and that the proposed development delivers significant mitigation in the form of ecological enhancement and biodiversity gain in excess of the policy expectation such that the impacts arising from the development of the site can be satisfactorily addressed."

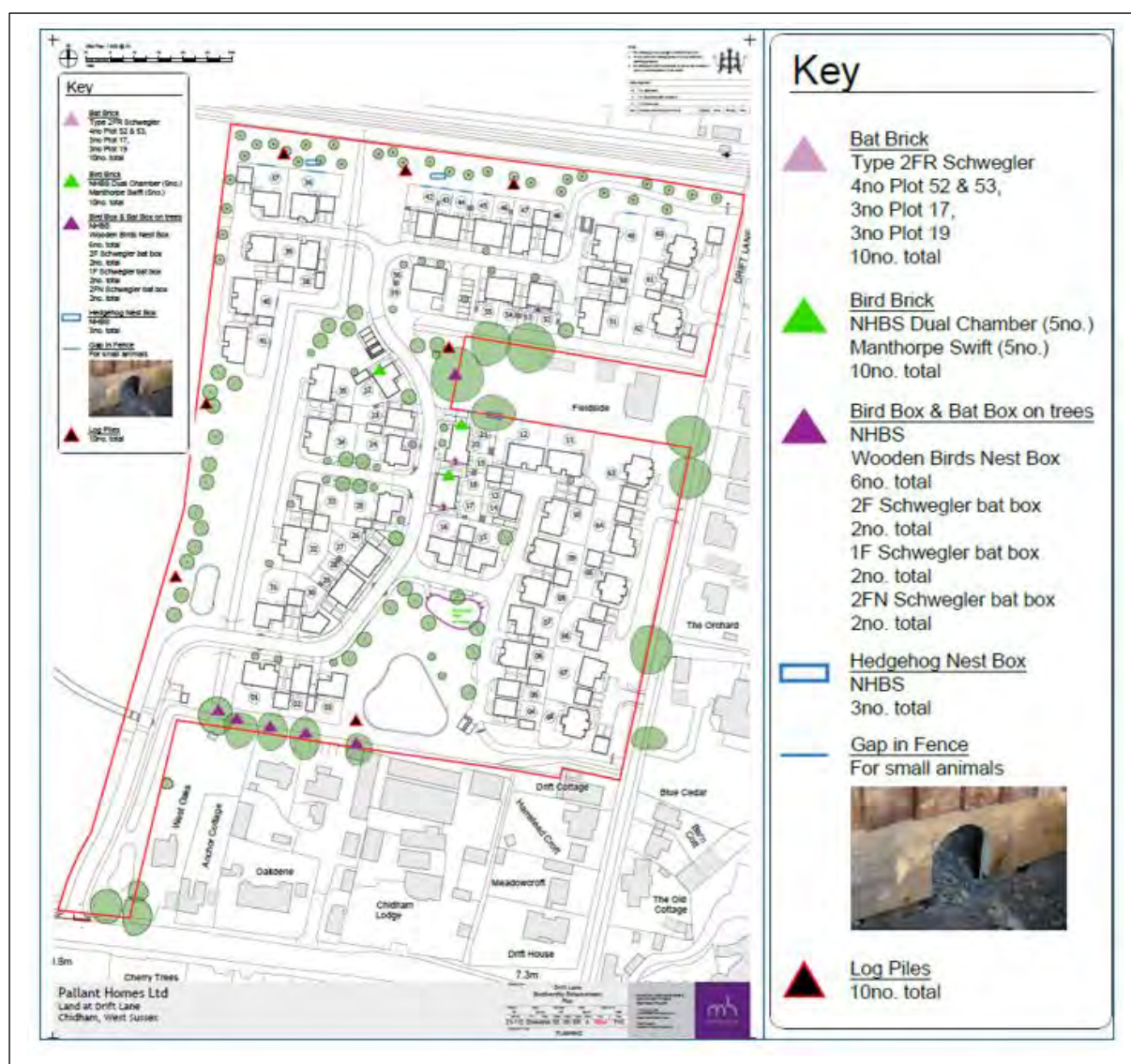


A Biodiversity Net Gain Assessment which confirms that the proposed development achieves a net biodiversity gain of 20.02 % or 2.63 habitat units (up from 16.85% or 2.17 habitat units respectively on original submission), a net biodiversity gain of 85.2% hedgerow units (1.81 hedgerow units), and a net gain of 17.47% watercourse units (0.95 watercourse units), exceeding the mandatory 10% net gain. A shadow habitats regulations assessment has been produced to demonstrate how hedgerow reinforcement and creation of 'dark corridors' will improve connectivity for bats - (presence re-surveyed using static bat detectors) -

which may be commuting from the Singleton and Cocking Tunnels special area of conservation (SAC). It will be for the Council to now carry out a formal appropriate assessment on this matter. Paragraph 5.13 of the report sets out –

"Pallant Homes Ltd will assume responsibility for the management and maintenance of the newly created and enhanced habitats. When required, responsibility will include ensuring all management works are completed and qualified ecologists, arborists or landscape managers are contracted, etc. If the land is to be transferred, the new landlords shall bear responsibility for the management and maintenance of habitats within their curtilage. If not, the responsibility shall remain with Pallant Homes Ltd."

- 2.15 Proposed biodiversity enhancements from the Ecosupport Ltd Management Plan (October 2024 and Ecosupport Ltd shadow HRA) are shown below.



The water vole survey required under condition 16 concluded the site was largely unsuitable to support a colony of water vole, the critical part of the report stating –

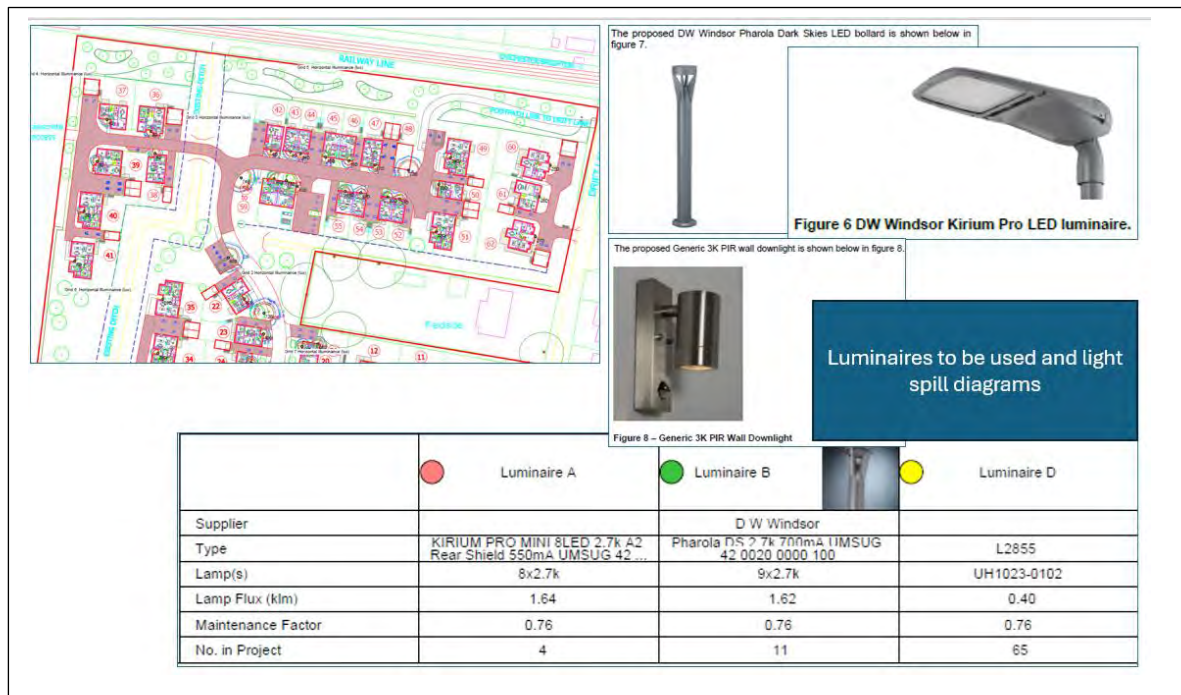
"Mike Dean (MD Ecology, 2024) stated 'These ditches link to a culvert under the railway line (which forms the northern boundary of the site) and ditches associated

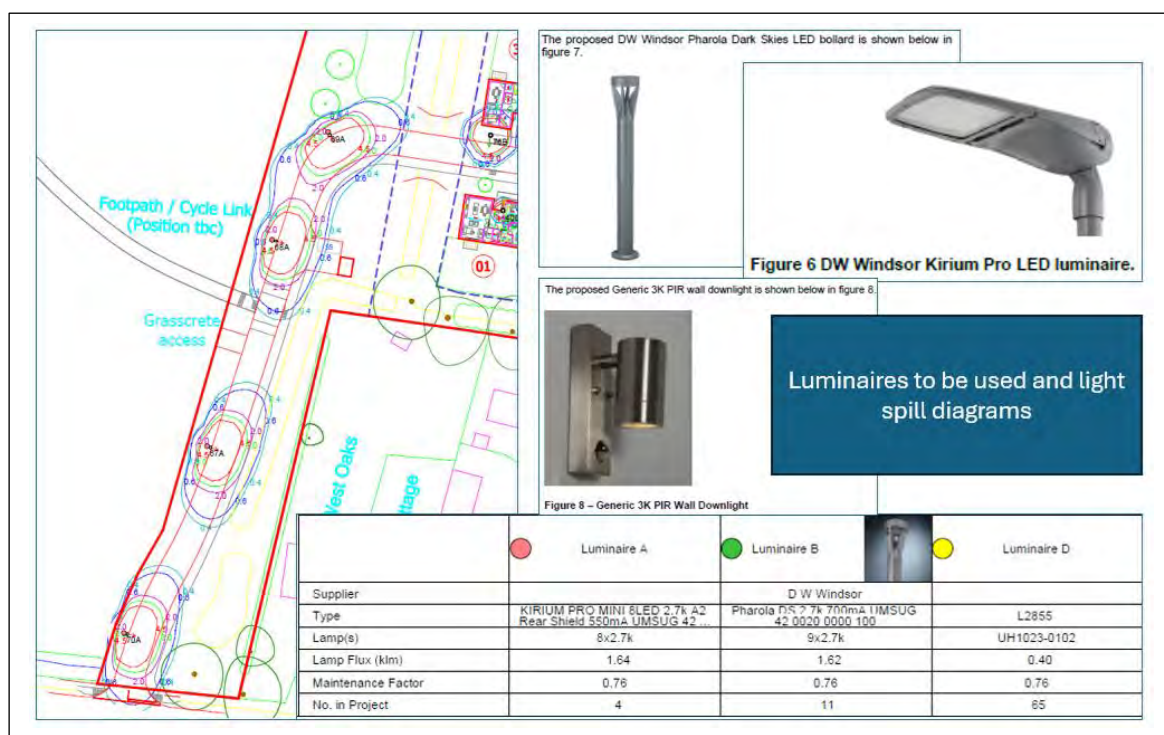
with Main Road (part of the southern boundary). They were considered unlikely to be used by water voles at the time of the August 2024 site visit. It is possible that the ditches are used by water voles earlier in the year when wet, particularly if water voles are present in adjacent habitats. However, given the relatively poor quality of the habitat present they would not be likely to support a colony of water voles”

But to encourage their numbers, sides of the ditches will be planted with native species plantings to offer cover. As can be seen in the layout plan above, the exiting drainage ditch system is to be culverted at three points. At each point a ‘mammal ledge’ is to be installed allow water vole to safely cross to the other side of the ditch. Finally, the applicant has committed in writing to appoint a company to maintain the ditch systems for a 30 year period. Works that directly affect the areas where Water Vole were identified will take place under an A11 licence issued by Natural England. Water Voles may utilise D1 and the westernmost part of D3 during spring and early summer, whilst water is present within the ditches, however, the site does not support the habitat to support an extensive colony.

As concerns external lighting, this is limited (seen below) to wayfinding and safety purposes and has been designed to restrict light spill and potential sky glow and to ensure no light levels exceed 1 lux in the peripheral landscaped buffer zones. The proposed lighting strategy comprises:

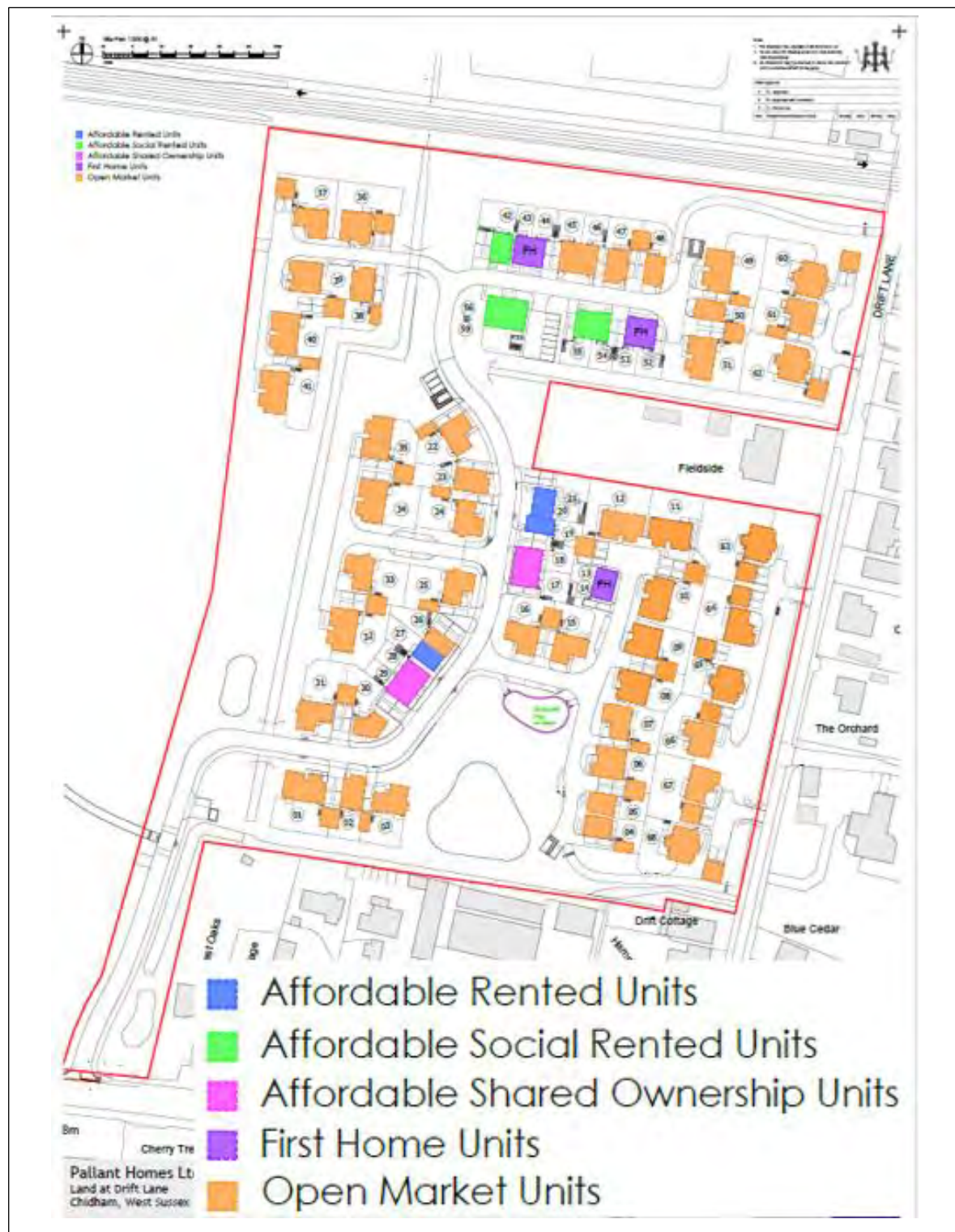
- 26 no. 6m columns road lighting luminaires. These will emit a warm light glow and will be mounted with integral rear shields to reduce backward light spill and 0-degree tilt so that they do not produce upward light spill.
- A wall mounted lantern on the front elevation of each property that will be PIR operated.





- 2.16 In terms of condition 14 (capacity at Twwtw), 55 of the dwellings will gravity drain to a public sewer in Drift Lane, whilst the remainder will be discharge via an on-site pumping station towards Main Road (although its location, access track/hardstand, appearance and landscaping have not been identified under the proposals. A report has been submitted by the applicant's civil engineers, which in total and estimated capacity of 236 dwellings is currently available at Twwtw (see page 50 of submitted FRA appendices, page 50). It is noted on-line that Southern Water are unable to comment on this analysis until 14.2.2025. This estimate is based on 'dry flows' and does not take into account the effects of climate change and wetter weather.

2.17 The intended housing tenure mix is shown below.



3.0 Key issues and related Policy framework*

*NPPF – 1-3, 6-12, 29, 39-44; 48-49, 55-57, 71, 73, 96, 103, 105, 109, 111-113, 115-117, 119, 124-125, 129-132, 135-140, 161-166, 170, 172, 178, 181-182, 187, 189, 192-195, 198; NPPG - IDs 5-8, 14, 15, 20, 21a, 21b, 26, 30, 31, 34, 36, 37, 42, 53, 54, 57, 60, 65, 66, 67, 70, 74; CLP – S1, NE1-NE2, NE4-NE8, NE10, NE13, NE15-NE17, NE19, NE21, NE23, H1-H2, H4-H5, H7, H10, P1-P2, P4-P9, , P14-P15, P17, T2-T4, A12; CHNP – EM1-EM3, H1-H2, DS1-DS3; CHMP – 1-3, 6, 8-9, 12; SPG/SPD.

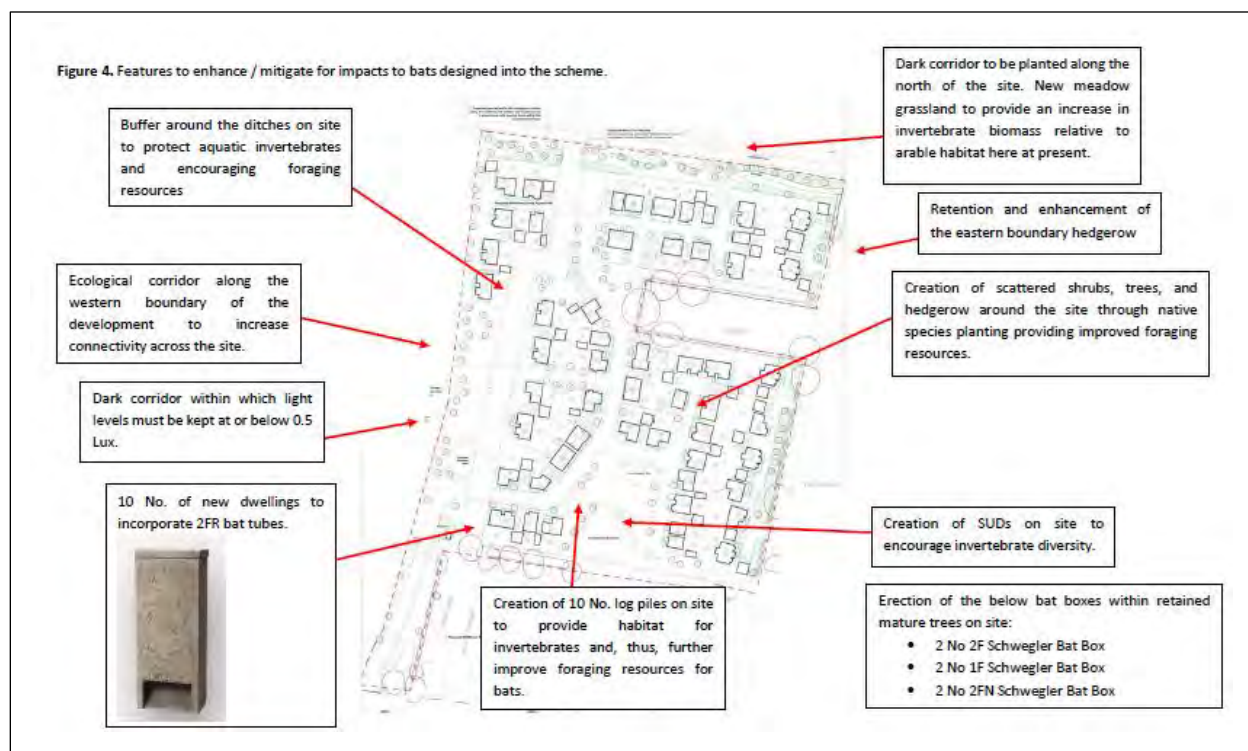
3.1.0 Safeguarding the setting of the Chichester Harbour National Landscape and intrinsic character and beauty of countryside/biodiversity from major development.

3.1.1 Conservancy Officers fundamentally still disagree with the Inspector's assessment of harm to the setting of the NL. However, it must be accepted that planning permission has been granted and that The Conservancy now has further opportunity to positively impact the actual visual impact of the development on the NL. This constant attrition of countryside gaps between settlements is not a sustainable long-term Policy for development in Chichester District, outside the National Park and Conservancy Officers challenge the overall soundness of such a strategy, driven by national planning policy on housebuilding.

3.1.2 The Conservancy's ecologist, made the following comments on the originally submitted proposals –

"Within the Landscape and Ecological Management Plan (Ecosupport Ltd, October 2024), it would be beneficial to provide swift bricks or swift boxes on or within the new dwellings (provision is made for bird boxes, but Swifts are not specifically mentioned). Given the adjacent wildlife corridor designation, we would strongly recommend that planting should be 100% native species of trees and shrubs to support local wildlife/biodiversity and to ensure that these areas result in the maximum possible ecological benefit, and non-native species should be removed from the planting plan (e.g Amelanchier lamarckii is a potential invasive species). Holly Ilex aquifolium, Blackthorn Prunus spinosa, Yew Taxus baccata, Elder Sambucus nigra could be added to the planting plan."

3.1.3 The applicant has conducted additional ecological survey work to quantify impact and the significance of such impact on protected species and identified mitigation to reduce such impact. The Conservancy's concern at the Inquiry mostly related to wildlife connectivity to the NL. The Council's aspirational wildlife corridor in the emerging local plan has effectively been shifted westwards by the Inquiry Appeal decisions and at least should be safeguarded along with the proposed ecological corridor buffers under the S.106 planning obligations. However, the applicant says the shared pedestrian/cycle link between sites A and B is to be fenced, so at this point in time it could form a double barrier to wildlife trying to pass through the area in the direction of the NL. The existing drainage ditch system is now being retained in the layout and will be enhanced. Other biodiversity enhancements (seen below) under the Government's biodiversity net gain system will also exceed the statutory 10% sought, improving opportunities for wildlife and nature at the site.



- 3.1.4 Dark corridors have been created through the site to improve chances of bats surveyed to continue to move across and forage at the site. The comments of The Conservancy's Ecologist have informed the recommendations of this report.
- 3.1.5 The applicant has committed in writing to a 30 year period of monitoring and managing the biodiversity improvements at the site.
- 3.2.0 Foul drainage and flood risk
- 3.2.1 Southern Water has yet to verify the applicant conclusions regarding headroom at Thonham Wwtw. Those opposed to the development at the Inquiry were highly critical of the 'dry flow' method of calculating headroom, given the Council's declaration of a climate change emergency and The Conservancy's own evidence of how stormwater surges during heavy rainfall events is likely to be contributing the the unfavourable declining condition of Chichester Harbour SSSI, identified in a report by Natural England in 2021.
- 3.2.2 The applicant has produced a drainage stragey which includes cellular storage areas and attenuation basins in the layout. The risk of flooding off-site is unlikely to occur if these SUDs are carefully managed.
- 3.3.0 High quality, sustainable design
- 3.3.1 A variety of dwellings have been put forward at the site, with only a few being of a full two-storey eaves height. The matrials palette put forward reflects existing dwellings in the locality. The Council's Design Officer has criticised the use of (artificial) slate for roof coverings, but your Officers consider this will add to visual diversity and be more recessive in the setting of the NL.
- 3.3.2 The applicant has provided details of sustainable measures to be incorporated into built form, required under condition 16 of the APP/L3815/W/22/3295004 Appeal decision notwithstanding the application not seeking discharge of that

matter. The energy strategy for the site will incorporate a range of features, following the principle of the energy hierarchy. These will include: - Passive demand reduction measures through improved insulation and air tightness - Active demand reduction measures through heating controls - Supply of heating through high efficiency systems - Specification of renewable energy technologies in the form of air source heat pumpsThe commitment to EV charging points and where they will be in the layout is also specified.

- 3.3.3 Public open space is to be provided within the layout in excess of the Council's standards. This and the permeability through the site to the wider rights of way network outside the site, will give other dog walking opportunities away from Chichester Harbour shoreline.
- 3.3.4 Detailed matters raised by the Council in the PREAP response which have not been taken up by the applicant, do not fundamentally affect the impact to the NL.
- 4.0 Conclusions
- 4.1 The submitted details and additional survey work are in accordance with the terms of the outline planning permission granted. Important existing drainage ditch systems have been retained at the site and will be enhanced to encourage water voles to become more established at the site and dark corridors for bats to move and forage across the site would be retained from the submitted lighting strategy. The resulting housing layout has softened the visual impact of the development when seen from Broad Road and Main Road and the curved street presents a less harsh and more rural 'feel', with sequential serial vision views as one proceeds through the housing.
- 4.2 The Conservancy's Ecologist has identified a number of amendments that should be undertaken to improve the scheme and its potential to enhance wildlife and nature recovery at the site. These are included in this report's recommendations.
- 4.3 The position on capacity at Thornham WwTW has yet to be confirmed by Southern Water. However, even if such capacity is not available, the wording of condition 14 to APP/L3815/W/22/3295004, could still allow some level of development to occur until such further capacity is created.

SRL – for 1.12.2025 CHC Planning Committee

Comments requested by 4.12.2025.

*Abbreviations used:

NPPF – National Planning Policy Framework – (December 2024, as adjusted 7-2-2025)

NPPG – National Planning Practice Guidance – (March 2014 onwards)

CLP – Chichester Local Plan 2025

CHNP – Chidham & Hambrook Neighbourhood Plan (2016)

CHMP – Chichester Harbour AONB Management Plan (2024-2025)

SPG/SPD – Planning guidance published by Chichester District & West Sussex Council relating to: -

Parking standards (WSCC August 2019)

Other abbreviations

TWwTW - Thornham Wastewater Treatment Works

FRA – Flood risk assessment

SUDS – Sustainable urban drainage system

SL - CH.24.02600.REM - **Appendix A**



Appeal Decision

Site visit made on 29 May 2025

by **S Harley BSc(Hons) M.Phil MRTPI ARICS**

an Inspector appointed by the Secretary of State

Decision date: 13 June 2025

Appeal Ref: APP/L3815/W/25/3358934

Stables North of Thornham Farm House, Prinsted Lane, Prinsted, Southbourne, West Sussex, PO10 8HS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Abbey Property Management Ltd., against the decision of Chichester District Council.
- The application Ref is SB/22/01941/FUL.
- The development proposed is conversion works to an existing stables and outbuildings to create a separate dwelling with fully engineered floating floor, retained stables, garage, and machinery store.

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The National Planning Policy Framework (the Framework) was revised in December 2024. References in this decision are to the revised version.
3. The site is within the Chichester Harbour Area of Outstanding Natural Beauty, which is now known as the Chichester Harbour National Landscape (the CHNL). The statutory purpose of National Landscapes is to conserve and enhance the natural beauty of the area. Section 85 of the Countryside and Rights of Way Act 2000 as amended by section 245 of the Levelling Up and Regeneration Act 2023 strengthens the duty on relevant authorities to "seek to further" the statutory purposes of protected landscapes including the CHNL. This replaces the former duty of "have regard to". The Framework requires that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection in relation to these issues.
4. Chichester Harbour Conservancy has statutory responsibility for the CHNL. Policy 2 of the Chichester Harbour AONB Management Plan 2024-2025 (the Management Plan); and Policies 8 and 9 of the Chichester Local Plan: Key Policies 2014-2029 (LP) seek to conserve, to promote and to reinforce local distinctiveness and the natural beauty of the CHNL.
5. Work has progressed significantly on the Emerging Chichester Local Plan 2021 – 2039. Subject to consultation responses on the Main Modifications it is anticipated the Emerging LP will be adopted summer 2025. Its Policies therefore carry some weight although the wording might still change.

6. During the course of this appeal the appellant submitted a Unilateral Undertaking (UU) pursuant to section 106 of the Town and Country Planning Act 1990. I return to this below.
7. The buildings were granted planning permission in 2014 and were conditioned to be used in association with the adjacent Thornham Farm House (now identified as Thornham House). The stables have been sold separately and there are some indications from third Parties that stable uses did not commence. The appellant asserts the building has a “nil” use. At the time of my site visit items were stored in parts of the building. It is not for me in this appeal to address the lawful use of the site: this is a matter for the appellant and the Council.
8. The proposal was amended a number of times during the course of the planning application. Paragraph 1.8 of the Appeal Statement of Case states *“Please note the determined roof plan is actually referenced 2394-PP-002 Rev A; the location plan is 2394 -004 Rev F; site plan is 2394 -003 Rev D. All other plans in the informative are correctly referenced”*. The Design and Access Statement dated July 2022 pre-dates some of the plans on which the Council determined the application. The determined plans show one bedroom, bathroom and dressing room on a sleeping platform above ground floor with a void below; disabled access may no longer be suitable; and roof openings are proposed. I have determined the appeal on this basis.
9. The appellant considers some of the works proposed may not be development as much would take place within the building. However, in my judgement, the type and extent of these, which are described in more detail below, amount to alterations, building, engineering and/or other works which would fall within the definition of development in Section 55 of the Town and Country Planning Act 1990. In any case, they form part of the scheme for which planning permission is sought.

Main Issues

10. The main issues are: whether or not the site is a suitable location for a dwelling taking into account local and national planning policies and access to services and facilities; whether or not adequate provision would be made for the safety of future occupiers of the building in the event of flooding; and the effect of the proposal on the character and appearance of the area including on the CHNL.

Reasons

Location

11. The appeal site is between Prinsted and Emsworth outside any defined settlement boundary. It is also within Tidal Flood Zone 3. Policy 2 of the LP; Emerging Policy S2 and Policy SB1 of the Southbourne Parish Neighbourhood Plan 2023 (the NP) seek to direct development to the most sustainable locations in accordance with the settlement hierarchy. The appeal site is within the Rest of Plan Area (countryside and small villages and hamlets with poor access to services), the lowest tier of the hierarchy.
12. I acknowledge the presence of the stables but this does not demonstrate an essential need for an open market dwelling in the countryside location because such a use can be more sustainably accommodated in, or adjacent to, existing settlements. Nor would the proposal meet an essential local rural need or support

rural diversification. The fact of an existing building does not affect this.

Accordingly, the proposal would conflict with the development strategy as set out in the above Policies and key Principle of PP06 of the Management Plan.

13. Policies 45 and 46 of the LP and Emerging Policy NE10, which contains similar criteria, allow for sustainable development in the countryside in certain circumstances.
14. Due to the distance from facilities; the narrow and curving Prinsted Lane; and the lack of bus services; the site is not particularly well located with regard to access to day to day services and facilities without reliance on the private vehicle. I consider it unlikely that future occupiers would commonly choose to walk or cycle to the closest services and facilities, especially during periods of darkness or during inclement weather, but would rely on the private vehicle for access to day to day services and facilities. In that respect the proposal would not be sustainable development. Although not isolated it is not well related to a farmstead or group of buildings, as the only close building is Thornton House, and it is not close to an established settlement as it is separated from Prinsted village by agricultural land. Therefore, the proposal would does not garner support from the exception at Policy 45(1) of the LP.
15. The proposal would make use of an existing building and Policy 46 of the LP, subject to criteria, allows for changes of use of buildings in the countryside. The building is a relatively recent timber building on a concrete strip foundation overlain by a 150mm thick oversite concrete slab. Although undoubtedly well-constructed for its original purpose as stables, and in appropriate timber cladding, it is not of particular architectural or historic merit (Criterion 5). Detailed drawings or calculations have not been provided but the Parties generally accept that the existing building is in good structural condition. It seems likely that the building would be suitable for some uses, including employment, without the need for significant extension, alteration or re-building (Criterion 1).
16. The Flude Property Consultants letter dated 28 March 2025 provides a brief analysis of the expected costs and income for alternative uses of the building. This concludes that use as an office, live/work unit or tourist accommodation would be unviable. However, this relies on including the estimated costs of the installation of the barge, as mitigation in the event of a flood, and it is not clear that this extent of works would be necessary for an office or other employment related activity where occupiers would not be sleeping. Nor is it clear what allowance has been made for the parking area and other buildings that are also part of the site. I cannot therefore confidently conclude that economic uses are unviable.
17. Moreover, no similar estimates have been provided for the likely value of a one bedroomed property, with disproportionately large non-sleeping accommodation, compared to the likely costs and difficulties associated with constructing the proposed flood mitigation measures. Nor is it clear why a one bedroom property would be more viable than a live/work property. I find there is conflict with Policy 46(2) of the LP and Principle PP06 of the Management Plan in that it has not been satisfactorily demonstrated that other uses are not viable.
18. For the above reasons I conclude that the site is not a suitable location for a dwelling in terms of strategic planning policies or access to services and facilities. In these respects the proposal would conflict with Policies 2, 45(1) and

46(2) and (5) of the LP, Emerging Policy NE10, Policy SB1 of the NP and Principle PP06 of the Management Plan.

Safety in the event of flooding

19. Tidal Flood Zone 3 is an area of highest risk of flooding, and has a 1 in 200 or greater annual probability of sea flooding. National and local planning policy seeks to avoid inappropriate development in the flood plain and to direct development away from areas of highest risk although Footnote 62 to Paragraph 176 of the Framework exempts some changes of use, including the conversion of a building to a dwelling, from the sequential test. There are no formally recorded incidents of historic flooding near or on the site, and a site specific Flood Risk Assessment accompanies the proposal. The evidence indicates that the site is some 2.75 AOD. To deal with potential tidal flood water inundation of some 5.0m an engineered floor with a floating barge structure would be installed that would enable the proposed habitable area to float upwards on a tidal flood event, mimicking a floating, permanently moored, houseboat.
20. To achieve this the existing L shaped building would be severed into two. A stepped “mounting block” would be built on the courtyard side of the north wing of the building. Eleven steel columns with guides for roller bearings would be inserted to hold the building in place laterally against wind loads. These would be lowered through holes formed in the roof into prepared holes in the ground slab and secured in position by backfilling the hole with concrete and injecting resin into the ground to stabilise the soil around the steel posts.
21. Steel channel sections would be screwed to the inside face of the external walls of the building some 500mm above the existing concrete slab. The bottom metre of the internal cross walls would be removed to allow 3.3m pre-fabricated sections of a steel barge to be placed on rails and hydraulically pulled into the building. These would be welded together to form a watertight structure within the building. The cross walls would be reinstated after the barge was installed.
22. Roller bearings installed into the guides would allow the barge to rise as the water level increases. Small weep holes drilled at the bottom of the external walls would allow water to flow evenly beneath the barge as tide levels rise and water pressure would lift the barge structure. At a depth of some 180mm flood water would start to lift the barge so that it would engage onto the channels fixed to the inside of the outer wall, and when it reaches 820mm, it would begin to lift the building and continue doing so during the flood event. As water recedes, the building would return to its original position. The structure would be fitted with a drift net skirt for purposes of preventing entry of debris below the building when it is floated.
23. The barge platform would not be attached to any part of the building. The only time they connect would be when the barge began to lift the building. Occupants of the building would be above the water level.
24. The appellant asserts there would be no operating mechanisms that would fail and prevent the barge from floating on a flood tide and that the holes in the structure for the insertion of the columns could easily be reinstated. However, the extent of demolition of the existing fabric, in terms of holes in the roof that would avoid damage to the specialist designed roof structures, and to the concrete floor and foundations, is not clear. There would be a new inner wall around the whole of the

building and a new floor. In my judgement, the proposed works would be of significant extent that would go well beyond the criteria of Policy 46(1) of the LP. It seems more than likely that the cost of the works and the difficulty of implementing them would mean that conversion would be impractical which could lead to pressure to demolish and re-build.

25. As reported in the Officer Report, the Environment Agency, in the response dated 19 December 2023, no longer object subject to a number of conditions. The most critical of these is the requirement that sleeping accommodation should be at first floor level or above. The single bedroom on a platform raised some 2.4m above existing ground level would meet the height above AOD requirements. However, the ground floor plans show a very large area of non-sleeping accommodation including a void beneath the sleeping platform which would create a very unusual dwelling. To enforce the requirement of no sleeping accommodation at ground floor level would require overly intrusive inspections to the extent that, in my judgement, such a condition would not meet the reasonable or enforceability tests of the Framework and the Planning Practice Guidance (the PPG).
26. The site is within a Flood Warning Area with alerts typically raised 5 days before a predicted flood event. The Flood Risk Assessment and the Emergency Flood Plan do not demonstrate that safe access or escape routes would be available outside areas at risk of flooding: rather the intent is that occupants would remain in the building. However, there is little information about how quickly tidal flood water might rise or abate or how occupants could safely enter or exit the building whilst it was rising/raised should this be necessary, for example in an emergency. This would present a risk to health and safety of additional residents within a known flood risk area.
27. There is also a lack of information about what would happen to the retained foul water connection to mains drainage at Thornham STW; how flexible couplings could be provided to a buoyant structure inserted into the stationary retained walls; and how the safety of such couplings could be ensured during and after a flood event. The proposal does not show whether/where/how the drift net would be stored; how maintenance in good working order of the net and the weep holes allowing water beneath the structure could be ensured; measures to ensure the welded seams would not deteriorate and how any necessary repairs could be effected; or the effect of flood water on the retained external timber walls or concrete slab and foundations.
28. I am mindful of the PPG which acknowledges that hydrostatic pressures exerted by floodwater can cause long-term structural damage, undermine the foundations of a building or cause leakage through the walls, floor or sub-floor, unless the building is specifically designed to withstand such stresses. The PPG also advises that Flood resistance and resilience measures cannot be used to justify development in inappropriate locations¹.
29. For these reasons I am not satisfied by all the details of the scheme and I cannot confidently conclude that adequate provision would be made for the safety of future occupiers of the building in the event of flooding. Accordingly, the proposal would conflict with Policy 42 of the LP and those principles of the Framework that seek to minimise the risks of flooding and safely manage residual risks.

¹ [Flood risk and coastal change - GOV.UK](https://www.gov.uk/government/publications/flood-risk-and-coastal-change)

Character and appearance

30. The special qualities of the CHNL include the unique blend of land and sea; the flatness of the landform, the sense of wildness, the picturesque harbourside settlements, the unspoilt character and unobtrusive beauty and the sense of peace and tranquillity. The Framework emphasises that great weight should be given to conserving and enhancing landscape and scenic beauty in the CHNL.
31. The site is previously developed land and the re-use of the buildings would help to ensure against future deterioration. It is fairly well screened in most views by trees and hedges. Existing openings would be re-used with relatively few new openings. Three new areas of glazing would appear in the north elevation of the longer wing, these would not be visible from the Harbour and all glazed areas would be fitted with timber shutters. The conservation rooflight that would be inserted in the north elevation would be fitted with a blackout blind. An appropriate condition could limit light spill from the rooflight to preserve the dark skies.
32. The silhouette would increase during flood events as the building floats upwards. However, the effect of this on the appearance of the area would be relatively small. Notwithstanding the existing gates, the proposed gates and bin store on the edge of Prinsted Lane would have a suburban appearance which would not harmonise with the countryside character of the area. Although there are similar structures at the entrance to the adjacent Thornton House, I consider that introducing additional structures of this type would not respect the character of the surrounding rural landscape and would incrementally add to the gradual urbanisation of the countryside, which is identified as a significant threat to the CHNL in the Management Plan. So would additional domestic paraphernalia and car parking, although the harm would be relatively small as it would replace paraphernalia and parking associated with stable uses.
33. For the above reasons I conclude that the proposal would have a harmful, although locally limited, effect on the countryside and the CHNL and would therefore not further the statutory purposes of the CHNL. There would be conflict with the Policies 33, 43, 45 and 48 of the LP; Policy SB4 of the NP; Policy 3 and Principle PP06 of the Management Plan; and Chapter 15 of the Framework in this respect.

Other Matters

34. The appeal site is within the 5.6km Zone of Influence for the Chichester and Langstone Harbours Special Protection Area (the SPA). The UU provides for access mitigation measures in respect of recreational impacts upon the SPA. The appellant states that the necessary credits towards nitrate mitigation at Droke Lane, East Dean have been secured.
35. The A27 Chichester Bypass Mitigation Supplementary Planning Document 2024 seeks to address in-combination effects of residential development on the safety and function of the strategic and local highway network. The UU makes provision for a contribution to mitigate the effects on the highway network.
36. Given my conclusions above there is no need for me to consider these matters further as they would not change the outcome of the appeal. However, I note that taking account of the UU the Council no longer defends the reasons for refusal in relation to the effects on the SPA or the highway network.

37. Whilst not a determinative matter I note that the pre-fabricated sections of the proposed barge would be delivered by low loader. Prinsted Lane is narrow and curving and, had the proposal been otherwise acceptable, I would have sought more information about the practicalities of this.
38. The appellant has referred to the Thames House example of a residential development based on a floating structure. However, that was for a new dwelling constructed as a replacement for an existing dwelling so there was no new residential use created. Accordingly, that scheme included amelioration of an existing flood risk rather than an additional flood risk being created.
39. There have been extensive discussions with the Council, including before the application was submitted, and the proposal has been amended a number of times. Third Parties have raised concerns about inconsistencies between the plans. I would have sought clarification had my conclusions on the main issues been otherwise.

Planning Balance and Conclusion

40. I understand that the Council considers it can demonstrate some 4.13 years supply of deliverable housing land, although this may be lower at some 3.98 years². The spatial strategy has been unable to deliver the requisite housing land. In the absence of a five year supply Paragraph 11(d) of the Framework indicates that planning permission should be granted unless the applications of policies in the Framework that protect assets of particular importance provides a strong reason for refusing the development proposed. Footnote 7 states this, amongst other things, includes areas at risk of flooding. In this instance the risk of flooding provides a strong reason for refusing the development proposed. Therefore, the proposal would does not benefit from the presumption in favour of sustainable development, under Paragraph 11d of the Framework.
41. The proposal would make efficient use of land and add a much needed dwelling to the local supply of housing. There would be economic benefits during the period of construction and from spend in the local economy. These benefits would be limited by the small scale of the proposal. Use would be made of an existing building and previously developed land. However, the scheme would result in the addition of only a single dwelling to the stock, and even in a Council area without a Framework supply of housing land I consider the combined benefits should merit relatively limited weight.
42. I have found that the proposal conflicts with the spatial strategy but I give this limited weight as the strategy is out-of-date in terms of delivering the requisite housing supply. There would be some locally limited harm to the character and appearance of the countryside, albeit that such harm would result in the scheme not furthering the purpose of conserving and enhancing the natural beauty of the National CHNL. These matters together carry substantial weight. Furthermore, the proposal would not make adequate provision the safety of future occupiers of the building in the event of flooding which carries significant weight. The proposal would conflict with the Management Plan and so would not further the purposes of the CHNP. These objections together carry substantial weight and would not be outweighed by the benefits of the proposal. Indeed, the identified harm that would

² As found in appeal Decision APP/L3815/W/24/3344538 Crouchlands Farm

arise, and the associated policy conflicts, would be such that the scheme would conflict with the development plan when considered as a whole.

43. In conclusion, the scheme would conflict with the development plan and material considerations do not indicate that a decision should be made other than in accordance with the development plan. Consequently, the appeal should be dismissed.

S Harley

INSPECTOR



Appeal Decision

Site visit made on 15 September 2025

by V Goldberg BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10th October 2025

Appeal Ref: APP/L3815/W/25/3365291

Glebe Farm, Nutbourne, Chichester PO18 8RZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr R Chambers against the decision of Chichester District Council.
 - The application Ref is SB/24/02176/FUL.
 - The development proposed is change of use of building to live work unit and associated alterations and landscaping.
-

Decision

1. The appeal is allowed, and planning permission is granted for change of use of building to live work unit and associated alterations and landscaping at Glebe Farm, Chichester PO18 8RZ in accordance with the terms of the application, Ref SB/24/02176/FUL, subject to the conditions in the attached schedule.

Preliminary Matters

2. The development plan against which the application was determined has changed, as Chichester District Council adopted a new local plan in August 2025. On this basis, and in the interest of clarity, the Council was asked to confirm the policies that they would wish the appeal to be determined against. The appellant was given the opportunity to comment on the policies relied on. I have therefore determined the appeal on the basis of the policies provided by the Council from the Chichester Local Plan 2021-2039, adopted in August 2025 (Local Plan).
3. Since the planning application was determined, new flood mapping provided by the Environment Agency identifies that the appeal site falls within an area of future flood risk. The appellant has submitted a Flood Risk Assessment (FRA) which the Council has advised satisfactorily addresses this matter.
4. The Council have confirmed that the S106 agreement they have received satisfies reasons for refusal 2, 3 and 4. I am content that this document is consistent with the one that the appellant has submitted as part of the appeal. Therefore, I will have regard to this obligation further in my decision.
5. Reference is made to Policy SB1 in the Southbourne Neighbourhood Plan (NP). Within the NP, the policy does not include the prefix SB, but the reasoning in the evidence is clear that Policy SB1 relates to Policy 1 within the document.
6. It is noted that the officer's report and appeal statement refer to Policy NE10 of the emerging Local Plan in relation to criteria applied to development in the countryside. The Council has subsequently confirmed that the correct policy reference is Policy NE11, which closely mirrors the content and intent of Policy 45

from the previous Local Plan. Having reviewed the context and substance of the officer's report and appeal statement, I am satisfied that the references to Policy NE10 were intended to refer to Policy NE11 of the Local Plan.

Main Issues

7. The main issue is therefore whether the proposal is appropriate in the countryside having regard to the Council's spatial strategy.

Reasons

8. The appeal site is located within an area designated as countryside under the provisions of the recently adopted Local Plan. Policy NE11 of the Plan aims to limit development in such areas and outlines five key criteria that must be met for proposals to be considered acceptable. The Council's officer report confirms that the proposed development satisfies all of these criteria. Having carefully reviewed them, I am also satisfied that the proposal is compliant.
9. Furthermore, the Council's assessment relies heavily on Policies 45 and 46 of the former Local Plan. However, as these policies have been superseded by the current Local Plan, any previous conflict with the spatial strategy no longer applies. The proposal is therefore in accordance with the spatial strategy and relevant countryside development policy of the Local Plan.
10. Reference has been made to the proposal being contrary to Policy 1 of the NP. This policy states that development outside the Settlement Boundary must align with the wider development plan policies concerning countryside development. As the proposal is compliant with Policy NE11 of the Local Plan, which governs such development, it therefore also satisfies the requirements of Policy 1 of the NP.
11. For the above reasons, the proposal is appropriate in the countryside having regard to the Council's spatial strategy. It therefore complies with Policy NE11 of the Local Plan and Policy 1 of the NP which seek to control development in the countryside.

Other Matters

12. The submitted s106 agreement includes obligations which would come into effect if planning permission were to be granted. I have considered the obligation in light of the National Planning Policy Framework (the Framework) and Planning Practice Guidance. These state that a planning obligation must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.
13. The Local Plan requires all new housing in the southern part of the plan area to contribute to a scheme of infrastructure improvements to the strategic road network (A27). The S106 agreement provides the required contribution which would support infrastructure improvements to junctions on the A27 Chichester Bypass along with other small-scale junction improvements to increase road capacity, reduce traffic congestion, improve safety and air quality, and improve access to Chichester. The contribution has been calculated based on the A27 Chichester Bypass Developers Contribution Analysis for Strategic Development Options and Sustainable Transport Measures document and I am satisfied that this obligation meets all three planning obligation tests and is necessary.

14. The appeal scheme proposes a live work unit that lies within the zone of influence of the SPA. The Conservation of Habitat and Species Regulations 2017 (the Regulations) require that the competent authority must ensure that there are no significant adverse effects from the proposed development, either alone or in combination with other projects, that would adversely affect the integrity of the Habitat Site. The effects arising from the proposal need to be considered in combination with other development in the area adopting a precautionary approach.
15. Since the development would provide a residential unit and visitors to the workshop, the number of additional visitors would be modest and the likely effects on the SPA from the proposal alone may not be significant. However, in combination with other developments it is likely that the proposal would have significant effects on the designated site. Given my findings, the Regulations place a duty on the competent authority to undertake an appropriate assessment of the implications of the appeal scheme in view of the site's conservation objectives.
16. The site is within the 5.6km zone of influence of the SPA where new residential development is likely to result in recreational pressure, which would both alone and in combination with other development within the zone of influence, have a likely significant effect on the interest features of the SPA. Therefore, I consider that the development would have an adverse effect on the integrity of the SPA, but regard can be had to whether these adverse effects can be mitigated.
17. Policy NE6 of the Local Plan sets out appropriate mitigation measures to ensure that there will be no adverse effect on the integrity of the SPA. One of these measures, is a contribution outlined in the Bird Aware Solent Strategy (BASS) which details mitigation measures that would be funded by financial contributions at a specified tariff per bedroom. The appellant has provided a S106 agreement that would provide the required financial contribution and Natural England do not object based on securing the required mitigation. The contribution has been calculated based on the BASS and I am satisfied that this obligation meets all three planning obligation tests and is necessary.
18. The Chichester Harbour Conservancy have raised that no evidence has been provided in terms of lack of need for the barn or viability of the fruit farm. However, neither the need for the barn nor viability of the fruit farm need to be demonstrated to comply with Policy NE11 of the Local Plan nor Policy 1 of the NP.

Conditions

19. I have considered the suggested conditions in light of the Framework and the Planning Practice Guidance. In the interests of precision, clarity and brevity I have undertaken some rationalisation and rewording of the conditions suggested.
20. In addition to the standard time condition, it is necessary for a condition to list the approved plans in the interest of certainty.
21. A pre commencement condition requiring tree protection and a further condition requiring details of hard and soft landscaping to be submitted prior to occupation have been suggested. These matters can be addressed in one condition to retain the verdant character and appearance of the site. Given that the trees that could be affected by the proposal would be located alongside the proposed permeable track, the trigger for this condition has been amended to relate to the installation of

- the track. A condition is also required to control existing and proposed boundary treatments to preserve the character and appearance of the area.
22. A condition has been imposed requiring the development to be carried out in accordance with the submitted FRA. This is required to reduce the risk of flooding for future occupiers.
 23. Conditions have been imposed requiring compliance with the Preliminary Ecological Assessment to secure biodiversity enhancements and to restrict external illumination for the protection of local wildlife. Additional conditions are necessary to ensure the provision of vehicle parking and turning areas, as well as appropriate facilities for cycle and refuse storage. These measures are essential to provide adequate on-site parking, promote sustainable travel options in line with relevant transport policies, and ensure secure waste storage for future occupiers.
 24. The Council has proposed a condition requiring the submission of a Construction and Environmental Management Plan (CEMP). However, given that the proposal relates to the change of use of an existing building, involves limited operational development, has no neighbouring properties, and provides adequate space for parking, the imposition of a CEMP is not considered necessary. In this context, such a condition would not be required to ensure highway safety, prevent nuisance to nearby residents, or safeguard the SPA.
 25. The Council has suggested conditions requiring the submission of a Habitat Management and Monitoring Plan (HMMP), a completion and monitoring report for the HMMP, and a Biodiversity Gain Plan prepared in accordance with the submitted documentation. However, the Section 106 agreement already secures the submission of the HMMP and its associated monitoring reports. Furthermore, paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) mandates that planning permissions in England must be subject to a condition ensuring that the biodiversity gain objective is achieved. Considering these existing legal provisions, the suggested conditions would duplicate requirements already secured through the legal agreement and statutory obligations. Consequently, they are neither necessary nor reasonable.
 26. Given that the materials of the permeable surfacing and the proposed fenestration are shown on drawing Nos 2407GL_R0.1 and 2407GL_R0.1_201, the suggested condition, requiring details and samples of the materials and finishes would not be necessary.
 27. A condition has been suggested requiring that the development is carried out in accordance with the Sustainability Design and Construction Statement dated July 2023. Given that the proposal seeks the change of use of an existing building, the required operational development is limited and the submitted sustainability statement already sets out aspects of sustainable design, this condition would not be necessary.

Conclusion

28. For the reasons given above the appeal is allowed.

V Goldberg

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with drawing nos 2407GL_R0.1_000, 2407GL_R0.1_001, 2407GL_R0.1_002, 2407GL_R0.1_100, 2407GL_R0.1_200, and 2407GL_R0.1_201 received on 30/09/2024.
- 3) Prior to the installation of the permeable track a scheme of landscaping shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.
- 4) The development shall be carried out in accordance with the submitted flood risk assessment (prepared by Aegaea and dated 29/07/2025) and the following mitigation measures it details:
 - No sleeping accommodation shall be placed below the first floor
 - Use of durable fittings
 - Sealing of internal joints between fittings and surfaces
 - Sealing of window and door sills, water, electricity and gas service entries, including sockets.
 - All occupants should sign up to the Thorney Island, Southbourne and Nutbourne flood warning service

These mitigation measures shall be fully implemented prior to occupation and shall be retained and maintained thereafter throughout the lifetime of the development.

- 5) Prior to occupation of the dwelling hereby permitted, details of the existing (those to be retained) and proposed boundary treatments shall be provided in accordance with a scheme that shall first be submitted to and approved in writing by the Local Planning Authority. The scheme shall include;
 - (a) a scaled site plan showing the location and lengths of the boundary treatments and scaled elevations,
 - (b) details of the materials and finishes, and
 - (c) provision of gaps within boundary treatments to allow small mammals to move freelyThereafter the boundary treatments shall be maintained as approved in perpetuity.
- 6) The development hereby permitted shall not be first brought into use until the following ecological enhancements set out in the submitted Preliminary Ecological Assessment, prepared by Sylvatica Ecology Ltd, dated 31/07/2024 and Bat Survey Report, prepared by Sylvatica Ecology Ltd, dated 21/09/2024, have been implemented. Further enhancements required to be provided shall include:

1. Installation of a bat brick/box to a building or a tree sited within the grounds of the site, facing a south/south westerly direction and positioned 3-5m above ground.
 2. Installation of a bird box to a dwelling or on a tree sited within the grounds of the property.
 3. Installation of a hedgehog nesting box within the site to provide future nesting areas for hedgehogs.
 4. Gaps in the hedgerow to be infilled using native species.
- Once installed, the ecological enhancements shall be retained in perpetuity.
- 7) Prior to occupation of the development hereby permitted, vehicle parking and turning spaces shall be provided in accordance with the approved plan ref: 2407GL_R0.1_002 dated 24/09/2024. These spaces shall thereafter be retained for their designated use.
 - 8) Prior to occupation of the development hereby permitted, the covered and secure cycle, refuse and recycling storage facilities shall be provided in accordance with the approved plans: ref: 2407GL_R0.1_002 dated 24/09/2024 and 2407GL_R0.1_201, dated 24/09/20204. Thereafter the cycle parking shall be retained for that purpose in perpetuity.
 - 9) 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.



Appeal Decision

Site visit made on 22 October 2025

by A Knight BA PG Dip MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th October 2025

Appeal Ref: APP/L3815/W/25/3367153

Unit 4A Premier Business Park, Birdham Road, Appledram, Chichester, West Sussex PO20 7BU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by 11-55 Ltd against the decision of Chichester District Council.
 - The application Ref is BI/24/01422/FUL.
 - The development proposed is change of use of existing business premises from Use Class E(a) to Use Class E(d) where there is a restrictive condition on an historic change of use permission.
-

Decision

1. The appeal is dismissed.

Applications for costs

2. An application for costs is the subject of a separate decision.

Preliminary Matters

3. Since the decision, the Chichester Local Plan 2021-2039 (the Local Plan) has been adopted. The pertinent policies were emerging at the time of the decision, and both main parties addressed them in detail within their submissions. Given this, I have not found it necessary to seek further comments.

Background and Main Issues

4. The appeal site includes a commercial unit in the countryside, outside of any settlement boundary. A previous planning permission¹ allowed the use of the appeal site and a neighbouring unit for, partly, the sale and display of water related leisure products and, partly, as workshops for the servicing, fitting out and storage of marine related products.
5. Condition 2 of the permission restricts the current appeal site to use as a showroom for the display and sale of water related leisure products with ancillary offices and store. It is proposed to change the use of this unit.
6. The reason for refusal cites insufficient evidence that the existing employment site has been sufficiently marketed, is no longer required, and is unlikely to be re-used or redeveloped for marine employment uses. This is a reference to the requirements of Local Plan Policy E2. The appellant has not supplied evidence of marketing, contending that the requirement is not applicable in this instance.

¹ Application Ref BI/07/03950/COU.

7. Given the above, the main issues in this appeal are:

- whether the proposed development complies with Policy E2 of the Local Plan; and
- whether the appeal site would be a suitable location for the proposed development, having regard to local and national policy.

Reasons

Policy E2

8. In respect of existing employment sites, Policy E2 supports proposals for development within the E(g), B2, and B8 use classes, subject to a list of considerations. Proposals for employment uses outside of use classes E(g), B2 or B8 are also supported, provided they are of a similar character in terms of providing jobs, the skills they require and their contribution to long-term economic growth.
9. Where alternative non-employment uses are proposed in place of employment generating uses, evidence must be supplied that the site is no longer required and is unlikely to be re-used or redeveloped for employment uses. This would generally include evidence of marketing.
10. Employment uses are not defined. However, it is clear that they may include those outside of use classes E(g), B2 or B8. Indeed, the Council describes the appeal site as being both within Use Class E(a) and as an existing employment site.
11. The requirement for marketing evidence arises only if an employment use is to be replaced with a non-employment one, and not when one form of employment is replaced with another. I have been provided with very little as to why the Council might view the existing use, within class E(a), as an employment use, but view the proposed use, within class E(d), as a non-employment use. To my mind, in general terms a gym is no less likely to provide employment than a unit selling and displaying water related leisure products. I see no reason why evidence of marketing should have been provided, and do not consider the absence of such evidence to result in the appeal scheme conflicting with Policy E2.
12. That said, I have also been provided with little to show me that the appeal scheme would be of a similar character to the existing use in terms of providing jobs, the skills they require, and its contribution to long-term economic growth. Whilst I recognise that a gym may provide employment, I have little to show me that the appeal scheme would create as many jobs as the existing use might, that they would be similar in terms of salary and opportunities for career progression, or that they would demand the same or similar skills.
13. Furthermore, I am mindful that Policies 23 and PP02 of, respectively, the Birdham Parish Neighbourhood Plan and the Chichester Harbour Management Plan, both support marine-related businesses. This indicates a recognised role for such activities in the local economy. In that context, it has not been sufficiently demonstrated that the appeal scheme would make the same contribution to long-term economic growth as the existing use. In these respects, the appeal scheme does not meet the requirements of Local Plan Policy E2.

Location

14. Local Plan Policies S1 and S2 direct most employment development to larger settlements, restricting development outside settlements to that which requires a countryside location, or meets an essential local rural need, or supports rural diversification in accordance with Policy NE10, a policy addressing development in the countryside.
15. Policy NE10 supports development where, along with other things, the sustainability of the site is enhanced by improving or creating opportunities to access the site by walking, cycling and public transport. It also states that applications for retail development in the countryside will be considered where it has been demonstrated that the appropriate sequential and/or impact assessments have been undertaken.
16. It is not apparent that the appeal scheme would improve or create opportunities for walking, cycling, or using public transport. Roads approaching the site are largely unlit, have no dedicated cycle lanes, and have only intermittent pavements. Given this I do not accept that the proposed use, simply by virtue of it being related to physical exercise, would result in its clientele walking or cycling to the site; Certainly, I have been provided with little evidence that such an approach could be ensured. It does not, therefore, evidently meet the requirements of Policy NE10 and, as a result, conflicts with strategic policies S1 and S2.
17. The support that Policy E2 provides for employment uses other than those in classes E(g), B2, and B8 is, in cases where the proposed new use is a main town centre use, predicated on a sequential test. Similarly, Policy E5 requires that proposals for main town centre uses outside the city and local centres be subject to the sequential test, save for where they comply with the strategic allocations policies, or Policy E7. As above, the appeal scheme conflicts with strategic policies S1 and S2. Policy E7 supports commercial or leisure development that would contribute to the vitality and viability of local centres. The appeal site is not in a local centre. Overall, support from these policies is dependent upon a sequential test.
18. The appellant contends that a sequential test is not required given the existing lawful uses at Premier Business Park. That, however, does not provide an exception to the requirement for a sequential test in Policies E2 and E5.
19. The National Planning Policy Framework (the Framework) states that main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. Even then, preference should be given to accessible sites which are well connected to the town centre.
20. The evidence includes reference to the appellant considering, but being unsuccessful in securing, three other commercial units. I have very little to show me where these units were, why they were not secured, or that other sites in, near, or better connected to town centres are not available for a class E(d) use. It is not evident that an approach comparable to a sequential test, as envisaged in the Framework, has been undertaken.

21. The appeal site is described as vacant since 2016. I am aware of suggestions, not disproved by my visit, that the site may in fact be in some form of use. Even so, I see no reason to doubt that the lawful use of the site has not been carried out for many years. Bringing a long-time vacant unit back into use may comprise a notable scheme benefit.
22. That said, and notwithstanding that I have found no requirement for evidence of marketing insofar as Policy E2 is concerned, I have been provided with little reason to find that the site is likely to remain vacant if not for the appeal scheme. In the absence of sufficient evidence on this point, I attribute minimal weight to the appeal site being vacant.
23. I recognise local support for the appeal scheme, including observations that an absence of comparable facilities on the wider peninsula compels residents to travel to Chichester to use a gym. I do not doubt that residents would benefit from the appeal scheme. However, as set out above, I have been provided with little reason to conclude that existing local settlements do not offer suitable sites for a gym, or that the appeal scheme is the only way in which one may be provided.
24. Whilst the existing, approved uses at and around the appeal site are material in my determination, they do little to outweigh the conflict with policy described above. That is principally because the pertinent policies already contain a specific approach to sites with existing employment uses, requiring evidence that employment of a comparable character will ensue, and that a sequential test has been undertaken. I see no reason to circumvent these requirements.
25. The appellant contends that the appeal scheme is no less policy compliant than the lawful uses at and around the appeal site which the Council have approved. I have been provided with very little, however, to show me that the previous permissions were granted under directly comparable policies to that which exist at present. Even if they were, it is not clear to me that the previous permissions did not result from more compelling supporting evidence that employment of a similar character would be provided, or that a sequential approach had been undertaken.
26. Taking all of the above into account, I find that the appeal site is not a suitable location for the proposed development, having regard to local and national policy. It conflicts in that respect with Local Plan Policies S1, S2, E2, E5, E7, and NE10.

Other Matters

27. The evidence includes discussion as to whether it is appropriate to describe the existing use as being for marine employment. It has not been necessary for me to consider that point in any detail as it has no bearing on my findings.

Conclusion

28. The proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it. The appeal is dismissed.

A Knight

INSPECTOR

Recent Decisions Report

 From **05/06/2025** to **24/11/2025**
159 Total Cases

Process	Recommendation
148 CHC Delegated	13 No Comment Made
7 CHC Consulted De	25 No Objection
2 CHC Committee	95 No Objection with Conditions
	15 Objection
	9 Holding Objection
	0 Further Info Required
	1 EIA Screen - No ES Sought
	0 EIA Screen - ES Sought
	0 EIA Scope - ES Content Required
	0 EIA Scope - ES Content Acceptable

Responded Reference	CHC Officer	Address	Description	Recommendation
05/06/2025 APP/25/00245	Steve Lawrence	10 Salterns Close, Hayling Island, PO11 9PL	1No Oak (T1 on sketch plan) fell and replace. Tree subject to TPO 1759.	No Objection
05/06/2025 APP/25/00248	Steve Lawrence	71 LANGSTONE ROAD, HAVANT, PO9 1RD	6x Leylandii Conifers trim top and sides to old pruning points; 1x Silver Birch reduce overall to old pruning points; within Conservation Area of Langstone.	No Objection with Conditions
05/06/2025 FB/25/00780/D OM	Steve Lawrence	Random Cottage, 3 Salthill Road, Fishbourne, Chichester, West Sussex, PO10 3 QX	Demolition of existing conservatory and new single-storey side extension.	No Objection with Conditions
10/06/2025 APP/25/00249 & APP/25/00250	Linda Park	NORTH STREET HOUSE, 6 NORTH STREET, EMSWORTH PO10 7DD	Proposed conversion (and associated works) of 2.5 storey hotel (Class C1) building to form a charitable educational facility (Class F1(a)). Construction of a two-storey 'Real World Learning' building (replacing currently permitted 2-storey café Ref:	No Objection with Conditions
10/06/2025 WW/25/01101 /PRESS	Linda Park	LINDFIELDS, CHICHESTER ROAD, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8QA	EXCAVATION OF A POND, ERECTION OF 1 NO. BUILDING FOR USE AS MACHINERY STORE AND WORKS TO UPGRADE AN EXISTING ACCESS IN CONNECTION WITH WIDER ENVIRONMENTAL AND LANDSCAPING ENHANCEMENTS OF LAND.	No Comment Made
11/06/2025 APP/25/00399	Steve Lawrence	35 Queen Street, Emsworth, PO10 7BJ (Lord Raglan PH)	Retention of timber pergola in pub garden	No Objection

11/06/2025	APP/25/00350	Steve Lawrence	35 Queen Street, Emsworth, PO10 7BJ	Erection of illuminated and non-illuminated signs to the exterior of the building. Redecoration of the exterior of the building.	Holding Objection
11/06/2025	APP/25/00354	Steve Lawrence	35 Queen Street, Emsworth, PO10 7BJ	ERECTION OF ILLUMINATED AND NON-ILLUMINATED SIGNS TO THE EXTERIOR OF THE BUILDING.	Holding Objection
12/06/2025	APP/25/00410	Steve Lawrence	14 King Street, Emsworth, PO10 7AZ	1 No. Lime - crown reduce to previous pruning points by 1.5m subject to TPO 1712 within conservation area of Emsworth	No Objection with Conditions
12/06/2025	APP/25/00415	Steve Lawrence	15 FRANKLAND TERRACE, EMSWORTH, PO10 7BA	1 No. Ornamental Plum (T1 on plan) crown reduce to previous pruning points by 2.5m; 1 No. Rowan (T2 on plan) crown reduce to previous pruning points by up to 1.5m; within Conservation Area of Emsworth	No Objection with Conditions
12/06/2025	APP/25/00372	Steve Lawrence	8 South Street, Emsworth, PO10 7EH	CHANGES TO INTERIOR LAYOUT; INSTALLATION OF LEAD FLASHING TO 2NO CHIMNEYS; RE-RENDER REAR CHIMNEY; REPAINT FAÇADE FROM BEIGE TO YELLOW (REVISION TO LISTED BUILDING CONSENT APP/22/01149).	No Objection with Conditions
12/06/2025	BO/25/01038/L BC	Steve Lawrence	Eden Cottage, High Street, Bosham, Chichester, West Sussex, PO18 8LS	REPLACEMENT WINDOWS, FITTING OF UNDER FLOOR HEATING TO GROUND FLOOR AND VARIOUS INTERNAL WORKS TO REPAIR FLOOD DAMAGE AND HELP PREVENT FUTURE FLOOD DAMAGE TO GROUND FLOOR.	No Objection with Conditions
16/06/2025	APP/25/00405	Steve Lawrence	26 Beacon Square, Emsworth, PO10 7HU	Alterations to the roof, two story extensions to east and west elevations, ground floor extension to east elevation, new entrance detail to north elevation, second floor loft room and balcony and new detached garage	Objection

16/06/2025	SB/25/00804/F UL	Linda Park	THORNHAM PRODUCTS, THORNHAM LANE, EMSWORTH, PO10 8DD	PART RETROSPECTIVE (SECTION 73A) APPLICATION FOR THE USE OF SITE FOR B8 STORAGE OF BOATS AND ASSOCIATED MARINE STORAGE.	Objection
17/06/2025	APP/25/00203	Steve Lawrence	28B HIGH STREET, EMSWORTH, PO10 7AW	RECONSULTATION REQUEST FOR REPLACEMENT FASCIA SIGNAGE TO SUE RYDER BRAND SIGNAGE.	No Objection
17/06/2025	APP/25/00411 & APP/25/00412	Steve Lawrence	3a The Old Flour Mill, Queen Street, Emsworth, PO10 7BT	Alteration of internal layout by adding fire doors to one of the units (Unit 3a (Use Class B1)) , creating a new unit (Use Class B1) from this partition	No Objection
17/06/2025	BI/25/00791/F UL	Linda Park	KOOLBERGEN AND RAMSAY, BELL LANE, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7HY	Demolition of existing glass houses and packing workshop/office and erection of new craft workshop for use classes E(g), E(g)(i), E(g)(iii), with associated parking, compound, access, landscaping and biodiversity enhancements.	No Objection with Conditions
17/06/2025	APP/25/00203	Steve Lawrence	28B High Street, Emsworth, PO10 7AW	Replacement fascia signage to Sue Ryder brand signage.	No Objection
18/06/2025	APP/25/00351	Linda Park	BEDHAMPTON PUMPING STATION, MEYRICK ROAD, HAVANT	BATTERY ENERGY STORAGE SYSTEM ON LAND AT PORTSMOUTH WATER BEDHAMPTON WATER TREATMENT WORKS	No Objection with Conditions
18/06/2025	SB/25/01094/D OM	Linda Park	THE OLD BAKERY, PRINSTED LANE, PRINSTED, SOUTHBOURNE, WEST SUSSEX PO10 8HT	Replacement single storey extension and external alterations	No Objection with Conditions
19/06/2025	WI/25/00906/ DOM	Steve Lawrence	GLEBE COTTAGE, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX PO20 7DD	NEW PORCH, ALTERATIONS AND ADDITIONS TO GARAGE AND THE DWELLINGHOUSE.	No Objection

19/06/2025	WI/25/01008/F UL	Steve Lawrence	15 The Spinney, Itchenor, Chichester, West Sussex, PO20 7DF	DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING WITH SOLAR PANELS ON SOUTH-EAST ELEVATION OF ROOF (VARIATION OF CONDITION 2 OF PERMISSION 24/00076/FUL - ADDITIONAL ROOFLIGHT AND NEW PORCH STRUCTURE).	No Comment Made
19/06/2025	BI/25/00557/D OM	Steve Lawrence	BLACKWOOD 2 OAK MEADOW BIRDHAM CHICHESTER WEST SUSSEX PO20 7BH	Convert bedroom back into garage and single storey extension. New verandah to east and south elevations.	No Objection
23/06/2025	APP/25/00409	Linda Park	11 Harbour Way, Emsworth, PO10 7BE	Loft conversion	No Objection with Conditions
24/06/2025	APP/25/00393	Steve Lawrence	52 KING STREET, EMSWORTH, PO10 7AZ	Replacement of the existing 1st floor wood balcony railing with glass and chrome. Privacy panel to the North elevation to be replaced with obscure glazed panel	No Objection
24/06/2025	SB/25/01178/D OM	Steve Lawrence	Smallbrook, School Lane, Nutbourne, Chichester, West Sussex, PO18 8RZ	Demolition of conservatory, erection of single storey side extension and detached timber framed car-barn	No Objection with Conditions
24/06/2025	APP/25/00440	Steve Lawrence	42 Bath Road, Emsworth, PO10 7ER	Proposed combined pool house including pool plant to west of the existing house and a 10m x 5m open swimming pool to the wouth of the house	No Objection
24/06/2025	APP/25/00493	Steve Lawrence	28B HIGH STREET, EMSWORTH, PO10 7AW	LISTED BUILDING CONSENT FOR REPLACEMENT SIGNAGE	No Objection
24/06/2025	BO/25/00826/ DOM	Steve Lawrence	10 Miles Cottages Taylors Lane Bosham	Side extension to existing front dormer with associated internal alterations	Objection
24/06/2025	SB/25/01238/F UL	Steve Lawrence	15 & 16 GORDON ROAD, SOUTHBOURNE, EMSWORTH, PO10 8AZ	ROOF EXTENSIONS TO INCLUDE 4 NO. FRONT ELEVATION DORMERS, 2 REAR ELEVATION DORMERS, RAISING OF HIP ENDS TO GABLE. GABLED ROOFING OVER FRONT BAY WINDOWS. FENESTRATION ALTERATIONS. REAR EXTENSION (AMENDED PLANS).	No Objection with Conditions

24/06/2025	SB/25/01238/F UL	Steve Lawrence	15 & 16 Gordon Road, Southbourne, Emsworth, West Sussex, PO10 8AZ	Loft conversions and roof alterations to include 4 no. front elevation dormers, 2 rear elevation dormers. External material changes and general door and window changes throughout	No Objection with Conditions
25/06/2025	APP/25/00426	Linda Park	14 Harbour Way, Emsworth, PO10 7BE	Variation of Condition 2 of APP/24/01021 to replace proposed elevations and floor plans (approved 27/03/2025) with 1686 Harbour Way PL100 proposed plans and elevations	No Objection with Conditions
25/06/2025	BO/25/01172/ DOM	Linda Park	Brambletye Cottage, Walton Lane, Bosham, Chichester, West Sussex, PO18 8QB	Single and two-storey side and rear extensions including sunroom and plant room, alterations to roof, summer house and associated works including demolition of existing garage	No Objection with Conditions
25/06/2025	APP/24/01021	Linda Park	14 Harbour Way, Emsworth, PO10 7BE	Proposed second floor side extension (sunroom)(Permitted 27/03/2025). Request to Discharge Condition 3 (received 13.05.2025)	No Objection
26/06/2025	APP/25/00396 & APP/25/00397	Steve Lawrence	21 Queen Street, Emsworth, PO10 7BJ	Demolition of the 1960s rear extension and construction of a new single-storey sunroom and link extension. Internal ground floor alterations include reconfiguration of the kitchen and larder, part-r	No Objection with Conditions
01/07/2025	BI/25/01256/D OM	Linda Park	Field Cottage, Crooked Lane, Birdham, Chichester, West Sussex, PO20 7HB	Dormer roof extension to the rear elevation and velux roof window to front elevation	No Objection with Conditions
01/07/2025	SB/25/01289/L BC	Linda Park	The Manor House , Prinsted Lane, Prinsted, Southbourne, PO10 8HR	Single storey utility room extension to south elevation	No Objection with Conditions

01/07/2025	BO/25/01001/L	Linda Park BC	Canary Cottage High Street Bosham Chichester West Sussex PO18 8LR	Replacement of existing ground floor casement bay window with eight- pane painted timber casement bay window	No Objection
02/07/2025	AP/25/01339/F	Linda Park UL	Apuldram House, Dell Quay Road, Dell Quay, Appledram, Chichester, West Sussex, PO20 7EE	Demolition and replacement dwelling and garage with associated landscaping (variation of condition 14 of permission 24/02301/FUL - update condition to reflect mitigation requirements for bats).	No Objection
02/07/2025	APP/25/00439	Linda Park	20 WEST STREET, EMSWORTH, PO10 7DY	Addition of a small side extension, addition of a glass canopy over the side door, addition of a portico over the front street facing door and the construction of a garden store at the rear of the garden.	No Objection with Conditions
02/07/2025	WI/25/00964/F	Linda Park UL	NORTHSHORE SHIPYARD, THE STREET, ITCHENOR, CHICHESTER, WEST SUSSEX. PO20 7AY	ALTERATIONS TO THE SITE ENTRANCE INCLUDING REPLACEMENT FENCE AND GATES, REDECORATION OF THE EAST AND NORTH ELEVATIONS OF BUILDING 1, SCREENING TO THE SUBSTATION AND AN ADVERTISEMENT BOARD.	No Objection with Conditions
07/07/2025	W/25/01154/D	Steve Lawrence OM	Martlet Cottage, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DA	Proposed garden room	No Objection with Conditions
08/07/2025	WW/25/01013	Linda Park /DOM	ROOKWOOD GATE COTTAGE, ROOKWOOD ROAD, WEST WITTERING, PO20 8QL	Replacement of conservatory with single storey extension.	No Objection with Conditions
08/07/2025	WI/25/01202/F	Linda Park UL	NORTHSHORE SHIPYARD, THE STREET, ITCHENOR, CHICHESTER, WEST SUSSEX. PO20 7AY	Refurbishment of existing Building 4 involving alterations to exterior walls; apertures to west elevation; extension of exis	No Objection with Conditions
09/07/2025	BO/25/01461/	Steve Lawrence TCA	Harbour View Shore Road Bosham	Notification of intention to fell 1 no. Scots Pine tree (T1)	No Objection with Conditions
09/07/2025	WI/25/01346/	Linda Park DOM	LOW MEAD, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DA	Erection of 2 no. outbuildings.	No Objection with Conditions

09/07/2025	SB/24/01236/F UL	Linda Park	Land At Tuppenny Barn Main Road Southbourne Emsworth	Development to provide 7 no. dwellings, access, landscaping and associated works	Objection
11/07/2025	WW/25/01076 /FUL	Steve Lawrence	Ellanore House, Ellanore Lane, West Wittering, Chichester, West Sussex, PO20 8AN	Demolition of existing 1 no. barn and erection of 1 no. annexe, with an associated air source heat pump	Holding Objection
15/07/2025	BI/25/00806/F UL	Steve Lawrence	Land Adjacent To Cowdry Barn Birdham Road Birdham Chichester	Erection of new dwelling, detached garage and swimming pool.	Objection
15/07/2025	WW/25/01362 /DOM	Linda Park	LINDFIELDS, CHICHESTER ROAD, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8QA	Removal of existing rear conservatory and erection of new orangery.	No Objection
15/07/2025	BO/25/01470/ DOM	Linda Park	WHITWELL HOUSE, TAYLORS LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8QQ	Single-storey rear / side extension.	No Objection with Conditions
16/07/2025	CH/25/01515/ DOM	Linda Park	Primrose Cottage , Main Road, Nutbourne, West Sussex, PO18 8RT	Porch extension and enlarged garage.	No Objection with Conditions
16/07/2025	BO/25/01216/ DOM	Steve Lawrence	Berkeley Cottage, Bosham Lane, Bosham, Chichester, West Sussex, PO18 8HP	Demolition of existing rear extensions, construction of single storey and two storey rear extension, brick and flint wall to front boundary and associated works	No Objection with Conditions
16/07/2025	APP/25/00528	Linda Park	36 BRIDGEFOOT PATH, EMSWORTH, PO10 7EB	ERECTION OF SIDE EXTENSION TO REAR OFFSHOOT WITH EXISTING WINDOW TO BEDROOM REMOVED AND FRENCH DOORS FITTED FOR ACCESS TO NEW BALCONY WITH GLASS BALUDTRADE CREATED BY NEW FLAT ROOF, EXISTING FRONT GROUND FLOOR WINDOW REMOVED AND NEW FRENCH UPVC DOORS	No Objection with Conditions
16/07/2025	BO/25/01481/ DOM	Linda Park	4 Stumps End, Bosham, Chichester, West Sussex, PO18 8RB	Replacement garden room, new pitched dormer, various alterations including changes to fenestration, replacement windows and doors, new clay tile roof with integrated solar panels and replacement shed structures (variation of conditions 2 and 7 of per	Holding Objection

17/07/2025	FB/25/01561/T CA	Steve Lawrence	LITTLE DOLPHINS, MAIN ROAD, FISHBOURNE, PO18 8BD	Notification of intention to fell 1 no. Ornamental Pear tree (T1)	No Objection with Conditions
17/07/2025	SB/25/01568/T PA	Steve Lawrence	OAKTREE, 1 ALFREY CLOSE, SOUTHBOURNE, WEST SUSSEX, PO10 8ET	Crown reduce by 1.5m (back to previous pruning points) on 1 no. Holm Oak tree (T1) subject to SB/84/00879/TPO	No Objection with Conditions
17/07/2025	APP/25/00532	Steve Lawrence	Salterns House, 1 Salterns Close, Hayling Island, PO11 9PL	1No. Cedar (T1) Reduce lateral spread over house and garage roofs by 2 metres, to leave a remaining crown spread of 18 metres. Crown lift to 5.5 metres to provide vehicle access clearance within driveway. Subject to TPO 2106.	No Objection with Conditions
18/07/2025	APP/25/00498	Steve Lawrence	16 BRIDGEFOOT PATH, EMSWORTH PO10 7EA	Proposed loft conversion with front and rear dormers, a front bay window and a detached outbuilding located at the end of the garden.	No Objection with Conditions
18/07/2025	BO/25/01286/ DOM	Steve Lawrence	Little Sailing, Harbour Way, Bosham, PO18 8QH	Demolition of existing conservatory on south elevation and existing aspect on north elevation, two-storey extension on north elevation, first floor extension on east elevation, with first floor balcony to north elevation and canopy roof over front do	No Objection with Conditions
18/07/2025	APP/25/00470	Steve Lawrence	24 Treloar Road, Hayling Island, PO11 9SE	Proposed rear extension and new first floor addition to existing bungalow.	No Objection with Conditions
29/07/2025	CH/25/01292/F UL	Linda Park	LONE PINE COTTAGE, MAIN ROAD, NUTBOURNE, PO18 8RT	S73a RETROSPECTIVE - CONSTRUCTION OF 1 NO. SHEPHERD'S HUT FOR USE AS A SHORT-TERM HOLIDAY LET AND POST AND RAIL FENCE.	No Objection with Conditions
30/07/2025	WI/25/01008/F UL	Linda Park	15 The Spinney, Itchenor, Chichester, West Sussex, PO20 7DF	Demolition of existing dwelling and erection of replacement dwelling with solar panels on south-east elevation of roof (variation of condition 1 for permission 25/02580/FUL - additional rooflight and new porch structure).	No Objection with Conditions

04/08/2025	APP/25/00056	Steve Lawrence	HAYLING ISLAND SAILING CLUB, SANDY POINT, HAYLING ISLAND, PO11 9SL	Variation of Conditions 8 & 11 of Planning Permission 04/52990/014 to enable use of Hayling Island Sailing Club overflow car park for overnight parking for up to 40 days and nights per year for cars, boats and trail	No Objection with Conditions
11/08/2025	SB/25/01227/T PA	Linda Park	The Sanderling Gordon Road Southbourne West Sussex	Fell 1 no. Sycamore tree (quoted as T1, TPO'd no. T4) and pollard down to 5m (above ground level) and reduce widths to 4m on 1 no. Ash tree (quoted as T2, TPO'd no. T5). Both trees subject to SB/97/00906/TPO	No Objection with Conditions
12/08/2025	WI/25/01487/ DOM	Linda Park	Old House Farm, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DH	Provision of swimming pool, pool house, pergola, garden shed, raised deck and associated landscaping (amendment to WI/24/01653/DOM)	Objection
13/08/2025	FB/25/01639/T PA	Steve Lawrence	Mill Pond Cottage Mill Lane Fishbourne West Sussex PO19 3JN	Reduce north sector to give a 1m clearance from a telephone wire on 1 no. Turkey Oak tree (T1) subject to FB/11/00004/TPO	No Objection with Conditions
14/08/2025	CH/25/01371/ DOM	Steve Lawrence	WATERS EDGE, CUT MILL, CHIDHAM, WEST SUSSEX, PO18 8PS	Proposed boat store with gym/game room above and associated landscape works.	No Objection with Conditions
14/08/2025	APP/25/00501	Steve Lawrence	4 WITTERING ROAD, HAYLING ISLAND, PO11 9SP	RESUBMISSION OF APP/22/00809 WITH WORKS INCLUDING ETENSIONS AND ALTERATIONS TO ALL ELEVATIONS INCLUDING THE INSTALLATN OF 1 NO. BALCONY	Objection
18/08/2025	APP/25/00229	Linda Park	YACHT HAVEN DEVELOPMENT SITE, COPSE LANE, HAYLING ISLAND. PO11 0RH	Design changes to 1No detached boat store office building and 1No detached boat store as approved under application APP/13/00317 and a change of use to a marine related from use previously restricted by condition 4 of A	Holding Objection

19/08/2025	APP/25/00368	Steve Lawrence	14 BRIDGEFOOT PATH, EMSWORTH, PO10 7EA	ADDITION OF A DOUBLE AND SINGLE STOREY EXTENSION TO REAR AND ADDITIONAL ALTERATIONS TO FENESTRATION AND MATERIALS.	No Objection with Conditions
19/08/2025	APP/25/00368	Steve Lawrence	14 Bridgefoot Path, Emsworth, PO10 7EA	Addition of a double and single storey extension to rear , balcony and pergola to the front elevation with a reduction in glazing and additional alterations to fenestration and materials	No Objection with Conditions
20/08/2025	FB/25/01596/D OM	Linda Park	Estoril, Main Road, Fishbourne, West Sussex, PO18 8AN	Erection of 1 no. garage and movement of fence and gate. Application under Section 73 to vary Condition 2 (approved plans) of householder application FB/25/00015/DOM - alternative garage roof profile	No Objection with Conditions
20/08/2025	WW/25/1604 /TCA	Linda Park	Dog And Duck Pound Road West Wittering West Sussex PO20 8AJ	Notification of intention to fell 1 no. Bay tree (T1)	No Comment Made
20/08/2025	CH/25/01422/ DOM	Linda Park	LONGMERE CHIDHAM LANE CHIDHAM CHICHESTER WEST SUSSEX	Single-storey rear extension, loft conversion with dormer window, additional skylight, general structural modifications throughout main dwelling. Replacement 1 no. garage including hobby space and conversion of 1 n	No Objection with Conditions
20/08/2025	CH/25/01519/ DOM	Linda Park	Primrose Cottage , Main Road, Nutbourne, West Sussex, PO18 8RT	1 No. balcony with privacy screen and 1 no. Juliet balcony to rear elevation with associated alterations to fenestration	No Objection
22/08/2025	WW/25/01640 /FUL	Steve Lawrence	LAND TO WEST OF ELLANORE HOUSE, ELLANORE LANE, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8AN	Installation of a ground mounted solar array (104 No. pv panels) with associated landscape and biodiversity enhancements	Objection

25/08/2025	BO/25/01372/ DOM	Steve Lawrence	Spindrift House, Bosham Hoe, Bosham, PO18 8ET	Replacement single-storey extension, changes to windows and associated internal and external alterations, central roof extension to allow access between lofts and conversion of loft with dormer windows. Construction of timber pergola. Installation of	No Objection
25/08/2025	BO/25/01488/L BC	Steve Lawrence	Strange Hall South Walton Lane Bosham West Sussex PO18 8QB	Alterations to windows and doors, addition of timber beam to support medieval timber framed structure within panelled living room. Relocation of 1 no. summerhouse outbuilding and 1 no. garden shed. Replacement/repairs	No Objection with Conditions
25/08/2025	APP/25/00491	Steve Lawrence	Oysters, 25 Tower Street, Emsworth, PO10 7BH	Single-storey side extension, changes to fenestration, alterations to existing front boundary to include new brick piers and gates, roof alterations to eastern elevation, chimney to the side and garage conversion.	No Objection with Conditions
25/08/2025	FB/25/00736/D OM	Steve Lawrence	HALCYON, 12 APPLIEDRAM LANE SOUTH, FISHBOURNE, CHICHESTER, WEST SUSSEX, PO20 7PE	Rear extension with associated roof works, front garage extension, 1 no. dormer to front elevation, 1 no. dormer to south elevation, 3 no. roof lights to north elevation, alterations and additions to fenestration and installation of cladding.	No Objection
25/08/2025	SB/25/01124/O UT	Steve Lawrence	Gosden Green Nursery , 112 Main Road, Southbourne, West Sussex, PO10 8AY	Outline application all matters reserved except Access - demolition of 10 no. existing buildings and redevelopment of site with 9 no. buildings for employment use within Classes E(g) (office, research & development)	No Objection with Conditions
26/08/2025	WW/25/01726 /DOM	Linda Park	SEARANCH (FORMERLY REGNUM COURT), ROOKWOOD LANE, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8QH	Alterations to staff house comprising of 2 no. dormers on east elevation, 1 no. rooflight on west elevation and external staircase to north elevation.	No Objection with Conditions

27/08/2025	WI/25/01782/ DOM	Linda Park	HOVE-TO THE STREET ITCHENOR CHICHESTER WEST SUSSEX PO20 7AH	Proposed single-storey rear extension & chimney removal, solar arrays to South & West facing roof slopes, replacement front facing fenestration and localised repairs to Northern end chimney and roof pitch	No Objection with Conditions
27/08/2025	SB/25/01239/D OM	Linda Park	LA RONDE, 9 FRARYDENE, PRINSTED, EMSWORTH, WEST SUSSEX, PO10 8HU	Single storey rear extension, extension to dormer window and alterations.	No Objection with Conditions
01/09/2025	BI/25/01558/D OM	Linda Park	MALLARDS, 6 OAKMEADOW, BIRDHAM, WEST SUSSEX, PO20 7BH	Alterations to garden room, removal of existing front canopy and tile hanging. Front gable, timber cladding to front, sides and back.	No Objection with Conditions
01/09/2025	SB/25/01804/D OM & SB/25/01805/L BC	Linda Park	Dolphin cottage , Prinsted lane, Prinsted, PO10 8HS	Single storey rear and side extension, external alterations including the removal of 1 no. rooflight from the rear roofslope and internal alterations including alterations to ground floor layout.	No Objection with Conditions
01/09/2025	FB/25/01580/D OM	Linda Park	HARMONY, 20 APPLIEDRAM LANE SOUTH, FISHBOURNE, WEST SUSSEX, PO20 7PE	Removal of garage. Proposed single-storey rear/side extension with associated internal and external alterations. Proposed detached garage.	Objection
03/09/2025	BI/25/00791/F UL	Linda Park	KOOLBERGEN AND RAMSAY, BELL LANE, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7HY	Demolition of existing glass houses and packing workshop/office and erection of new craft workshop for use classes E(g), E(g)(i), E(g)(ii) and E(g)(iii), with associated parking, compound, access, landscaping and biodiversity enhancements (AMENDED PLANS I	No Comment Made
04/09/2025	BO/25/01407/L BC	Steve Lawrence	MANOR HOUSE BOSHAM LANE BOSHAM CHICHESTER WEST SUSSEX PO18 8HS	Replace existing extension with a orangery garden room.	No Objection with Conditions

04/09/2025	APP/24/00614	Steve Lawrence	54 Warblington Road, Emsworth PO10 7HH	Replacement dwelling. Request to Discharge Conditions 7 & 8 (Received 23/01/2025).Request to Discharge Conditions 9 & 12 (Received 02/07/2025).	Holding Objection
05/09/2025	APP/25/00567	Steve Lawrence	55 Southwood Road, Hayling Island, PO11 9PT	Side extension and replacement of roof structure with rooms in the roof and a rear facing balcony	No Objection with Conditions
08/09/2025	SB/25/01826/D OM	Linda Park	SPEEDWELL, PRINSTED LANE, PRINTED, EMSWORTH, PO10 8HS	Demolition of existing attached side garage. Erection of single-storey rear/side extensions and open sided carport. Replacement of glazing units, roof coverings and cladding materials to existing dormers and first	No Objection with Conditions
08/09/2025	SB/25/01288/D OM	Linda Park	The Manor House , Prinsted Lane, Prinsted, Southbourne, PO10 8HR	Single storey utility room extension to south elevation.	No Objection with Conditions
08/09/2025	BO/25/01700/ DOM	Linda Park	THE HOMING LOWER HONE LANE BOSHAM CHICHESTER WEST SUSSEX PO18 8QN	Partial demolition of two storey extension and construction of replacement two storey extension. Demolition of existing garage and construction of replacement garage/boat house. Alteration to landscaping.	Objection
08/09/2025	WW/25/01794 /FUL	Steve Lawrence	CHAMBON, ROOKWOOD ROAD, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8LT	REPLACEMENT DWELLING.	No Objection with Conditions
09/09/2025	BO/25/01294/ DOM	Linda Park	COMPASS BARN, MAIN ROAD, BOSHAM, WEST SUSSEX, PO18 8GE	Removal of existing external staircase on east elevation. 1 nol dormer on south elevation, changes to gable on south elevation, alterations and additions to fenestation including 1 no. new doorway opening on north elevation and bifold doors on east e	No Objection with Conditions
15/09/2025	WW/25/01426 /DOM	Linda Park	Trilby Cottage, Rookwood Road, West Wittering, Chichester, West Sussex, PO20 8LT	Single storey rear extension to replace existing conservatory, single storey front extension, associated alterations.	No Objection with Conditions

16/09/2025	FB/25/01810/E LD	Steve Lawrence	Lowood House, 2 Old Park Lane, Fishbourne, PO18 8AP	Tourist let use within roofspace of existing building.	LDC Grant
16/09/2025	BI/25/01675/F UL	Steve Lawrence	PICT FENN, COURT BARN LANE, BIRDHAM, CHICHESTER PO20 7BQ	Replacement of 1 no. dwellinghouse, garage and outbuildings with 1 no. new dwelling house and outbuildings, with associated landscaping works.	No Objection with Conditions
17/09/2025	SB/25/01849/F UL	Steve Lawrence	231-233 MAIN ROAD, SOUTHBOURNE, WEST SUSSEX, PO10 8JD	Erection of a replacement fence - (Variation of Condition 2 of Planning Permission SB/24/01020/FUL for alterations to fence details to include transparent perspex infill)	No Objection
17/09/2025	FB/25/01690/T CA	Steve Lawrence	Pendrills Mill Lane Fishbourne West Sussex	Notification of intention to reduce height down to approx. 3m (above ground level) on 1 no. Laurel clump (T1). Reduce height down to approx. 2.5m (above ground level) on 1 no Laurel clump (T2). Reduce heights down to approx. 3.6m (a	No Objection
19/09/2025	WI/25/01501/ DOM	Steve Lawrence	Harbour View, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DH	Retrospective (Section 73a) application for to replace 3 no. fruit cages with wire fence, and replace lawn with green, permeable hard surface, for use as tennis court.	Objection
22/09/2025	CH/25/01864/F UL	Linda Park	The Bungalow , Main Road, Chidham, West Sussex, PO18 8TP	1 no. dwellinghouse, access and associated works.	Objection
23/09/2025	APP/25/00405	Steve Lawrence	26 Beacon Square, Emsworth, Hants, PO10 7HU	Alterations to the roof, two storey extensions to east and west elevations, ground floor extension to east elevation, new entrance detail to north elevation, second floor loft room and balcony and new detached gara	No Objection with Conditions
24/09/2025	BO/25/01824/ DOM	Linda Park	Hook Farm, Hook Lane, Bosham, PO18 8EY	Removal of existing 2 storey extension, conservatory and outdoor swimming pool. Erection of new 2 storey side extension to dwelling. Conversion of existing 1 no. carport into proposed 1 no. art studio and pool house and 1 no. existing barn remodelled. Ins	No Objection with Conditions

24/09/2025	BO/25/01880/ DOM	Steve Lawrence	22 CRITCHFIELD ROAD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8HH	Proposed single storey rear extension, first floor extension, replacement front porch, installation of flat roof dormer and external alterations.	Holding Objection
24/09/2025	BI/25/01930/D OM	Steve Lawrence	10 PESCOTTS CLOSE., BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7HD	Replace existing garage and rear extension with wrap around side/rear extension, single storey front extension, replacement roof with raised ridge height, 2 no. dormers and 2 no. roof lights to front elevation, and 1 no	No Objection with Conditions
24/09/2025	FB/25/01972/T CA	Steve Lawrence	THE MILL, MILL LANE, FISHBOURNE, WEST SUSSEX, PO19 3JN	Notification of intention to remove 1 no. lowest limb on northern sector, reduce 1 no. easterly limb by 1.5m and crown thin by 30% on 1 no. Poplar tree (T1). Crown thin by 30% on 1 no Poplar tree (T2)	No Objection with Conditions
25/09/2025	BO/25/02011/ TPA	Steve Lawrence	WINDYRIDGE THE DRIVE BOSHAM CHICHESTER WEST SUSSEX	Reduce east sector by 0.5m and reduce west, south and north sectors by 2.5m on 1 no. Oak tree (T1) subject to BO/24/00420/TPO	No Objection with Conditions
25/09/2025	WW/25/01966 /DOM	Steve Lawrence	Elm View, Rookwood Road, West Wittering, Chichester, West Sussex, PO20 8LT	Double garage and log store.	Holding Objection
25/09/2025	BO/25/02034/ TCA	Steve Lawrence	CHURCH FARM HOUSE, BOSHAM LANE, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8HL.	Notification of intention to fell 1 no. Leyland Cypress hedgerow (TL01)	No Objection with Conditions
29/09/2025	WW/25/01898 /FUL	Linda Park	ELLA NORE SPIT, ELLANORE LANE, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8AN	Deposition of 400 tonnes of shingle at Ella Nore Spit by the bird hide to allow the maintenance of Ella Nore Spit via longshore drift protecting existing saltmarsh habitat located behind the spit.	No Objection with Conditions
01/10/2025	CH/25/02113/ DOM	Linda Park	Rithe House, Harbour Way, Chidham, Chichester, West Sussex, PO18 8TG	1 no. Garage/boat store/garden store	Objection

01/10/2025	AP/25/01610/F	Linda Park UL	PREMIER MARINAS LIMITED, CHICHESTER MARINA, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7EJ	Reconfiguration of Pier L	No Objection with Conditions
06/10/2025	FB/25/02163/E	Linda Park IA	APULDRAM MEADOW, LAND WEST OF APULDRAM LANE SOUTH, WEST SUSSEX	EIA Screening Opinion for the proposed footpath realignment and habitat creation project in Apuldrum Meadow, as set out under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017	EIA Screen - No ES Sought
08/10/2025	BO/25/00939/F	Linda Park UL	COMBES BOATYARD, SMUGGLERS LANE, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8QW	Change of use of building in lawful use for purposes ancillary to the use of Combes House as a dwelling to a separate dwelling	Objection
13/10/2025	SB/25/02136/T	Linda Park PA	The Sanderling Gordon Road Southbourne West Sussex	Crown reduce by 2.5m (back to previous pruning points) on 1 no. Ash tree (quoted as T1, TPO'd no. T5). Crown reduce by 2m (back to previous pruning points) on 1 no. Sycamore (quoted as T2, TPO'd no. T4). Both trees	No Comment Made
13/10/2025	CH/25/02036/F	Steve Lawrence UL	Grey Thatch, Harbour Way, Chidham, PO18 8TG	Replacement dwelling, remodelling of existing garage to ancillary accommodation for use in connection with the host house, outbuilding, alter	No Objection with Conditions
14/10/2025	APP/25/00629	Linda Park	66-67 Bath Road, Emsworth, PO10 7ES	1No. Willow Tree (1) pollard - Re-pollarding to previous works, pruning wounds no larger than 75mm and pruning to suitable growth point within Conservation Area of Emsworth	No Comment Made
14/10/2025	BO/25/02061/F	Linda Park UL	Willow Cottage, Sunnyway, Bosham, Chichester, West Sussex, PO18 8HQ	Demolition of existing 1 no. dwelling and outbuildings, and, replacement 1 no. dwelling and garage with associated landscaping.(Variation of conditions 2 and 4 of permission 25/00390/FUL - changes to windows position and size, additional rooflights and ov	No Objection with Conditions

15/10/2025	BO/25/02153/TPA	Steve Lawrence	THE BERKELEY ARMS, DELLING LANE, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8HG	Crown lift by up to 5m (above ground level) on 1 no. Horse Chestnut tree (quoted as T1, TPO'd no. T4) subject to BO/80/00054/TPO	No Objection with Conditions
16/10/2025	APP/25/00782	Steve Lawrence	52 Bath Road, Emsworth, PO10 7ES	Fell 1No Pittosporum (marked as T3 on location map). Tree within conservation area of Emsworth	No Objection with Conditions
16/10/2025	APP/25/00777	Steve Lawrence	52 Bath Road, Emsworth, PO10 7ES	1No Willow (T1) pollard to previous pollard points, leaving a height of 12 metres by 6 metres. 1No Willow (T2) pollard to previous pollard points, leaving a height of 12 metres by 8 metres width. Trees subject to T	No Objection with Conditions
17/10/2025	APP/25/00602	Steve Lawrence	58 KING STREET, EMSWORTH, PO10 7AZ	Replacement balustrade and replacement cladding	No Objection with Conditions
17/10/2025	BO/25/02009/DOM	Steve Lawrence	MALLARDS, 4 ELM PARK, BOSHAM, CHICHESTER, PO18 8PD	Single storey front and side extensions with associated works including new external windows doors insulated render and solar panels, free standing garden room on bearers, works to existing boundaries.	No Objection with Conditions
17/10/2025	AP/25/02122/L BC	Steve Lawrence	Rymans, Appledram Lane South, Appledram, Chichester, West Sussex, PO20 7EG	Partial demolition of existing single storey extensions and outbuilding, replacement single storey extension and internal alterations	No Objection with Conditions
17/10/2025	BO/25/02201/L BC	Steve Lawrence	Strange Hall South Walton Lane Bosham Chichester West Sussex PO18 8QB	Alterations to pitch of orangery and extension roof at ground to first floor level and butterfly roof; alterations to windows and external doors; removal of slab top to chimney	No Objection with Conditions
20/10/2025	SB/25/01955/R EM	Linda Park	Four Acre Nursery , Cooks Lane, Southbourne, PO10 8LQ	Application for reserved matters (Appearance, Landscaping, Layout & Scale) and discharge of Conditions Discharge of Conditions 8 (Foul sewerage), 9 (Drainage strategy), 10 (Temporary drainage measures), 13 (Replacement hedgerow), 14 (Expansion of	No Comment Made

21/10/2025	APP/25/00776	Linda Park	3 SCHOOL LANE, EMSWORTH, PO10 7ED	Demolition of existing conservatory and outhouse. Proposed extension in courtyard. Alteration of existing roof at rear of property to allow for pitched roof for new extension	No Objection with Conditions
22/10/2025	BO/25/02261/ DOM & BO/25/02262/L	Linda Park	Parkers Pound, Walton Lane, Bosham, Chichester, West Sussex, PO18 8QB	Removal of existing side and rear extensions and construction of single storey side and two storey rear extension.	No Objection with Conditions
23/10/2025	APP/25/00722	Steve Lawrence	HARBOUR WAY, EMSWORTH	T1, T2 - Crab Apple - crown reduce by 1M overall to previous pruning points, leaving a height of 3M by 2M Tree within the Emsworth Conservation Area.	No Objection with Conditions
23/10/2025	BO/25/02187/ TPA	Steve Lawrence	Ferrybarn, Smugglers Lane, Bosham, Chichester, West Sussex, PO18 8QW	Crown reduce by 25% on 2 no. Oak trees (quoted as 1 & 2). Both trees within Group G3 subject to BO/81/00058/TPO	No Objection with Conditions
29/10/2025	BO/25/02030/ DOM	Steve Lawrence	WINDYRIDGE THE DRIVE BOSHAM CHICHESTER WEST SUSSEX	Single and double storey front and rear extensions, proposed car port/outbuilding and internal alterations.	No Objection with Conditions
03/11/2025	BO/25/02139/ DOM	Linda Park	1 ELM TERRACE, GREEN LANE, BOSHAM, PO18 8NU	Erection of ancillary outbuilding to be used as annexe and store.	No Objection with Conditions
03/11/2025	BO/25/02196/ TPA	Linda Park	REEDNESS COTTAGE BOSHAM LANE BOSHAM CHICHESTER WEST SUSSEX PO18 8HG	Reduce lowest lateral branch on south sector by approx. 5m, reduce south sector by 2m and reduce lowest branch on north sector by approx 4.5m on 1 no. Horse Chestnut tree (T1) subject to BO/72/00046/TPO	No Objection
04/11/2025	APP/25/00687	Linda Park	BRENTON COTTAGE, WOODGASTON LANE, HAYLING ISLAND, PO11 0RL	Removal of concrete surround and reinstate natural planting around 1 No Oak. Tree within G39, subject to TPO 0567	No Comment Made
04/11/2025	BO/25/02277T CA	Linda Park	BY HARBOUR, HIGH STREET, BOSHAM, WEST SUSSEX, PO18 8LR	Notification of intention to fell 3 no. Ash trees (T1-T3)	No Objection with Conditions

04/11/2025	FB/25/02217/D	Linda Park OM	5 MILL CLOSE, FISHBOURNE, CHICHESTER, WEST SUSSEX, PO19 3JW	Single storey rear extension, garage conversion and internal alterations.	No Objection
05/11/2025	BI/25/02347/D OM & BI/25/02348/L BC	Linda Park	WELL HOUSE, LOCK LANE, BIRDHAM, CHICHESTER, WEST SUSSEX PO20 7BB	Fabric conservation repairs and reinstatement following fire damage, internal layout tweaks and replacement of all external windows.	No Objection
05/11/2025	BI/25/02388/T PA	Linda Park	BEECHWAY, MARTINS LANE, BIRDHAM, CHICHESTER, WEST SUSSEX. PO20 7AU.	Crown reduce by 25% (back to previous pruning points) on 1 no. Oak tree (T2) subject to BI/01/00039/TPO	No Comment Made
10/11/2025	BI/25/02432/E LD	Linda Park	MERRIEWEATHER, 18 GREENACRES, BIRDHAM, PO20 7HL	Lawful Development Certificate application for the commencement of development of planning permission BI/22/01509/DOM	No Comment Made
10/11/2025	FB/25/02293/D OM	Linda Park	2 FORGE COTTAGES, MAIN ROAD, FISHBOURNE, CHICHESTER, WEST SUSSEX, PO18 8AT	Demolition of existing rear extensions, construction of two storey rear extension and single storey side extension.	No Objection with Conditions
11/11/2025	WI/25/02476/T PA	Linda Park	NORTHSHORE SHIPYARD, THE STREET, ITCHENOR, CHICHESTER, WEST SUSSEX. PO20 7AY	Fell 1 No. acer tree (Quoted as T1) within Group, G1 subject to WI/09/00068/TPO	No Objection with Conditions
12/11/2025	BI/25/02634/D OM	Linda Park	Swallow Cottage, Crooked Lane, Birdham, Chichester, West Sussex, PO20 7HB	Erection of a two storey rear extension to replace existing conservatory - (Variation of Condition 2 of Planning Permission BI/24/01065/DOM for reduction in size, in form (to hip to gable roof), material change to first	No Objection
12/11/2025	BI/25/02469/N MCF	Linda Park	FIELD NORTH WEST OF THE SALTINGS, CROOKED LANE, BIRDHAM, WEST SUSSEX	Submission of the Allocation Agreement/Capacity Monitoring Report - 16/01809/FUL	No Comment Made
12/11/2025	GEN/25/00777	Steve Lawrence	HAYLING YACHT COMPANY, MILL RYTHE LANE, HAYLING ISLAND, PO11 0QQ	Pre-application advice for change of use of a yard area for vehicle storage to three covered padel courts with associated parking and facilities.	Objection

12/11/2025	BO/25/02526/ DOM	Linda Park	THE HOMING LOWER HONE LANE BOSHAM CHICHESTER WEST SUSSEX PO18 8QN	Partial demolition of two storey extension and construction of replacement two storey extension. Demolition of existing garage and construction of replacement garage/boat house. Alteration to landscaping - (Variation of	No Objection with Conditions
12/11/2025	APP/25/00848	Linda Park	19 BATH ROAD, EMSWORTH, PO10 7EP	T1 - Willow - Crown reduce by 1.5M overall, leaving a crown height of 4 Metres and Crown width of 4 Metres. Tree within the Emsworth Conservation Area.	No Comment Made
12/11/2025	APP/25/00886	Linda Park	33 BATH ROAD, EMSWORTH, PO10 7ER	1No Willow (T1) crown reduce to previous pruning points removing 2 metres, leaving a height of 6 metres by 4 metres width. Tree within conservation area of Emsworth.	No Comment Made
13/11/2025	APP/25/00780	Steve Lawrence	2 BATH ROAD, EMSWORTH, PO10 7EP	Fell 1No Apple Tree within Conservation Area of Emsworth	No Objection with Conditions
14/11/2025	BO/25/02090/ DOM	Steve Lawrence	SUMMER LODGE, WALTON LANE, BOSHAM, CHICHESTER, PO18 8QF	Front, side and rear extensions with first floor extension and replacement roof works. 1 no. front and 1 no. rear dormers with 2 new parking bays and proposed dropped kerb.	Holding Objection
17/11/2025	BO/25/01934/ DOM	Steve Lawrence	The Bourse, Delling Lane, Bosham, Chichester, West Sussex PO18 8NN	Replacement one and half storey rear extension, single storey front extension, single storey side extension with balcony above, enlargement of existing side dormers and alterations and additions to the dwellinghouse.	No Objection
17/11/2025	BO/25/02387/L BC & BO/25/02386/ DOM	Steve Lawrence	STRANGE HALL SOUTH, WALTON LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8QB	Alterations and/or repairs to boundary structures, resiting of existing garden shed and summer house, alteration to outbuilding door and window, addition of 1 no. velux window within single storey roof on main dwel	No Objection with Conditions

17/11/2025	APP/24/00930	Steve Lawrence	South Winds, Woodgaston Lane, Hayling Island, PO11 ORL	Single and two storey extensions including first floor element over existing garage and dormers to the front and rear elevations	No Objection with Conditions
17/11/2025	FB/25/02279/D OM & FB/25/02429/L BC	Steve Lawrence	Pendrills Mill Lane Fishbourne West Sussex	Proposed internal and external alterations and repairs, construction of a new single storey extension, demolition of an existing single storey extension and replacement with new glazed entrance. Removal of ex	No Objection with Conditions
17/11/2025	APP/25/00653	Steve Lawrence	17 Spring Gardens, Emsworth, PO10 7AU	Conversion of existing garage to create additional ancillary living accommodation for use as an office / hobby room and utility room. Construction of a dormer window on the north facing roof slope	No Objection with Conditions
17/11/2025	APP/25/00842	Steve Lawrence	LAND AT JUNCTION OPPOSITE 115 HAVANT ROAD, EMSWORTH	Replacement of the existing galvanised chain-link and barbed wire boundary fencing, pedestrian and vehicular gates with green powder coated (RAL code 6020 dark green) Securifor 358 type wire weld mesh security fence	No Objection
18/11/2025	BI/25/02357/F UL	Steve Lawrence	Pool House, Lock Lane, Birdham, West Sussex	Demolition of existing building containing 3 no. flat (Pool House). Removal of 1 no. flat from the first floor of existing BYC House retaining the commercial unit, and the construction of 2 no. buildings (Harbour House and New Pool House) comprising	No Objection with Conditions

Quarterly Report

From **01/10/2024** to **31/12/2024**
Applications 76 **Conflicts** 22%

Respon	Reference	CHC Officer	Address	Description	Recommendation	LPA Decision	Request Agreed?
01- Oct-24	AP/24/01932/ DOM	Linda Park	Apuldram House, Dell Quay Road, Dell Quay, Appledram, Chichester, West Sussex, PO20 7EE	Proposed pool house, raised terrace and relocation of multi-use games area and swimming pool. (Section 73 variation of condition 2 of permission 21/01162/DOM - alterations to materials, boundary treatments, pool layout, and pool house design changes) (upd	No Objection with Conditions	Permit	Some
01- Oct-24	WW/24/01969 /TPA	Linda Park	SEAFARERS, ROMAN LANDING, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8AS	Reduce east sector by 1m on 1 no. English Oak tree (T1) subject to WW/09/00117/TPO.	No Objection with Conditions	Permit	N/A
02- Oct-24	CH/24/00664/ FUL	Steve Lawrence	Grey Thatch, Harbour Way, Chidham, PO18 8TG	Replacement dwelling, remodelling of existing garage to ancillary accommodation for use in connection with the host house, outbuilding, alterations to ground levels and associated works.	Objection	Permit	N/A
02- Oct-24	WI/24/01944/ TCA	Steve Lawrence	PILGRIMS, THE STREET, ITCHENOR, CHICHESTER, WEST SUSSEX. PO20 7AE	Notification of intention to crown reduce by 10% (all round) on 2 no. Silver Birch trees (quoted as 1 and 8). Crown reduce by 15% (all round) on 3 no. Silver Birch trees (quoted as 2, 3 and 7). Fell 2 no. Silver Birch trees (quoted as 9 and 10).	No Objection with Conditions	No TPO	Yes
07- Oct-24	BI/24/01437/ DOM	Steve Lawrence	10 PESCOTTS CLOSE., BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7HD	Replace existing garage and rear extension with wrap around side/rear extension, single storey front extension, replacement roof with raised ridge height, 2 no. dormers and 2 no. roof lights to front elevation, and 1 no. dormer and 1 no. roof light to rea	Objection	Permit	N/A

07-Oct-24	CH/24/01895/DOM	Steve Lawrence	CROSS TREES HARBOUR WAY CHIDHAM CHICHESTER WEST SUSSEX PO18 8TG	New roof on existing single storey extension and new 2 storey entrance lobby, replacement and additional tile hanging on north elevation. Replacement single storey kitchen extension on south elevation. Single storey extension to replace existing conservat	Holding Objection	Permit	Some
07-Oct-24	BO/24/01968/DOM	Linda Park	Willow Cottage, Sunnyway, Bosham, Chichester, West Sussex, PO18 8HQ	Ground floor flat roof rear/side extension, new pitched roof with raised eaves and ridge to allow for first floor level, revisions to fenestration (including 6 rooflights). Replacement garage.	No Objection with Conditions	Permit	Some
07-Oct-24	APP/24/00614	Steve Lawrence	54 Warblington Road, Emsworth PO10 7HH	Replacement dwelling.	Holding Objection	Permit	Some
07-Oct-24	APP/24/00678	Linda Park	2 TOWERS GARDENS HAVANT PO9 1RZ	Proposed porous hard and soft landscaping improvements to enable EV charging to the existing grass driveway within the Langstone Conservation Area.	Objection	Permit	N/A
09-Oct-24	BO/24/01810/DOM	Linda Park	CREEK HOUSE, SHORE ROAD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8QL	Alterations and extension to existing dwelling and associated outbuilding and boundary walls.	No Objection with Conditions	Permit	Yes
09-Oct-24	BI/24/01760/FUL	Steve Lawrence	BROOMER FARM LOCK LANE BIRDHAM CHICHESTER WEST SUSSEX PO20 7AX	Demolition of existing dwellinghouse and garage/annexe and erection of new dwellinghouse.	No Objection with Conditions	Permit	Yes
09-Oct-24	APP/24/00718	Steve Lawrence	THE GRANARY, WADE LANE, HAVANT, PO9 2TB	1No. Magnolia (marked as T1 on the plan). Reduce crown height by 1.5m, leaving a height of 6.5m, reduce crown spread by 3m, leaving a spread of 5m. 1No. Fir Tree (marked as T2 on the plan) Crown lift to 2m. 1No. Fir tree (marked as T4 on the plan) Crown l	No Objection with Conditions	Unknown	N/A
09-Oct-24	APP/24/00715	Steve Lawrence	32 KING STREET, EMSWORTH, PO10 7AZ	1No. Conifer (marked as T1 on the plan) cut back to the boundary line. 3No. Leylandii trees (marked as T2, T3 and T4 on the plan) cut back to the boundary line. 1No. Elder (marked as T5 on the plan) cut back to the boundary line. 2No. Leylandii (marked	No Objection with Conditions	Unknown	N/A

14-Oct-24	APP/24/00690	Linda Park	6 Chequers Quay, 37 Queen Street, Emsworth, PO10 7AD	Installation of replacement windows.	Objection	Permit	Yes
14-Oct-24	WI/24/01997/ DOM	Linda Park	Seaforth , Spinney Lane, Itchenor, West Sussex, PO20 7DJ	Erection of entrance porch, car port, replacement cladding to all external walls and alterations to existing dwelling. New garden room and relocation of vehicular access.	No Objection with Conditions	Permit	No
14-Oct-24	BO/24/01967/ DOM	Linda Park	Hook Farm, Hook Lane, Bosham, PO18 8EY	Removal of existing 2 storey extension, conservatory and outdoor swimming pool. Erection of new 2 storey side extension to dwelling. Conversion of existing 1 no. carport into proposed 1 no. art studio and pool house and 1 no. existing barn remodelled. In	No Objection with Conditions	Permit	Yes
16-Oct-24	WI/24/01866/ FUL	Steve Lawrence	Church Corner, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DL	Landscape enhancement scheme including hard and soft landscaping, regrading of land with alterations to existing access and retaining wall.	No Objection with Conditions	Permit	Yes
16-Oct-24	APP/24/00617	Linda Park	41 Bath Road, Emsworth, PO10 7ER	Application for Variation of condition 3 of Planning Permission APP/22/00452 relating to materials.	No Objection	Permit	N/A
16-Oct-24	APP/24/00768 & APP/24/00769	Steve Lawrence	7 Queen Street, Emsworth, PO10 7BJ	Single storey rear extension. Modification of approved scheme APP/22/00987 & APP/22/00988. Plus Listed Building Application for the same.	No Objection with Conditions	Permit	Yes
16-Oct-24	BI/24/01896/F UL	Linda Park	1-4 Claytons Corner, Birdham, Chichester, West Sussex, PO20 7HQ	Demolition of 4 no. existing dwellings and erection of 5 no. dwellings, with associated works including new vehicular access route, parking provision and landscaping - Variation of Condition 2, 18 and 20 of Planning Permission BI/24/00061/FUL for alterati	Objection	Permit	Yes
21-Oct-24	BO/24/02028/ TCA	Steve Lawrence	MEADOW HOUSE CANUTE ROAD BOSHAM CHICHESTER WEST SUSSEX	Notification of intention to reduce height by 5m and reduce south sector by 4m on 1 no. Oak tree (T3), fell 1 no. Ash tree (T4) and re-pollard (back to previous wound points) on 1 no. Poplar tree (T5).	No Objection with Conditions	No TPO	Yes

21- Oct-24	BI/24/02061/F UL	Steve Lawrence	Unit 5, Premier Business Park, Birdham Road, Appledram, Chichester, West Sussex, PO20 7BU	Refurbishment of the existing commercial unit (use class E) with replacement pitched roof, extension and new pitched roof over existing structure. With internal alterations to allow for new office space. Signage on south and west elevations.	No Objection with Conditions	Permit	Yes
21- Oct-24	APP/24/00256	Linda Park	2A The Mews, Langstone High Street, Havant, PO9 1SL	First floor front extension, single-storey rear extension and front facing rooflights. RECONSULTATION REQUEST for revised plans and/or documents received	No Objection with Conditions	Permit	Some
21- Oct-24	BI/24/02062/A DV	Steve Lawrence	Unit 5, Premier Business Park, Birdham Road, Appledram, Chichester, West Sussex, PO20 7BU	2 no. non-illuminated fascia signs.	No Objection	Permit	N/A
23- Oct-24	WW/24/02199 /DOM	Linda Park	Rookwood Farm House, Rookwood Lane, West Wittering, Chichester, West Sussex, PO20 8QH	Single storey ground floor extension (North Elevation) and two storey extension (South Elevation) including first floor roof terrace. Loft conversion including two new dormers (East and West). Refurbishment and reconfiguration of internal layout including	No Objection with Conditions	Permit	Yes
23- Oct-24	CH/24/02222/ DOM	Steve Lawrence	OLD HOUSE BARN, CHIDHAM LANE, CHIDHAM, WEST SUSSEX	Workspace outbuilding. Application under Section 73 to vary Conditions 2 (approved plans) and 5 (materials) of householder permission CH/23/02142/DOM - amendments to the roof and eaves heights.	No Objection with Conditions	Permit	Yes
28- Oct-24	BO/24/01904/ DOM	Steve Lawrence	TERWICK HOUSE, CHEQUER LANE, BOSHAM, CHICHESTER PO18 8EJ	Conversion of garage to ancillary accommodation and installation of 1no. dormer to eastern garage roof slope (Updated proposal description on letter from LPA received 23.10.24). Previous description: Conversion of existing garage for use as overflow accom	Holding Objection	Permit	N/A
28- Oct-24	WT/24/02311/ EIA	Linda Park	Thorney Island, West Sussex	Formal combined EIA Screening and Scoping Opinion for the proposed habitat creation project at Thorney Island, as set out under Regulation 15 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.	No Comment Made	EIA required	N/A

28- Oct-24	AP/24/02252/ TCA	Linda Park	Apuldram House, Dell Quay Road, Dell Quay, Appledram, Chichester, West Sussex, PO20 7EE	Notification of intention to fell 3 no. Chestnut tree (quoted as T1, T6 & T7), 1 no. Maple tree (quoted as T8) and 12 no. Leylandii trees (quoted as T9-T20). Re-pollard (to previous pollard points) on 4 no. Chestnut trees (quoted as T2-T5).	No Objection	No TPO	Some
31- Oct-24	WW/24/02307 /DOM	Steve Lawrence	Hulets, Pound Road, West Wittering, Chichester, West Sussex, PO20 8AJ	Demolition of existing single storey derelict garage and replacement with a new single storey garage.	No Objection with Conditions	Permit	Yes
31- Oct-24	WI/24/02320/ TPA	Steve Lawrence	SEA URCHIN, SPINNEY LANE, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DJ	Crown reduce by up to 2m on 2 no. Oak trees (T4 & T5) subject to WI/72/00015/TPO.	No Objection with Conditions	Permit	Yes
31- Oct-24	BO/24/02265/ TPA	Steve Lawrence	Church Cottage High Street Bosham West Sussex	Crown reduce by up to 1m (back to previous pruning points) on 1 no. Yew tree (T1) subject to BO/90/00065/TPO.	No Objection with Conditions	Withdrawn	N/A
01- Nov-24	WW/24/02326 /DOM	Steve Lawrence	Elm View, Rookwood Road, West Wittering, Chichester, West Sussex, PO20 8LT	Proposed single storey rear extension, 1 no. new bay window and pitched roofs onto existing bays on front elevation, and alterations.	No Objection with Conditions	Permit	Yes
04- Nov-24	BO/24/02298/ PRESS	Steve Lawrence	Land North West Of The Lettuce Company, New Barn Farm, Old Park Lane, Bosham, Chichester, West Sussex, PO18 8EZ	Change use of land to glamping site for 4 no. bell tents and associated portable amenities.	Further Information Required	Pre-app advice given	N/A
05- Nov-24	SB/24/02102/ FUL	Linda Park	SOUTHBOURNE FARMSHOP, MAIN ROAD, SOUTHBOURNE, EMSWORTH, HAMPSHIRE, PO10 8JN	Retrospective (S73a) change of use to allow operation of a coffee trailer on land associated to Southbourne Farm Shop.	No Objection with Conditions	Permit	Yes
06- Nov-24	BO/24/02395/ DOM	Linda Park	4 Stumps End, Bosham, Chichester, West Sussex, PO18 8RB	Replacement garden room, new pitched dormer, various alterations including changes to fenestration, replacement windows and doors, new clay tile roof with integrated solar panels and replacement shed structures. Application (Section 73) to vary Condition	No Objection	Permit	N/A

06-Nov-24	AP/24/02301/FUL	Linda Park	Apuldrum House, Dell Quay Road, Dell Quay, Appledram, Chichester, West Sussex, PO20 7EE	Demolition and replacement dwelling and garage with associated landscaping - (Section 73 variation of Condition 2 of Planning Permission AP/22/03196/FUL for alterations to ground floor layout, changes to fenestration, alternative pergola relocated to north	No Objection with Conditions	Permit	Some
06-Nov-24	SB/24/02264/DOM	Steve Lawrence	THE OLD BAKERY, PRINSTED LANE, PRINSTED, SOUTHBOURNE, WEST SUSSEX PO10 8HT	Replacement single storey rear extension and associated works.	No Objection with Conditions	Permit	Some
14-Nov-24	WI/24/02337/DOM	Steve Lawrence	SPINDRIFT SPINNEY LANE ITCHENOR WEST SUSSEX PO20 7DJ	Erection of garage/ancillary building to front of existing dwelling.	Holding Objection	Permit	N/A
14-Nov-24	WI/24/02221/DOM	Steve Lawrence	PIER POINT, PIER POINT ROAD, ITCHENOR, PO20 7AQ	Replace fence with wall.	Objection	Permit	N/A
14-Nov-24	APP/24/00808	Steve Lawrence	SALTERNS QUAY, MARINE WALK, HAYLING ISLAND, PO11 9PG	Application for a Lawful Development Certificate for existing use of barn as ancillary residential accommodation to the existing dwelling 'Salterns Quay'.	LDC Grant	Permit	N/A
15-Nov-24	APP/24/00863	Steve Lawrence	THE GRANARY, WADE LANE, HAVANT, PO9 2TB	T0165 Horse Chestnut ? Reduce the Eastern sector of the canopy by 2-3m. Leaving a crown spread of 5-6m. T0166 Beech ? Reduce the canopy by 2-3m in height. Leaving a height of 12m. T0167 Sycamore ? Remove deadwood, carry out aerial inspection and reduce th	No Objection with Conditions	Permit	Yes
15-Nov-24	APP/22/00822	Steve Lawrence	WILSONS BOATYARD MARINE WALK HAYLING ISLAND PO11 9PG	Extension to existing pontoons.	Holding Objection	Permit	N/A
18-Nov-24	SB/24/01336/DOM	Steve Lawrence	5 Frarydene, Prinsted, Emsworth, West Sussex, PO10 8HU	Updated description 28/10/24: External material alterations including roof tile and dormer walls, change of material to cladding on front elevation gable end and render to ground floor. Widen driveway and parking area in front garden (Replacing previous	No Objection with Conditions	Permit	N/A

19-Nov-24	BO/24/02404/DOM	Steve Lawrence	18 Fairfield Road, Bosham, Chichester, West Sussex, PO18 8JH	Single storey side extension, new rear terrace, re-cladding, alterations to roof, enlarging dormer, replace roof tiles with slates, removal of chimney, PV panels on roof. Erection of 1 no. single garage and air source heat pump and 1 no. shed. (Variation	Holding Objection	Permit	Yes
19-Nov-24	FB/24/02382/EIA	Linda Park	HILLIER GARDEN CENTRE, MAIN ROAD, BOSHAM, CHICHESTER, WEST SUSSEX PO18 8FL	Request for an EIA screening opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended for proposed development at Hillier Garden Centre, Chichester comprising demolition of existing garden cen	EIA Screen - No ES Sought	No EIA required	N/A
25-Nov-24	APP/24/00746	Steve Lawrence	24 Treloar Road, Hayling Island, PO11 9SE	Demolition of existing bungalow and erection of new two storey replacement dwelling including solar panels and flood defences.	Objection	Unknown	N/A
25-Nov-24	WI/24/02259/DOM	Linda Park	Old House Farm, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DH	Alterations and extensions to dwelling including dormers and raising of roof.	Objection	Permit	N/A
25-Nov-24	SB/24/02176/FUL	Linda Park	Glebe Farm, Nutbourne, Chichester, West Sussex, PO18 8RZ	Change of use of building to 1no. live work unit and associated alterations and landscaping. APPEAL ALLOWED 10/10/25	Objection	Refuse	N/A
26-Nov-24	APP/24/00865	Steve Lawrence	7A Southwood Road, Hayling Island, PO11 9PT	New flat roof to replace existing pitched roof along with revised fenestration and external weatherboarding to existing single storey rear structure.	No Objection with Conditions	Permit	Yes
26-Nov-24	SB/24/02507/DOC	Steve Lawrence	THE SUSSEX BREWERY, 36 MAIN ROAD, SOUTHBOURNE, EMSWORTH, HAMPSHIRE, PO10 8AU	Discharge Conditions 3 (CEMP), 4 (Noise),5 (Tree),6 (cylae parking),7 (materials) and 8 (refuse) from planning permission SB/23/01952/FUL	Holding Objection	Permit	Some
27-Nov-24	BO/24/02284/DOM	Linda Park	Putsborough, 14 Fairfield Road, Bosham, Chichester, West Sussex, PO18 8JH	Replacement of existing conservatory with new single-storey rear extension, installation of roof mounted solar panels, and replacement front porch. Introduction of flue for log burner to extension. Change of wall material throughout including timber cladd	No Objection with Conditions	Permit	Some

27-Nov-24	APP/24/00874	Steve Lawrence	14 PELHAM TERRACE, EMSWORTH, HANTS PO10 7JB	Removal of rear garden wall and creation of 1No. parking space	No Objection with Conditions	Permit	Yes
27-Nov-24	CH/24/02152/ DOM	Linda Park	Rithe House, Harbour Way, Chidham, Chichester, West Sussex, PO18 8TG	Single storey extension linked to garage, single storey rear extension with covered area, rear balcony and entrance canopy. Upgrades to the appearance and thermal performance of existing walling and associated changes to fenestration and replacement windo	No Objection with Conditions	Refuse	N/A
27-Nov-24	BI/24/02247/ DOM	Linda Park	DRAGONSFIELD, WESTLANDS ESTATE, BIRDHAM, CHICHESTER, PO20 7HJ	Single storey extension to south elevation linking dwelling and existing garage, refurbishment of existing property and alterations to existing garage, front gates, replacement permeable driveway and pool.	No Objection with Conditions	Permit	Yes
27-Nov-24	BI/24/02347/T PA	Linda Park	BEECHWAY, MARTINS LANE, BIRDHAM, CHICHESTER, WEST SUSSEX. PO20 7AU.	Crown reduce by 25% (back to old wound points) on 1 no. Hornbeam tree (T1) subject to BI/01/00039/TPO.	No Objection	Permit	N/A
02-Dec-24	WI/24/02436/ DOM	Linda Park	LOW MEAD, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DA	Extend existing porch and reconfigure entrance for accessibility, fenestration alterations, side and rear extension.	No Objection with Conditions	Permit	Some
02-Dec-24	WI/24/02387/ FUL	Linda Park	Orchard House, Orchard Lane, Itchenor, West Sussex, PO20 7AD	2 no. garden sheds.	No Objection with Conditions	Permit	Yes
02-Dec-24	SB/24/02501/ DOM & SB/24/02502/	Linda Park	The Manor House , Prinsted Lane, Prinsted, Southbourne, PO10 8HR	Addition of a door to existing garage.	No Objection	Permit	N/A
02-Dec-24	CH/24/02385/ DOM	Steve Lawrence	HARBOUR VIEW, CHIDHAM LANE, CHIDHAM, CHICHESTER, WEST SUSSEX PO18 8TQ	Replacement cladding of bay window and dormer gable above. Erection of 1 no. bike store.	Objection	Permit	N/A
04-Dec-24	BO/24/02029/ DOM	Linda Park	REDFERN HOUSE, BOSHAM LANE, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8HP.	Replacement of existing garage with single storey annexe, new single storey side extension and single storey rear extension. Landscaping to front of house and replacement boundary fence.	No Objection with Conditions	Permit	Some

04-Dec-24	SB/24/02255/DOM	Steve Lawrence	MARSH FARM, FARM LANE, NUTBOURNE, CHICHESTER, PO18 8SA	Construction of outdoor paddle court.	Objection	Refuse	N/A
05-Dec-24	SB/24/02645/FUL & SB/24/02646/LBC	Steve Lawrence	THE SUSSEX BREWERY, 36 MAIN ROAD, SOUTHBOURNE, EMSWORTH, HAMPSHIRE, PO10 8AU	Proposed access door on west elevation.	No Objection with Conditions	Refuse	N/A
05-Dec-24	CH/24/02433/FUL	Steve Lawrence	COCKLEBERRY FARM MAIN ROAD BOSHAM CHICHESTER WEST SUSSEX PO18 8PN	Demolition of existing structures and construction of 9 no. dwellings with access alterations, landscaping and associated works.	No Objection with Conditions	Permit	Yes
05-Dec-24	FB/24/02629/TPA	Steve Lawrence	Land South Of 57 To 65 Fishbourne Road West, Fishbourne, West Sussex	Fell 1 no. Ash tree within Area, A1 subject to FB/99/00450/TPO.	No Objection with Conditions	Permit	Yes
05-Dec-24	APP/24/00303	Steve Lawrence	Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH	Variation of Condition 5 of APP/23/00469 to allow use of Unit 3 as a gym to serve only the marina users. RECONSULTATION REQUEST for revised plans and/or documents received	Objection	Permit	N/A
05-Dec-24	BO/24/02473/TCA	Steve Lawrence	4 Mariners Terrace, Shore Road, Bosham, Chichester, West Sussex, PO18 8JA	Notification of intention to crown reduce by 1.5m (all round) on 1 no. Crab Apple tree (T1). Reduce height by 1.5m and reduce widths by 1m on 1 no. Olive tree (T2).	No Objection with Conditions	No TPO	Yes
09-Dec-24	APP/24/00614	Steve Lawrence	54 Warblington Road, Emsworth PO10 7HH	Replacement dwelling.	No Objection with Conditions	Permit	Some
09-Dec-24	WI/24/02580/FUL	Linda Park	15 The Spinney, Itchenor, Chichester, West Sussex, PO20 7DF	Demolition of existing dwelling and erection of replacement dwelling with solar panels on south-east elevation of roof. (Variation of conditions 2 and 4 for planning permission 24/00076/FUL - permitted 1 no. window and 1 no. door amended to 1 no. door on	No Objection with Conditions	Permit	Yes
09-Dec-24	AP/24/02543/TCA	Linda Park	THE GATE HOUSE, DELL QUAY, CHICHESTER, WEST SUSSEX. PO20 7EE	Notification of intention to crown reduce by 25% on 7 no. Beech trees, 2 no. Sweet Chestnut trees and 2 no. Sycamore trees.	No Objection	No TPO	N/A

16-Dec-24	APP/24/00928	Linda Park	HAYLING ISLAND SAILING CLUB, SANDY POINT, HAYLING ISLAND, PO11 9SL	Application to determine if prior approval is required for a proposed installation of 158 No photovoltaic panel equipment on non-domestic building.	No Objection with Conditions	Permit	Yes
16-Dec-24	WI/24/02613/TPA	Steve Lawrence	LARKFIELD, SPINNEY LANE, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DJ	Crown reduce (height by 2m and widths) by 20% on 13 no. Oak trees and 1 no. Ash tree within Group, G1 subject to WI/90/01084/TPO.	No Objection with Conditions	Permit	Yes
16-Dec-24	WW/24/01380 /DOM	Linda Park	South Nore, Snow Hill, West Wittering, Chichester, West Sussex, PO20 8AT	Proposed relocation and redesign of boathouse with changes to external materials. Addition of pool pavilion and small granary outbuilding to rear of plot. Alteration to boundary treatments - Amended Description to include boundary treatment changes and pl	No Further Comment Made	Permit	N/A
18-Dec-24	SB/24/02693/ DOM	Linda Park	ROSEBROOK, FARM LANE, NUTBOURNE, CHICHESTER, WEST SUSSEX, PO18 8SA	Single storey extension to existing garage including a replacement door and associated works.	No Objection with Conditions	Permit	Some
18-Dec-24	BI/24/02688/FUL	Linda Park	The Boat House, Units 4 And 6, Building D, Chichester Marina, Birdham, Chichester, West Sussex, PO20 7EJ	Retrospective (Section 73a) for the change of use of land and siting of mobile container to provide food & beverage with outdoor seating area.	Objection	Permit	N/A
18-Dec-24	BO/24/02829/ DOM	Linda Park	CREEK HOUSE, SHORE ROAD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8QL	Alterations and extension to existing dwelling and associated outbuilding and boundary walls - Variation of Condition 2 of Planning Permission BO/24/01810/DOM for proposed amendment to link building roof, new dormer windows and adjustment to boundary wal	No Objection with Conditions	Permit	Yes