



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 15 July 2024** at Eames Farm, Thorney Island.

Matt Briers CBE, CEO

AGENDA

1. WELCOME AND APOLOGIES

2. 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.

3. MINUTES

Minutes of the Planning Committee meeting held on 20 May 2024 (Page 1).

4. DEVELOPMENT APPLICATIONS

- a. 24/01236/FUL - Land at Tuppenny Barn, Main Road, Southbourne (Page 4).
- b. 24/01155/FUL - Burnes Shipyard, Westbrook Field, Bosham (Page 16).

5. APPEAL DECISIONS

APP/L3815/W/23/3322947 - Land north of Southfield House, Delling Lane, Bosham (Page 30).

6. TABLE OF RECENT DECISIONS

To consider the report from the Principal Planning Officers (page 36).

7. QUARTERLY REPORT

To consider the report from the Principal Planning Officers (page 41).

8. DATE OF NEXT MEETING

Monday 9 September 2024 at Eames Farm, Thorney Island from 10.00am.

Planning Committee members: *Iain Ballantyne, Heather Baker, Jackie Branson, Jane Dodsworth, John Goodspeed, Pieter Montyn (Vice-Chairman), Nicolette Pike (Chairman), Lance Quntrill and Sarah Payne. Three Conservancy Board vacancies.*

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

Minutes of the meeting held on Monday 20 May 2024 at Eames Farm, Thorney Island.

Present

Iain Ballantyne, Heather Baker, Jane Dodsworth, Sarah Payne, Pieter Montyn, Nicolette Pike (Chairman), Lance Quantrill

Officers

Pasha Delahunty (Minutes), Steve Lawrence, Linda Park, Ross Jones

The meeting started at 10:30am

1.0 WELCOME AND APOLOGIES

1.1 Apologies were received from Jackie Branson and John Goodspeed.

2.0 DECLARATIONS OF INTEREST

2.1 None.

3.0 MINUTES

3.1 The Principal Planning Officer (SL) provided an update on the Grey Thatch application reviewed at the last meeting. The Council has objected on the same grounds and the red line of the application will be amended.

3.2 **Resolved** – That the minutes of the Planning Committee meeting held on 22 April 2024 be approved as a correct record and that they be signed by the Chairman.

4.0 DEVELOPMENT APPLICATIONS

4.a. WW/24/00720/FUL - Thassaly, Roman Landing, West Wittering

4.1 The Principal Planning Officer (SL) presented his report to members on the renewal of previous permission for a replacement dwelling and associated works. The current application has no real differences from that approved in 2014. The Officer recommends no objection subject to the list of conditions set out in the report.

4.2 A question was raised about sewage capacity in the area given the proposal includes an additional bedroom and the recent flooding seen in the area.

4.3 **Action Point** – The Officer should highlight the significant increases in silhouette that have been calculated.

4.4 **Action Point** – Given that the last bat survey was conducted in May 2021, the Committee recommended that another survey be conducted.

4.5 **Action Point** – The Officer was asked to include in his report reference to biodiversity enhancements that now form part of the adopted local plan which may not have been in place during the original application for development.

Recommendation

- 4.6 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objections** to the proposed development subject to the condition set out in the report and including the additional condition and comments set out in points 4.3 and 4.4. The decision was unanimous.

4b. WT/24/0056/FUL - Baker Barracks, Thorney Island

- 4.7 The Principal Planning Officer (SL) presented his report to members on the application for temporary placement of 120 single living units, 20 communal units, parking and ancillary works. The Officer recommends no objection subject to the list of conditions set out in the report.
- 4.8 **Action Point** – Members asked the Officer to strengthen the suggestion for biodiversity enhancements in his recommendation.

Recommendation

- 4.9 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objections** to the proposed development subject to the condition set out in the report and comment at point 4.8. The decision was unanimous.

4c. APP/24/0030 - Northney Marine Office, Hayling Island

- 4.10 The Principal Planning Officer (SL) presented his report to members on the application for variation of condition 5 of APP/23/000469 to allow use of Unit 3 as a gym. A condition of the original application was that units were used for marine industry. It was noted that the previous offices have since been converted to dwellings and the location is in a quiet area of the AONB. The Officer recommends raising an objection based on the reasoned justification set out in the report.
- 4.11 The proposed gym would be in operation for 24 hours a day 7 days a week. The applicant appears to be relying on the success of a gym business at their location in Plymouth. Members conveyed concerns that the area is now semi-residential and the site would not be monitored at all hours.
- 4.12 Members asked if the recommendation should include the removal of permitted development rights, however it was not clear if PDR exist for gyms. It was further noted that conditions on external lighting was not included in the original application.
- 4.13 **Action Point** - The Officer was directed to investigate the use class.
- 4.14 **Action Point** –The Officer was directed to highlight in his recommendation that gym facilities already exist in the area and the 24/7 opening hours should be reduced.

Recommendation

- 4.15 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **objections** to the proposed development subject to the reasons set out in the report and including the additional comments set out in point 4.14. The decision was unanimous.

4d. BO/24/00732/DOM - 18 Fairfield Road, Bosham

4.16 The Principal Planning Officer (LP) presented her report to members on the application for a single storey side extension, erection of a single garage and ancillary works. The Officer recommends no objection subject to the list of conditions set out in the report.

4.17 The Officer shared that pre-application advice was sought and that materials and enhancements suggested have been included in the application.

Recommendation

4.18 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objections** to the proposed development subject to the conditions set out in the report. The decision was unanimous.

4e. APP/24/00644/FUL - Land at The Stable, Church Road, Apuldram

4.19 The Principal Planning Officer (LP) presented her report to members on the application for construction of a greenhouse. The Officer recommends an objection and sets out the reasoning in the report.

4.20 The Officer explained that the property is adjacent to Apuldram Church and while the application is for a domestic greenhouse it is not within the curtilage of a residential property and would sit on the site of stables. Members raised concerns that the proposed greenhouse was sited in the middle of the field and questioned if a change of use in the future might result in a residence being built on the site.

4.21 **Action Point** – The Officer was directed to ask the Council to investigate what appears to be dog agility equipment on the site and question if this is outside of the permitted use.

Recommendation

4.22 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **objections** to the proposed development subject to the reasons set out in the report and including the additional comments set out in point 4.21. The decision was unanimous.

5.0 TABLE OF RECENT DECISIONS

5.1 Members considered the table of recent decisions submitted with the agenda documents. The Principal Planning Officers (LP & SL) highlighted recent objections. It was confirmed that the Quarterly Report would be presented at the June meeting.

6.0 DATE OF NEXT MEETING

6.1 The next meeting will be held on Monday 17 June 2024 at 10:30am at Eames Farm, Chichester.

Meeting closed at 11:30am

Chairman

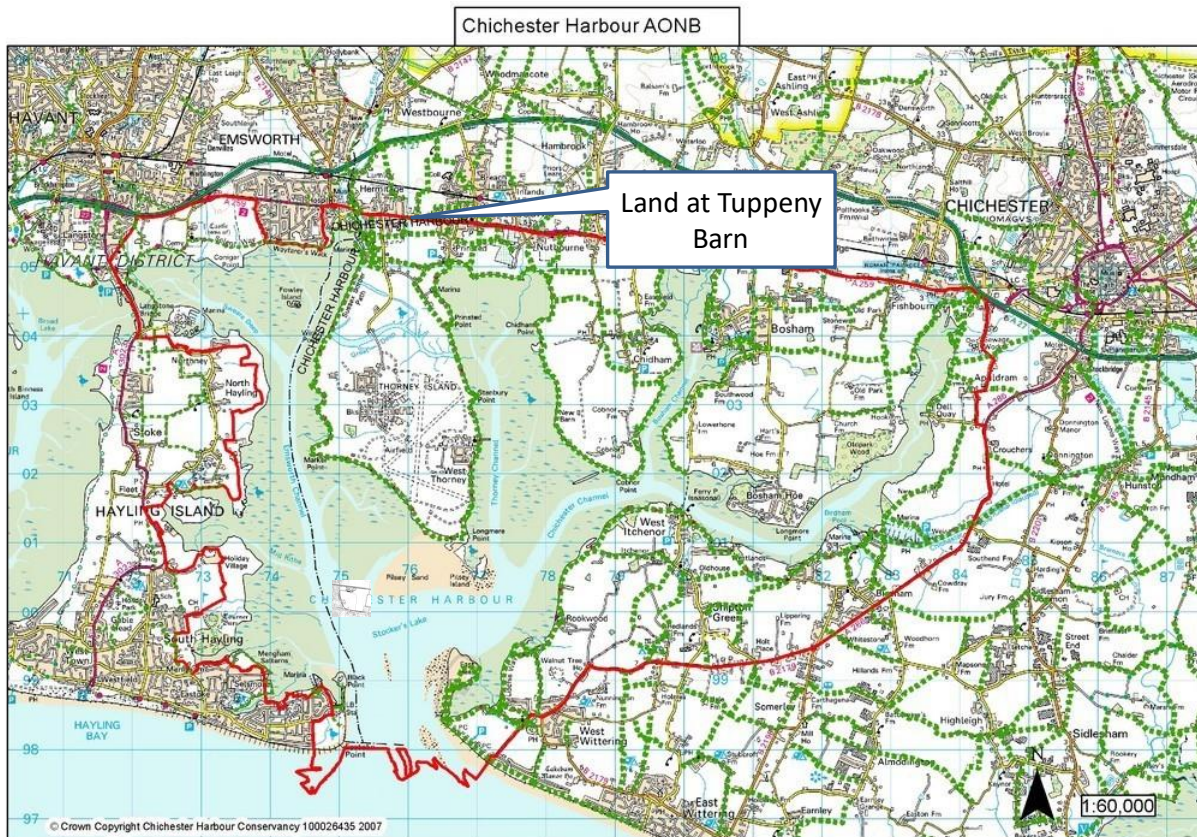
Local Planning Authority planning application reference: **24/01236/FUL**

Site: Land At Tuppenny Barn Main Road Southbourne Emsworth West Sussex PO10 8EZ

Proposals: Development to provide 7 no. dwellings, access, landscaping and associated works.

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SEKA2DERJ6100>



RECOMMENDATION

(a) That **Chichester District Council**, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises an **objection** to the proposed development for the following reason(s):-

- 1) The proposed housing would encroach into the narrowest part of an important rural gap between Southbourne and Hermitage, as identified in the Council’s Landscape Gap Assessment (2019) which contributes to the rural setting of the AONB. It would therefore conflict with Local Plan Policies 43 and 45 and emerging Local Plan Policies NE2, NE10 and NE13, as well as paragraph 42 of the National Planning Practice Guidance, and paragraph 182 of the National Planning Policy Framework.
- 2) The proposed development would cause harm to the natural beauty and rural setting of the AONB by virtue of the resultant visual intrusion of urban-style housing into an open, treed part of the setting of this National Landscape and is clearly visible in views from within the AONB. It would therefore fail to conserve and enhance the natural beauty of Chichester Harbour AONB / National Landscape and its setting, in conflict with National Policy, Local Plan Policies, as well as the Chichester Harbour AONB

Management Plan, Planning Principles, and the AONB Supplementary Planning Document (SPD).

- 3) The orchard at Tuppenny Barn represents a small but important strategic ecological stepping stone between the National Landscape and SDNP and is the only undeveloped parcel of land between Southbourne/Prinsted and Emsworth. It's loss to housing would reduce the ecological connectivity between the farmland and hedgerows to the north and Chichester Harbour National Landscape to the south. The proposals would therefore conflict with emerging Local Plan Policy NE4.

Conservancy Officers' comments and reasoned justification

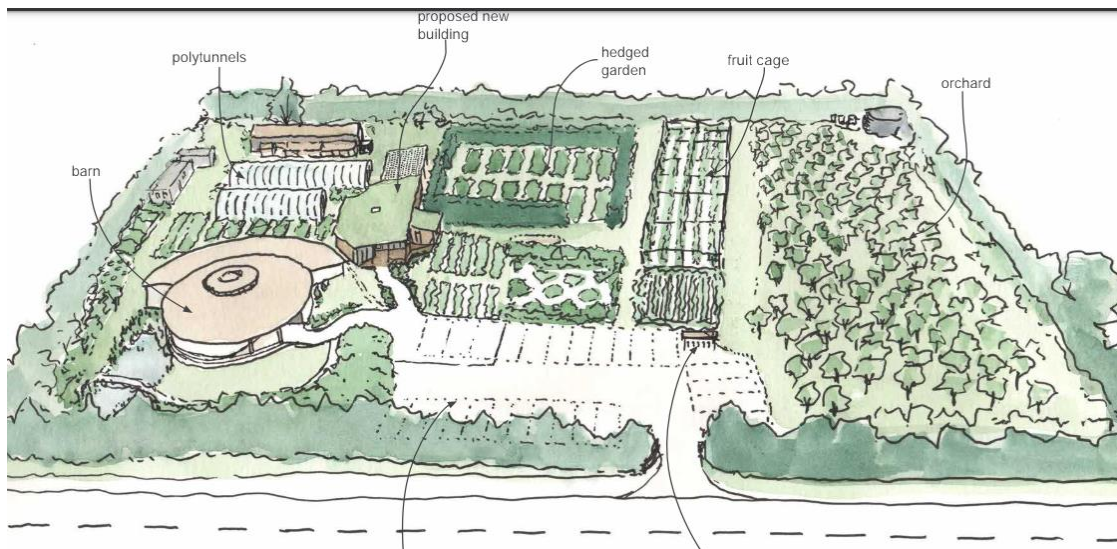
1.0 Site description

- 1.1 Tuppenny Barn' is a UK registered charity situated in a 2.4 acre site on the north side of Main Road in Southbourne. It is a small-scale organic fruit and vegetable grower which works with educational establishments to promote education and good practice in organic growing, healthy eating and sustainable land management. The education barn sits within the southwest corner of the site and is a distinctive building with a circular footprint with sweeping walls with high level windows, a glazed entrance feature with a sloping hipped roof and a lantern feature at the top.
- 1.2 The site lies within the former 'Strategic Gap', now identified as a 'Gap' between the settlement boundaries of Southbourne and Hermitage in the Council's Landscape Gap Assessment, and sits directly adjacent to the AONB boundary (which runs along the A259/Main Road). The site adjoins houses to the east and west, with open countryside to the north and opposite part of the south boundary (within the AONB).



- 1.3 A public footpath (shown in yellow dashed line above) runs across open fields to the south (within the AONB) between Hermitage and Prinsted, from where there are views back towards the site, with the trees marking the boundaries visible from this perspective.
- 1.5 Tuppenny Lane, a private unmade road and public footpath runs from the A259 past the west boundary of the site, and alongside open fields, from where there are views back towards the northern boundary of the site, which is marked by trees and hedgerows.

Below: Sketch layout of the site including proposed new café/shop.



Above: View from A259 (AONB boundary)



The education barn



Above: Main entrance from A259



Above: View from A259 to east of site

View from Tuppenny Lane to northwest

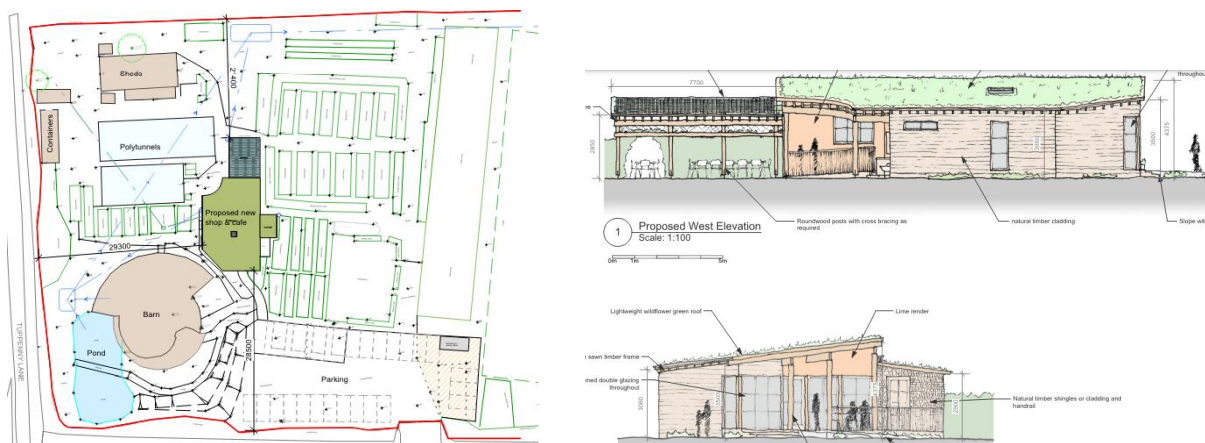


Above: Views from public footpath to south of site

2.0 Relevant recent planning history

- 2.1 Permission was sought in 2009 (reference SB/09/01654/FUL) for the erection of the education barn within the site to provide vegetable handling and storage facilities, an office and toilets and a flexible work space to provide educational facilities (such as school visits) and as an overspill for packing and preparing produce if necessary.

- 2.2 The Conservancy was supportive of this application and considered that although the site was within the rural area and Strategic Gap, the visual impact as viewed from the AONB would be limited given the position of the building tucked in the southwest corner of the site opposite housing on the south side of Main Road, the boundary hedge screening and the soft appearance of the proposed building. We considered that the benefits to the community of the proposed use, coupled with the limited impact on the AONB landscape meant the proposal could be supported; although we asked that the hedgerow and trees on the south boundary be retained and supplemented where possible.
- 2.3 The application was refused by the District Council on the grounds that the proposed building, by reason of its height, size, design and use, would be unduly visually prominent within the rural area and Strategic Gap, giving an increased perception of coalescence of settlements to the detriment of the identity and amenity of the settlements of Hermitage and Southbourne. It was also concluded that the proposed widened vehicular access and extended car park would introduce an urban feature into the rural area and Strategic Gap.
- 2.4 A further application was submitted (SB/09/05122/FUL) to address the refusal reasons by reducing the height of the building, moving it slightly further west, and rationalising and better screening the proposed car park. The sustainability of the building was a key element of the scheme, and the application confirmed that the majority of mature hedging was to be retained, with the entrance from Tuppenny Lane replanted to compensate for the loss on the Main Road frontage where the access was to be widened.
- 2.5 Again the Conservancy was supportive of the application given the limited impacts and the significant benefits to the local rural community, subject to a condition restricting the use of the site, details of external lighting, restrictions on external storage, a travel plan for staff and visitors, and retention/provision of planting. The Council granted permission for this scheme, subject to suitable conditions, including those suggested by the Conservancy.
- 2.6 Permission was granted for the erection of a timber frame community café and shop in 2022 (SB/22/00556/FUL), which has not yet been built. The purpose was to expand the charitable objectives and give financial resilience to Tuppenny Barn. Disappointingly, the Conservancy was not consulted on this application.




Above: New café and shop approved plans

- 2.7 A pre-application enquiry (SB/23/00057/PRELS) was submitted in 2023 to the Council for the redevelopment of the orchard with 7 dwellings. Again, disappointingly, the Conservancy was not consulted on this proposal.

3.0 Proposed development

- 3.1 The current application seeks full permission for the redevelopment of the orchard area of the site with 7 dwellings. A new vehicular access would be created in the southeast corner of the site, and 4 dwellings (in two pairs of semi-detached, 2 x 2-bed and 2 x 3-bed) would be sited in a row across the southern part of the site, with a further 3 detached dwellings (2 x 3-bed and 1 x 4-bed) located spaced apart in a line running northwards from the back gardens of the semi-detached dwellings.
- 3.2 The new southern dwellings would have striking a-symmetrical roofs with gable ends, while the detached dwellings would also have a similar contemporary look with gable roofs and modern proportioned windows. Materials would be a mixture of light grey/buff bricks, vertical timber cladding, knapped flint stone, with protruding brick detail/slate tile hanging and slate roofs.
- 3.3 The existing tree line would be retained up until the new access point and supplemented with new underplanting. The hedge lines to the east and north boundaries would be retained and reinforced. It is stated that no orchard trees would be destroyed and that they would all be replanted either within the application site, the Tuppeny Barn site, or elsewhere.
- 3.4 The supporting statement says that the site has been identified to release capital to support the retention of the primary charity use, and that therefore the proposals will benefit the longevity of the charity. A confidential statement has been submitted to the Council which details the financial positions/arguments.
- 3.5 The application includes an arboricultural impact assessment and method statement, an ecological impact assessment, a biodiversity net gain assessment, a drainage strategy, a sustainability statement, a nutrient neutrality assessment and mitigation strategy, and a planning statement.



 SITE BOUNDARY



Above: Existing site layout plan



Proposed site layout plan



Above: Proposed southern terrace – Main Road elevation (top) and view from new access (bottom)

Below: Proposed street scene onto Main Road



Above: New street elevation (from east)

4.0 Related Planning Policy framework

National Planning Policy Framework (NPPF) (Revised Dec 2023), paragraphs 11, 182.

National Planning Practice Guidance (NPPG) (2014 onwards) paragraph 042.

Chichester Local Plan: Key Policies (2014-2029) 43 (Chichester Harbour Area of Outstanding Natural Beauty), 45 (Development in the Countryside), 48 (Natural Environment), 49 (Biodiversity).

Emerging Chichester Local Plan: Policies NE2 (Natural Landscape), NE3 (Landscape Gaps between settlements), NE5 (Biodiversity and Biodiversity Net Gain), NE8 (Trees, Hedgerows and Woodlands), NE10 (Development in the Countryside), NE13 (Chichester Harbour Area of Outstanding Natural Beauty), NE21 (Lighting).

Chichester Harbour Management Plan 2019-2024 – 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 PP01 (Chichester Harbour as a Protected Area), PP04 (Creation of New Dwellings and Residential Institutions), PP09 (Dark Skies).

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

5.0 Key issues: Impact on Chichester Harbour AONB

5.1 Planning Principle PP04 states that the Conservancy is unlikely to object to new dwellings affecting the AONB where the applicant can demonstrate that all of the following criteria have been addressed: -

- The proposed development is within existing settlement boundaries; and
- That sufficient headroom capacity exists in wastewater treatment works infrastructure to serve the development, or the applicant has devised adequate alternative on-site facilities and storage to allow controlled release into the public sewer; and
- Recreational disturbance is adequately and appropriately mitigated to the satisfaction of the Conservancy and in accordance with the relevant Local Development Plan policy or policies.
- Under exceptional circumstances, the Conservancy may support proposed development outside the existing settlement boundaries, if it is expressly required to meet a local identified social and/or economic need.

5.2 Planning Principle PP03 and the adopted AONB SPD require that proposals do not detract from the openness or rural character of the landscape when seen from public vantage points (including public footpaths, the water, the foreshore, roads, views across the Harbour and open countryside), that the proposal is of a sympathetic design and materials, and that the proposal does not diverge from the spatial pattern of development and the spaces between buildings.

- 5.3 The proposed development would clearly fail the first criteria of PP04, being located outside any settlement boundary. To add to this, the site falls within the narrowest part of the gap identified in the Council's Landscape Gap Assessment, with this gap being described as follows:

"The gap between Hermitage and Southbourne comprises an area of low lying flat coastal plain landscape with the area to the south of the A259 falling within the Chichester Harbour AONB. The landscape is predominantly large scale open exposed arable fields with a limited hedgerow network, although some hedges, trees and woodland blocks towards the edges of the gap providing some enclosure. Some limited settlement along the A259 falls within the gap. The gap provides separation between the settlements of Hermitage and Southbourne as well as contributing to the wider separation of Prinsted and Hermitage."

- 5.4 The report points out the continuation of the gap across the south side of the A259 (within the AONB) and states that it is important that the area between Hermitage and Southbourne is retained as open countryside, and that the gap is "essential in preventing the coalescence of the settlements and maintaining their separate identities." It makes the following observations:-

1. *"The gap provides an important area of predominantly undeveloped countryside between the built up area of Hermitage and Southbourne, part of which falls within the AONB.*
2. *The open field immediately to the north of Tuppenny Barn and the A259 provides important separation between the settlements. The strong straight boundaries along Tuppenny Lane and the new settlement edge running northwards from Tara Perry Road to the railway line enhance the separation. Fields further to the north contribute to the wider separation of the settlements.*
3. *The present gap between Hermitage and Southbourne is already narrow (250m at its narrowest point) to the north of A259.*
4. *The gap provides a key contribution to the perceived separation of the settlements particularly experienced by people travelling along the A259, the train line and a number of public rights of way including from sensitive viewers (e.g. walkers along the public rights of way) within the AONB.*
5. *Few open views across the countryside between the settlements from the A259, particularly to the north, means the perceived separation of the settlements is limited from this road.*
6. *The partial fragmentation of the gap resulting from the existing low-density settlement around the A259 means the perceived and actual separation of the settlements is vulnerable to further erosion.*
7. *The gap is important in the wider part it plays as part of a succession of gaps along the East-West corridor that break up and help define the separate identities of the string of settlements between Chichester and Emsworth.*
8. *Development in much of this area would be conspicuous and could block valued views. The open character of the landscape provides positive open views between the settlements across open countryside including across the AONB, to the South Downs National Park and to Southbourne church spire. This contributes to the*

perceived separation of the settlements, their individual identities and rural settings. These views include positive long views across the gap to the hills within the South Downs National Park.

9. *The openness of the gap contributes to the open landscape setting of the AONB and listed buildings.”*
- 5.5 The proposed development would be contrary to the aims of the Landscape Gap Report and would create an urban intrusion within an extremely vulnerable and narrow part of an important visual gap between settlements.
- 5.6 Views from the A259 and from within the AONB would both be significantly affected, despite the retention of some of the tree line on the southern boundary of the site, with the introduction of urban style buildings here creating a stark visual intrusion and clearly eroding the rural setting of the AONB.
- 5.7 The supporting statement argues that although the site is outside the defined settlement boundary, the boundary does not reflect the urban/rural divide by excluding the existing built form along the road frontage, and therefore the site should be treated as being part of the urban area.
- 5.8 On the contrary, the Tuppenny Barn wider site, formerly agricultural use and with limited buildings having been allowed in order to facilitate a beneficial rural community use, forms part of a very small remaining gap between the settlement areas of Southbourne and Hermitage, which should be protected to prevent the coalescence of these settlements.
- 5.9 The supporting statement also argues that the proposed development would not lead to a significant loss of the visual gap, as the proposed dwellings are well spaced and would facilitate views across and through the site.
- 5.10 On the contrary, the proposed development would infill an existing visual gap with built development, with four striking gable roofed houses in the southern part of the site, and views of these (as well as the dwellings situated further north into the site) would be clearly visible from the wider AONB to the south, where currently the view consists of open fields with a treed backdrop, contributing to the rural setting to the AONB at this point. This is further framed by the South Downs National Park (SDNP) in wider views from the footpath further south within the AONB.
- 5.11 The proposals would conflict with Local Plan Policies designed to protect the countryside for its intrinsic value (Saved Policy 45 and emerging Policy NE10). It would conflict with paragraph 042 of the National Planning Practice Guidance, which states, in relation to AONBs / National Landscapes, that:-

“Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary.”

Both of the factors apply in this case - long views have been identified in this case from both within the AONB and from the north and the SDNP, and the landscape

character of the land within the AONB is also open/rural and part of the identified gap.

- 5.12 The proposals would conflict with emerging Local Plan Policies NE2 (Natural Landscape) which seeks to avoid adverse impacts on the openness of the views in and around the coast, including the setting of Chichester Harbour AONB and the South Downs National Park as well as the rural character of the plan area generally; NE3 (Landscape Gaps between Settlements) which seeks to avoid the physical, visual and/or perceived openness of the gap, as well as NE13 (Chichester Harbour AONB), which seeks to conserve and enhance the natural beauty of the landscape and the integrity of the predominantly open, undeveloped rural character of the AONB and its setting.

6.0 **Impact on nature conservation**

- 6.1 The supporting statement suggests that as the site is 0.6km east of the nearest wildlife corridor, and suitable mitigation measures are put forward to compensate for the loss of the orchard (including the replanting of approximately 65% of the fruit trees), the ecological value of the site would be enhanced.

- 6.2 The Conservancy's ecologist has made the following comments:-

"The orchard at Tuppenny Barn represents a small but important strategic ecological stepping stone between the National Landscape and SDNP and is the only undeveloped parcel of land between Southbourne/Prinsted and Emsworth. It's loss to housing is to be avoided as this reduces ecological connectivity between the farmland and hedgerows to the north and Chichester Harbour NL to the south."

- 6.3 As such, in addition to the conflict with established policies and the harm to the rural landscape gap and setting of the AONB, there would be harm to the ecological connectivity between the AONB and SDNP, and the contribution of the site to the Hermitage Strategic Wildlife Corridor, contrary to emerging Local Plan Policy NE4.

7.0 **Conclusion**

- 7.1 The proposed application appears to be contrary to the ethos of Tuppenny Barn as a charity which supports environmentally friendly organic growing and sustainable practices. Whilst it is argued that the proposed housing would facilitate the retention of the main charity use, this is not sufficient reason to override established policies and cause harm to the rural landscape, the setting of the AONB and the separate identity of the two nearest settlements, as once a site is developed with housing, it is unlikely to ever be returned to open countryside.
- 7.2 The proposed housing would encroach into the narrowest part of an important rural gap and breathing space between Southbourne and Hermitage which contributes to the rural setting of the AONB, by virtue of the visual intrusion of urban-style housing into the rural landscape. It would therefore fail to conserve and enhance the natural beauty of Chichester Harbour AONB / National Landscape and its setting, and the District Council is strongly urged to refuse this application.

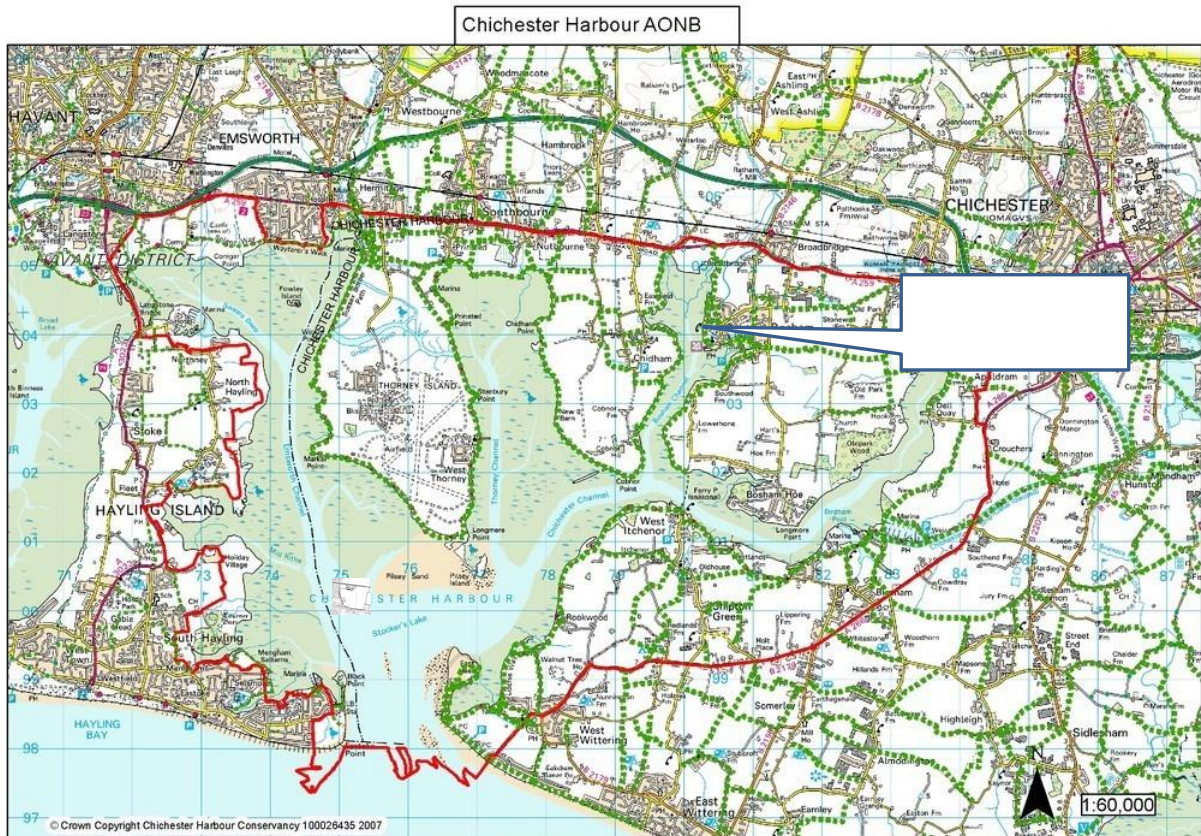
Local Planning Authority planning application reference: 24/01155/FUL

Site: Burnes Shipyard Westbrook Field Bosham Chichester West Sussex PO18 8LJ

Proposals: Demolition of existing buildings and structures and the erection of 2 no. dwellings with access, parking, landscaping and associated works.

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SDWAGMERIXM00>



RECOMMENDATION

That **Chichester District Council**, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objection** subject to the following:-

- Samples of materials be agreed, including balcony balustrades (we would ask that these be metal or timber so as to mitigate the impacts of the glazing behind them);
- Consideration be given to provision of metal or timber louvres over parts of the completely exposed first floor Harbour-facing windows;
- Retention of existing trees as shown and provision of new planting as shown;
- Removal of permitted development rights for fences, extensions or outbuildings;
- Ecological mitigation and enhancement measures be secured;
- Construction and Environmental Management Plan be agreed prior to construction;
- External lighting to be sensitive to ecology and Dark Skies and any roof lights be fitted with internal blinds;
- Bird aware contribution and nitrate neutrality be secured.

Conservancy Officers' comments and reasoned justification

1.0 Site description

- 1.1 Burnes Shipyard is located on the western edge of Bosham, on the shoreline of the Bosham Channel, in a prominent, exposed location within Chichester Harbour National Landscape / AONB. The site contains the former shipyard buildings, which are large metal structures that have been left to decay and are currently collapsing in parts of the site. The site has not been used as a shipyard for over 40 years, although for a period up until 1993 it was used for the maintenance and repair of classic cars.
- 1.2 The shoreline development running northwards from the site is characterised by large, detached dwellings set within spacious garden plots with generous tree and shrub cover. This area of shoreline to the north of Bosham, including the stretch of undeveloped shoreline (open grassland – known as Mill Meadow) running southwards from the site, lies outside the Settlement boundary. The southern boundary of the site adjoins the Bosham Conservation Area, which extends south and eastwards to include the Sailing Club and Quay as well as the more densely developed historic core of the village which is focussed around the Church further south and on the shoreline of the School Rythe inlet.
- 1.3 Directly to the east of the site ('behind' the site as viewed from the Harbour and shoreline) is a relatively recent residential development of detached and semi-detached two-storey houses of suburban character, known as 'Spindrift Mews'. A public footpath runs from Moreton Road to the east directly through the site, past the south side of the existing buildings and onto the foreshore, where it runs both northwards past the site and southwards along the shoreline. The site is not only visible from here but is also visible from the wider landscape for considerable distances, including from the Bosham channel, the foreshore footpath on the eastern side of the Chidham Peninsula (on the opposite side of the channel), and the head of the Bosham Channel and A259 to the north. There are currently 2 lines of tall Poplar trees and various other trees marking the north and south boundaries of the site. A recently built brick and visually prominent house (Shipyard Cabin) is sited near the site, and closer to the shoreline. The western side of the site fronts the water where there is an existing slipway.



- 1.4 A semi-derelict concrete jetty extends into the Harbour in front of the site, where the deepwater channel and intertidal area adjacent to the site is covered by various nature conservation designations including a Ramsar Wetlands Site of International Importance, a Special Protection Area (SPA) for wild birds, Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI).
- 1.5 The Bosham Conservation Area appraisal identifies the 'surrounding green area abutting the tidal estuary with largely rural qualities; the flat open field with drainage ditches occupied by horses; the large boat park adjacent to a largely filled-in mill pond; the tidal shoreline with stunning views across the Bosham Channel to Chidham; and significant wildlife habitat'. The Chichester Harbour AONB Landscape Character Assessment (character area G4) recognizes the loss of traditional boatyards and pressure for redevelopment for 'large detached houses' as a key issue, and concludes that the sensitivity of the landscape to development and change is high due to the largely open, rural and tranquil character of the area. It goes on to observe that the coastal edge is particularly sensitive to any new development that erodes rural character and affects the landscape setting of the Harbourside. One of the main planning and land management guidelines is therefore to conserve this character.
- 1.6 The interface between the land and the tidal reach of the harbour channel are a defining characteristic of the area. Viewed from the west, the site is seen amongst boundary trees and a backdrop of trees in a flat landscape. Despite the existing dilapidated state of the site and the ribbon of water fronting properties to the north, the area remains strongly rural in character and is seen as divorced from the village centre and the church to the south.



Above: View from shoreline public footpath



Above: View from concrete jetty/slipway in front of site



Above: View from footpath to east of site



Above: View from footpath to south of site



Above: View from Chidham foreshore



Above: View from water to west



Above: View from water to southwest



Above: View from water to southwest



Above: View from water to northwest



Above: View from Chidham Peninsula to west



Above: Landscape setting to north of the site framed by the backdrop of the Downs

2.0 Relevant recent planning history

- 2.1 An application for 22 houses on the site was refused in 2009 for eight reasons (BO/09/00193/FUL). The Conservancy had objected to this application on the grounds of the loss of marine business use and lack of thorough marketing or consideration of alternative employment uses; the principle of housing conflicting with policies relating to the countryside; excessive overdevelopment of the site and harm to the existing rural AONB landscape.



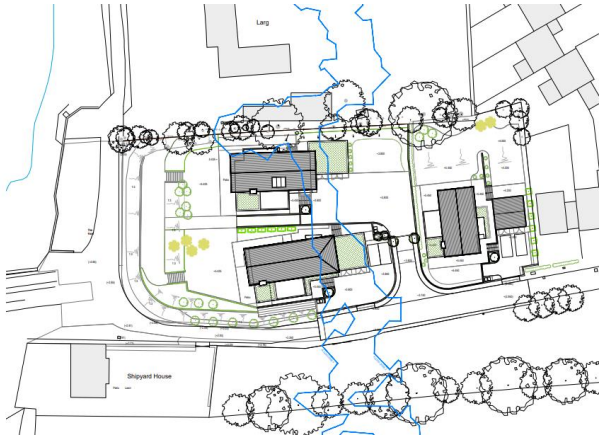
Above: Refused 2009 scheme

- 2.2 Permission was refused in 2013 (BO/13/01846/FUL) for four dwellings on the site and the provision of boat storage / a quay masters facility underneath, on the grounds of landscape impact, harm to the Conservation Area and openness of the meadow, failure to demonstrate no reasonable prospect of marine-related enterprise being re-established on the site, flood risk, and loss of privacy to Shipyard Cabin. The Conservancy had overturned the Conservancy Officer's recommendation to object and did not raise an objection to this application, subject to the scale of the dwellings being reduced, a legal agreement securing the 'quay masters' facility' in employment use, retention of trees, removal of permitted development rights, samples of materials and ecological mitigation measures.



Above: Refused 2013 scheme

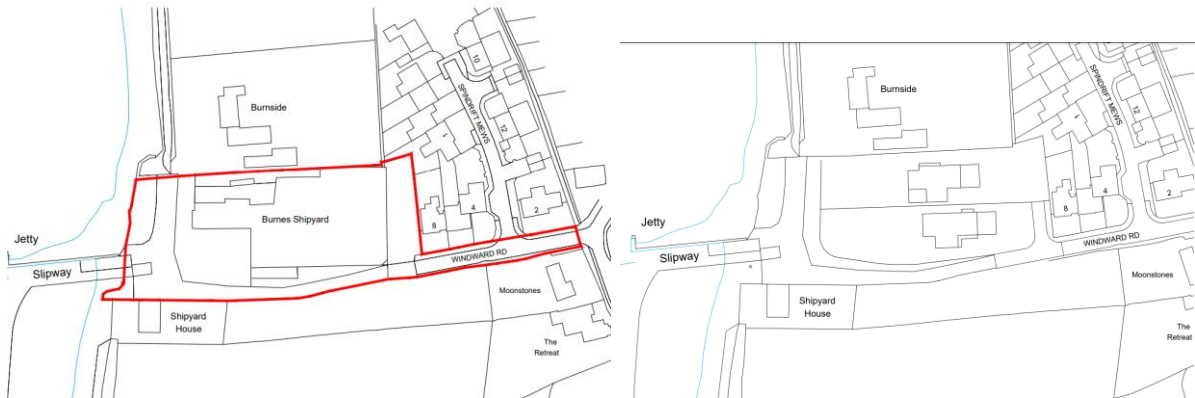
- 2.3 An appeal was lodged and was dismissed on 18th September 2014. The Inspector found that the scale, height and density of the proposed buildings would be incongruous and prominent, and the form and bulk of the dwellings would be harmful to the character of the area, including large areas of glazing which would cause light emission at night and sun reflection during the day. The Inspector concluded that the development would not conserve and enhance the scenic beauty of the AONB or the character and appearance of the Conservation Area. The Inspector concluded that there was sufficient justification to make an exception to Local Plan Policy C7 (which sought to safeguard marine uses) given the physical restrictions affecting the site and the cost of remediation, concluding that redevelopment with marine uses would be unlikely to be viable. The Inspector also concluded that alternative sites in areas at less risk of flooding had not been identified by the applicant under the Sequential Test within the NPPF.
- 2.4 An application for 3 dwellings on the site was refused in 2023 (BO/21/00620/FUL), on the grounds that the elevated position, scale, density and design would be unduly prominent and would fail to conserve and enhance the natural beauty of the AONB, or the character and appearance of the Bosham Conservation Area. The Council's Planning Committee had overturned the Officer's recommendation to approve the application. The Conservancy had objected to this application on the grounds of the failure to provide a sympathetic development within this visually prominent and picturesque site. We were concerned about the height and prominence of the proposed dwellings and their incongruous modern style, coupled with their position close to the shoreline (in flood zone 2/3) and the consequent need for raising the floor heights and for hard defences on the shoreline, contributing to coastal squeeze and the decline of saltmarsh in the Harbour.



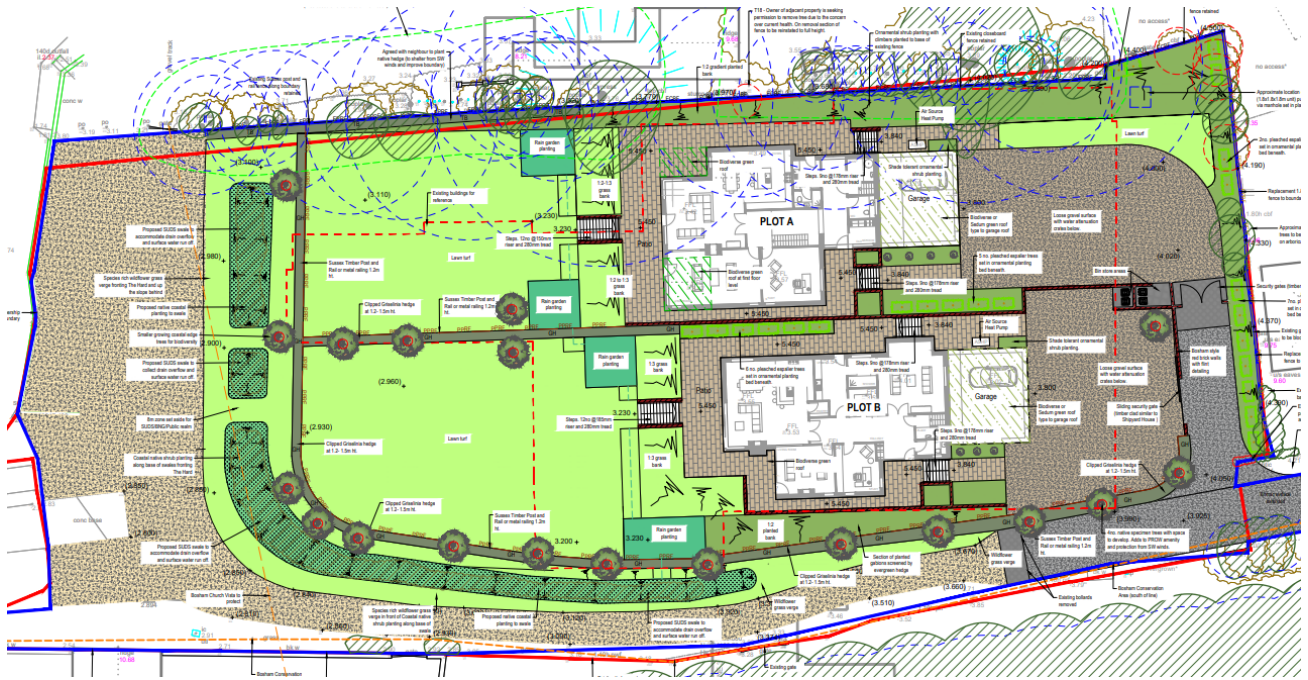
Above: Refused 2023 scheme

3.0 Proposed development

3.1 The current application proposes the demolition of the derelict shipyard buildings and the erection of 2 dwellings on the site. The dwellings would be set back into the site compared with the 2023 scheme, and as a result are now both sited within flood zone 1 (the western part of the site falls within flood zones 2 and 3).



Above: Existing and proposed site plan



Above: Proposed site plan

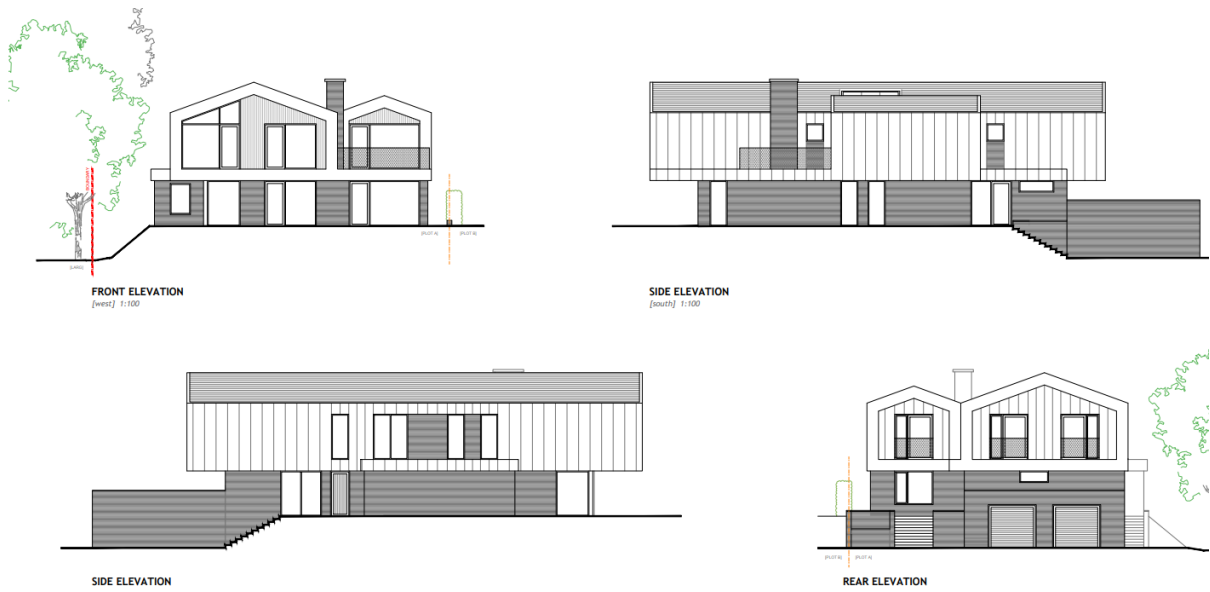
3.2 The proposed dwellings would be 12.5m and 12.28m high (remaining lower than the closest dwelling to the east in Windward Road). They would be two stories in height and oriented so that the longer elevations face north/south and not onto the Harbour frontage. They would step down in height to single storey towards the east elevation. Materials would be in darker or muted tones, with zinc cladding, red brick, flint, horizontal timber cladding and natural slate tiles to the roofs. Sedum and wildflower planted roofs are proposed on the single-storey elements.



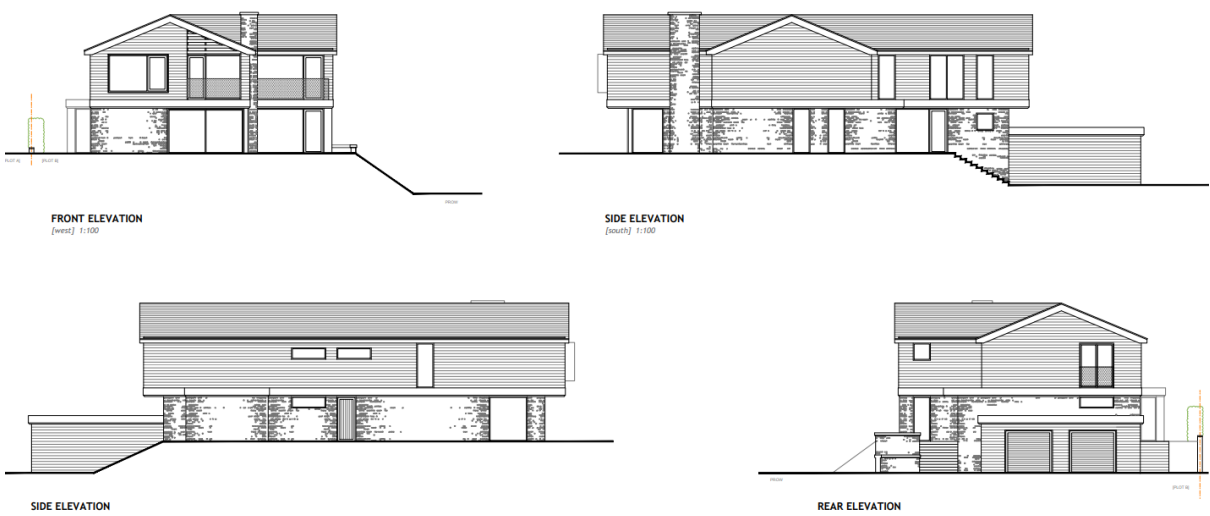
Above: Proposed west (Harbour facing) elevations



Above: Proposed south elevation



Above: Plot A proposed elevations



Above: Plot B proposed elevations



Above: Proposed Harbour elevation in context

- 3.3 The application includes a Landscape and Visual Impact Appraisal, which looks at various viewpoints and concludes that the visual effects of the proposal would be largely beneficial or neutral, where existing derelict shipyard buildings would be replaced by the proposed development.
- 3.4 The application also includes a tree retention and protection plan, a transport statement, a SUDS statement, a nutrient neutrality and mitigation strategy, a heritage statement, a biodiversity net gain assessment, an ecological walkover update, a flood risk assessment, an archaeological desk-based assessment, a sustainability statement (proposing amongst other things the installation of air source heat pumps) and a contamination report.
- 3.5 The proposals include a SUDS swale on the south and western edges of the Harbourside gardens, as well as a proposed evergreen hedge and various coastal edge trees.

4.0 Related Planning Policy framework

National Planning Policy Framework (NPPF) (Revised Dec 2023), paragraphs 11, 182.

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

Chichester Local Plan: Key Policies (2014-2029), Policies 43 (Chichester Harbour Area of Outstanding Natural Beauty), 45 (Development in the Countryside), 46 (Alterations, Change of Use and/or Re-use of Existing Buildings in the Countryside), 48 (Natural Environment), 49 (Biodiversity).

Emerging Chichester Local Plan: Policies NE5 (Biodiversity and Biodiversity Net Gain), NE8 (Trees, Hedgerows and Woodlands), NE10 (Development in the Countryside), NE13 (Chichester Harbour Area of Outstanding Natural Beauty), NE21 (Lighting), E2 (Employment Development – Existing Employment Sites).

Bosham Neighbourhood Plan (2014-2029)

Chichester Harbour Management Plan 2019-2024 – 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 Householder Extensions), PP04 (New dwellings), 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 some form of housing on this site has been accepted through the previous applications by both the Council Officers and the Conservancy. Through the previous applications and the 2013/14 appeal, it has also been accepted that there is no longer justification to require the retention of the site for economic purposes. Therefore, the main issues from the Conservancy's perspective are the impact on the rural character and natural beauty of the AONB in this prominent location within the wider landscape, and the impacts on nature conservation.
- 5.2 The current scheme is a significant improvement over the 2021 scheme in terms of the density of development, and the set back nature of the proposed dwellings further east into the site, away from the shoreline.
- 5.3 The Conservancy had previously suggested that 2 dwellings would be a more realistic and sympathetic development. The current proposal better reflects the spatial pattern of housing and the plots running along the shoreline northward from the site and is therefore a more appropriate form of development in response to its surroundings.
- 5.4 In terms of design, the dwellings would be large dwellings, but seen in the context of the line of large Harbour-fronting dwellings running northwards from the site, this would not look out of place. One of the proposed dwellings has a more traditional design to the Harbour frontage elevation, and one more contemporary, with the use of zinc cladding. It is felt that provided the materials and finishes are of high quality, this would not be significantly out of place, given the lack of strong vernacular displayed by the Harbour-fronting properties.
- 5.5 In terms of glazing, we have some concerns regarding the size of the windows facing the Harbour, particularly at first floor level. Three out of the six first floor Harbour-facing windows would have a balcony balustrade covering the bottom part of the glazing, and therefore provided this balustrade is metal or wood then this would help to mitigate the visual reflective impacts and prominence of this glazing. We would ask, however, that consideration is given to the provision of timber louvres over parts of the remaining, completely exposed windows (particularly those at first floor level), to mitigate the visual impact of the glass during the day, as well as mitigating light pollution at night.
- 5.5 The current proposal improves on the previous application in terms of scale and mass (with 1 less dwelling) and has made reference to the AONB SPD in terms of the proposed appearance and the use of materials and landscaping. The muted colours and use of varied materials and architectural elements are positive aspects of the scheme which would help to assimilate the proposed dwellings into the treed backdrop and rural surroundings.
- 5.6 Although the dwellings would be raised above ground level (finished floor levels would be set to 5.45 AOD to ensure a safe refuge is available throughout the

lifetime of the development), given the proposed set back from the shoreline, the appearance and materials, and the proposed planting, it is not considered that the dwellings would be unduly prominent in relation to surrounding dwellings in wider or closer range views from the key public footpaths or the water, provided there is some mitigation of the large glazed windows as suggested.

- 5.7 We consider that permitted development rights for outbuildings, extensions or fences/walls should be removed, given the large size of the proposed dwellings and the extremely sensitive position of the site in terms of the landscape, the Conservation Area, and its proximity to ecological designations.

6.0 **Impact on nature conservation**

- 6.1 Overall it is proposed to removal a small number of low value trees, and to implement protection measures to the larger, higher value trees. There would be new hedge and tree planting which would be of benefit to wildlife, and the submitted Biodiversity Net Gain Assessment demonstrates an overall gain of 11.97%.
- 6.2 Due to the sensitive location of the site on the foreshore directly adjacent to the international and nationally designated nature conservation sites, a Construction and Environmental Management Plan would need to be put in place to mitigate the impact of dust, noise, lighting or vibrations during construction.
- 6.3 Any external lighting should take account of bats using the area as well as being sensitive to the AONB's Dark Skies in this rural edge of Harbour location. We would recommend the installation of bird and bat boxes as suggested by the Council's Environment Officer and would ask that any roof lights be fitted with internal blinds to limit upwards light pollution.
- 6.4 The application states that a planning obligation would be provided to make financial contributions towards recreational disturbance (and road network mitigation), and that financial credits have been secured to deliver a nitrate neutral development.

7.0 **Conclusion**

- 7.1 This application is a big improvement over previous applications and subject to suitable controls and enhancements as suggested above, and further mitigation of the Harbour-facing glazing, in our view the proposed development provides the opportunity to conserve and enhance the natural beauty of the AONB landscape through the tidying up of an unsightly derelict site and its replacement with 2 dwellings which would be more sympathetic to the area.



Appeal Decision

Site visit made on 3 June 2024

by J Reid BA(Hons) BArch(Hons) RIBA

an Inspector appointed by the Secretary of State

Decision date: 14 June 2024

Appeal Ref: APP/L3815/W/23/3322947

**Land north of Southfield House, Delling Lane, Bosham, West Sussex
PO18 8NN**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission
- The appeal is made by Ms Carole Sinclair against Chichester District Council.
- The application Ref is 22/02502/FUL.
- The development proposed is Conversion of Old Poultry Buildings to form Habitable Accommodation (one dwelling) + Landscape Enhancements & Associated Works.

Decision

1. The appeal is dismissed, and planning permission for Conversion of Old Poultry Buildings to form Habitable Accommodation (one dwelling) + Landscape Enhancements & Associated Works is refused.

Main issues

2. Having regard to the parties' principle concerns and the Council's purported reasons for refusal, the main issues are the effect that the proposed development would have on:
 - the Chichester Harbour Area of Outstanding Natural Beauty,
 - the integrity of the Chichester and Langstone Harbours Special Protection Area (SPA),
 - the integrity of the Solent Maritime Special Area of Conservation (SAC), and
 - the safety and function of the Strategic Road Network (SRN).

Reasons

Area of Outstanding Natural Beauty

3. The appeal site is situated outside any settlement boundary designated in the Chichester Local Plan: Key Policies 2014-2029 (LP) and the Bosham Parish Neighbourhood Plan 2014-2019 (NP), so it is, in policy terms, in the countryside. The site is also within the Area of Outstanding Natural Beauty, which has the highest status of protection in relation to landscape and scenic beauty. The primary purpose of the Area of Outstanding Natural Beauty designation is to conserve and enhance the natural beauty. In pursuing the primary purpose, account should be taken of the needs of agriculture, forestry, other rural industries and the social needs of local communities.

4. The site includes a drive from the roughly west side of Delling Lane, which also leads to the dwellings at Southfield House and Dolphin House that lie next door to roughly south, and a larger area of land to roughly north, which includes the existing buildings. An area of open land, which includes tall trees by its boundary with Delling Lane, lies roughly east, and beyond the lane lies mainly open countryside. The site includes access to the parking area of the modest industrial estate to roughly north, and the broadly flat and mainly open agricultural landscape lies to roughly west. So, the immediate area has a mainly rural character, which is important to the landscape and scenic beauty of the Area of Outstanding Natural Beauty.
5. LP Policy 1 reflects the presumption in favour of sustainable development in the National Planning Policy Framework (Framework). LP Policy 2 sets out the settlement hierarchy for the District, and it explains that outside Chichester city and the designated Settlement Hubs, the Service Villages will be the focus for new development. In the Rest of the Plan Area, outside the settlements listed in LP Policy 2, development is restricted to that which requires a countryside location or meets an essential local rural need or supports rural diversification in accordance with LP Policies 45 and 46. Whilst LP Policy 2 lists Bosham as a Service Village, NP Policy 1 aims to restrict development outside the settlement boundary unless it is supported by Development Plan policy or could not reasonably be located within the settlement boundary.
6. LP Policy 45 states that within the countryside, outside Settlement Boundaries, development will be granted where it requires a countryside location and meets essential small scale and local need which cannot be met within or immediately adjacent to existing settlements. So, it is not relevant to the proposal. LP Policy 46 aims to permit proposals for the conversion or re-use of buildings in the countryside where all of 6 criteria have been met.
7. The site is said to have originally been part of a poultry farm, and it includes the existing buildings referred to as the main barn (barn) and the annex, a garage attached to the annex, and a boat house. Whilst they are not traditional buildings of architectural or historic merit, the utilitarian forms of the barn and the annex are in keeping with the modern farm buildings that are sparsely dispersed within the wider countryside, so they respect its intrinsic character. As the trees near and within the site, some of which are subject to Tree Preservation Orders, form a significant landscape feature, which partly screens the buildings in views across the rural landscape, they contribute positively to the landscape and scenic beauty of the Area of Outstanding Natural Beauty.
8. The proposal would include the 2 bedroom dwelling in the barn, a gym, home working space and 2 bedrooms in the annex, and whilst the front outshoot to the garage would be removed, the form of the annex would extend over the remaining roofless part of the garage. So, the dwelling would include 2 single storey ranges roughly parallel to the lane separated by a narrow open space, with a separate boat house.
9. The existing buildings have since been used for workshops and storage, and they now include the partial wall and roof linings in the barn and the wall linings and ceiling in the annex, parts of which are damaged or decayed. There is almost no evidence to show that either or both of these buildings have since been used for agriculture. As the planning applications made in around 2001 and 2007 referred to 'Demolition of commercial buildings ...' and 'Demolition of

- existing workshop and storage area ...' respectively, it is likely that the barn and/or annex have not been used for poultry for a considerable time.
10. The appellant's structural statement refers to the barn and the annex. The consultant has explained that their assessment is in respect of the building structures only in accordance with Part A of the Building Regulations, and that whilst recommending minor improvement works, the structural fabric of these buildings is largely adequate without significant alteration. Even so, assessment of the foundations in both buildings was not possible, it was presumed that there were purlins in the barn's roof void, and it was not possible to see the full extent of the structural frame in the annex, but several steel purlins had corroded and would require repair or replacement. So, apart from the floor slabs in both buildings, and the low walls in the barn, the appellant's structural evidence relates mainly to the visible parts of both buildings' frames.
 11. The external and internal cladding of both buildings' roofs and walls would be replaced. So, little more would be left than the trusses and any purlins on the barn's stub walls and slab, and the annex's skeletal metal frame on its slab.
 12. Considerable works would be needed for conversion for economic uses, including substantial areas of internal and external wall and roof finishes, rainwater goods, floor, wall and roof insulation, new doors and windows including security measures, damp proof measures, utilities, services, and fittings. So, I agree with the findings of the appellant's commercial viability report, that the buildings are in a very dilapidated condition and uninhabitable for economic purposes without significant expenditure. The form of the buildings would be little different. Even so, as most of the external envelope of both buildings would need to be replaced, and the structural members of both buildings would be likely to need some repairs and/or replacement, the existing buildings would not be capable of conversion. Instead, the proposal would amount to a rebuild.
 13. Because the barn and annex would not be capable of conversion for economic uses without the need for significant rebuilding, the proposal would be contrary to criterion 1 of LP Policy 46. Moreover, as the proposal would not involve the re-use of a traditional building of architectural or historic merit, it would be contrary to criterion 5 of LP Policy 46.
 14. As there would be insufficient reason for the dwelling to be sited within the Area of Outstanding Natural Beauty, the residential activity associated with it, along with the parked cars, related hard surfaces, and likely domestic paraphernalia, including sheds, garden furniture, washing lines, and so on, would damage the Area's natural beauty and detract from its special qualities. Moreover, whilst the proposal appears to aim for most of the existing trees to be retained or replaced, the protected trees by the west boundary are uncomfortably close to the annex. So, in time, due to the future occupiers' likely concerns, including a tree or trees failing, and the inconvenience of dealing with fallen branches and other detritus associated with the trees, the Council would be likely to come under pressure to allow most or all of the nearby trees to be severely reduced or felled, which it could find hard to resist if the dwelling were to be permitted. Thus, the proposal would be likely to erode this significant landscape feature.
 15. Therefore, I consider that the proposed development would fail to conserve and enhance the landscape and scenic beauty of the Area of Outstanding Natural

Beauty. It would be contrary to LP Policies 1, 2, 45 and 46, NP Policy 1, and the Framework which aims to recognise the intrinsic character and beauty of the countryside.

SPA

16. The site is within the 5.6 km zone of influence of the SPA. In determining this appeal, I am the competent authority for the purposes of The Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations).
17. The proposal would increase the number of people living near the SPA. So, this proposal, in combination with other plans and projects, would be likely to have a significant effect on the SPA, due to increased recreational disturbance. Because the proposal is not directly connected with or necessary for the management of the SPA, it would be necessary for me to undertake an appropriate assessment of the implications of the proposal for the SPA in view of its conservation objectives. I could only grant planning permission if I were to conclude in that appropriate assessment that the integrity of the SPA would not be adversely affected. However, as the proposal would not be acceptable for other reasons, it is not necessary for me to undertake an appropriate assessment.
18. So, whilst the appellant has submitted a completed planning obligation in accordance with the joint mitigation strategy outlined in Phase III of the Solent Disturbance and Mitigation Project, which would satisfy LP Policy 49 which seeks to protect internationally designated sites, and LP Policy 50, I have not pursued the matter further.

SAC

19. Wastewater from the proposal would discharge into the Chichester and Langstone Harbours Catchment. In determining this appeal, I am the competent authority for the purposes of the Habitats Regulations.
20. It is Natural England's view that there is a likely significant effect on the internationally designated sites in the Chichester and Langstone Harbours Catchment due to the increase in wastewater from new housing. One way to address this is for new development to achieve nutrient neutrality. Nutrient neutrality is a means of ensuring that development does not add to existing nutrient burdens, and this provides certainty that the whole of the scheme is deliverable in line with the requirements of the Habitats Regulations.
21. The appellant's nitrate budget assessment report (assessment), dated 14 June 2023, has been carried out in accordance with Natural England's advice, using version 2.3 of Natural England's 2023 nutrient budget calculator. The assessment explains that parts of the site include commercial/industrial urban land in the form of hard surfaces, existing non-residential buildings and gravel, and poultry, in the form of the main poultry shed. It adds that the decrease in runoff between poultry and residential is due to the nitrogen-rich manure which poultry produce, and the liquid nature of the slurry, which must be washed away rather than manually collected. The assessment concludes that the proposal would result in a net decrease in nutrients discharged from the site, so there would be no need for mitigation.

22. However, despite the description given on the application form, and having regard to my findings in my first main issue, in around 2002, the site was described as being 'occupied by former egg production buildings, comprising a large timber shed, now used for woodworking, and a number of asbestos cement clad buildings used for builders' and general storage'. The appellant has also stated that latterly, the barn and annex had been used as a workshop and storage area, that the barn and annex have not been in agricultural use for a considerable period, and that it is unlikely that they would be brought back into such use. As there is almost nothing to show that the site and/or its buildings have recently been used or would be used for poultry, the existing nutrient load could not reasonably be partly assessed on that basis. So, the assessment attracts little weight.
23. My colleague found, in his appeal decision ref APP/L3815/W/22/3296444, that whilst part of the land had lawful use as a gypsy site it was not served by a suitable access and there was no evidence that suitable alternative access could be achieved, and that a lawful development certificate for the use of the land for agriculture had since been granted. As the circumstances of that scheme differ from those of the proposal before me, it provides little support for the proposal. Thus, there is insufficient evidence to show that the proposal would be nutrient neutral.
24. So, I consider that the proposal would be likely to have a significant adverse effect on the integrity of the SAC. It would be contrary to the Habitats Regulations, and the Framework which aims to conserve and enhance the natural environment.

SRN

25. LP Policy 9 states that the Council will work with partners, neighbouring councils, infrastructure providers and stakeholders to ensure that infrastructure is provided to support the development identified in the LP. The LP sets out a scheme of A27 improvements and contributions in accordance with LP Policy 9 and the Chichester District Council Planning Obligations & Affordable Housing Supplementary Planning Document (SPD). Whilst the SPD explains that major housing development proposed in the LP will generate additional traffic impacts on the A27 Chichester Bypass junctions which will require mitigation, the proposal is not major development.
26. The Council says that due in part to the notable delivery of housing in the south part of the District, the SRN is at or over capacity. As part of the evidence base for the Chichester Local Plan 2021-2039 Proposed Submission (Regulation 19) (eLP), the Council's transport studies have identified that further highway improvements will be required to mitigate the impact of development, particularly in relation to junction improvements on the A27 Chichester Bypass. The Council's recent Transport Study has also shown that the improvements needed to the A27 Chichester Bypass are no longer viable under LP Policy 9 and the SPD, with which National Highways agrees. So, the Council is seeking a financial contribution from all new housing development in accordance with eLP Policy T1 and its emerging supplementary planning document, to increase road capacity, reduce traffic congestion and improve highway safety, so that the proposed housing in the eLP can be delivered.
27. However, the highway authority has not objected to the proposal, and Planning Practice Guidance makes clear that policies for planning obligations should be

set out in plans and examined in public. So, whilst the Council's circumstances are appreciated, the contribution would not be necessary to make the development acceptable in planning terms.

28. Thus, I consider that the proposal would not be likely to have an unacceptable impact on the safety and function of the SRN. It would satisfy LP Policy 9.

Planning balance and other matters

29. As my findings regarding the SRN attract neutral weight, even if an appropriate assessment were to conclude that there would be no adverse effect on the SPA, it would not overcome the harm identified in my first and third main issues.
30. The Council cannot demonstrate a 5 year supply of deliverable land for housing, so Framework paragraph 11 d) is relevant. The Council's Interim Position Statement for Housing Development has been considered, and the benefits of the proposal would include a new home in a reasonably accessible location and jobs during construction. However, as the proposal would fail to conserve and enhance the landscape and scenic beauty of the Area of Outstanding Natural Beauty, and it would have a likely significant effect on the integrity of the SAC, the application of policies in the Framework that protect areas or assets of particular importance provide clear reasons for refusing the development proposed, so planning permission should not be granted.

Conclusion

31. I have found that the proposed development would be contrary to the Development Plan when taken as a whole. The other considerations in this case, including the Framework, do not outweigh that conflict.
32. For the reasons given, the appeal should be dismissed.

J Reid

INSPECTOR

Recent Decisions Report

From 13/05/2024 to 08/07/2024

37 Total Cases

Process	Recommendation
30 CHC Delegated	4 No Comment Made
2 CHC Consulted De	7 No Objection
3 CHC Committee	23 No Objection with Conditions
	2 Objection
	0 Holding Objection
	1 Further Info Required
	0 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
20/05/2024	AP/24/00644/F UL	Linda Park	Land At The Stable, Church Road, Appledram, Chichester, West Sussex, PO20 7EG	Construction of 1 no. greenhouse.	Objection
20/05/2024	WT/24/00656/ FUL	Steve Lawrence	BAKER BARRACKS EMSWORTH ROAD WEST THORNEY EMSWORTH WEST SUSSEX PO10 8DH	Temporary for a period of 5 years for the stationing of 120 no. rapid deployment single living units and 20 no. communal units, including, parking and ancillary works.	No Objection with Conditions
20/05/2024	BO/24/00732/ DOM	Linda Park	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.	No Objection with Conditions
20/05/2024	WI/24/00688/F UL	Steve Lawrence	GREENLEAS, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DA	Replacement 1 no. dwelling and garage (Variation of condition 2 from planning permission WI/23/02368/FUL-To include the addition of a garden store outbuilding, ancillary to the main dwelling).	No Objection with Conditions
20/05/2024	WW/24/00720 /FUL	Steve Lawrence	THESSALY, ROMAN LANDING, WEST WITTERING, CHICHESTER, WEST SUSSEX. PO20 8AL.	Replacement dwelling and associated works (renewal of permission 21/01250/FUL).	No Objection with Conditions
21/05/2024	WI/23/02628/F UL	Linda Park	Hamerton, Chalkdock Lane, West Itchenor, Chichester, West Sussex, PO20 7DE	Replacement dwelling, erection of an outbuilding, swimming pool and associated works.	No Objection with Conditions

21/05/2024	WW/24/00667 /DOM	Steve Lawrence	Camber Court, Rookwood Lane, West Wittering, West Sussex, PO20 8QH	Refurbishment of existing house with development of a partial first floor roof space to habitable accommodation. (Variation of condition 2 of permission 22/00687/DOM - Reduction in area of loft space. Addition of 8 no. rooflights. Internal layout changes.	No Objection with Conditions
21/05/2024	BO/24/00777/ DOM	Linda Park	STUMPS BARN, STUMPS LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8QJ	Replacement external decking to West elevation.	No Objection
21/05/2024	BO/24/00776/ DOM	Linda Park	STUMPS BARN, STUMPS LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8QJ	Changes to fenestration to North elevation.	No Objection
22/05/2024	APP/24/00272	Linda Park	2-4 Seafarers Walk, Hayling Island, PO11 9TA	Application for change of use from C2 to C3 residential dwelling	No Objection
22/05/2024	BO/24/00979/ TPA	Linda Park	Crab Apple Cottage , Lower Hone Lane, Bosham, West Sussex, PO18 8QN	Reduce north stem widths by up to 4m, reduce south stem sub-stem to north-east at 2m (above ground level) east sector by up to 5m, reduce central stem sub-stem on south sector at 2m (above ground level) by 2m and reduce east sector by up to 3.5m on 1 no.	No Objection
22/05/2024	APP/23/01030	Steve Lawrence	6 Orange Row, Emsworth, PO10 7EL	Enlargement of existing skylight windows, log burner flue and enlargement of front dormers to existing apartment. RECONSULTATION REQUEST for revised plans and/or documents received	No Objection with Conditions
22/05/2024	WT/23/02785/ FULEIA	Steve Lawrence	BAKER BARRACKS EMSWORTH ROAD WEST THORNEY EMSWORTH WEST SUSSEX PO10 8DH	Demolition of car park and garaging; the construction of 3 no. single living accommodation buildings, associated external works, ancillary buildings and landscaping; the development and reuse of an existing area of hardstanding to form a car park, with a	No Objection with Conditions
22/05/2024	WW/24/00122 /DOM	Steve Lawrence	Camber Court, Rookwood Lane, West Wittering, West Sussex, PO20 8QH	Erection of 2 no. outbuildings (garage and greenhouse). Amended plans due to amended proposed siting.	No Objection with Conditions

22/05/2024	APP/24/00285	Steve Lawrence	FOWLEY COTTAGE, 46 WARBLINGTON ROAD, EMSWORTH, PO10 7HH	1No Ash (T1) crown reduction of 6m leaving a height of 12m by 6m width. Subject to TPO 1703.	No Objection with Conditions
23/05/2024	CH/24/00913/ OUT	Steve Lawrence	CHAS WOOD NURSERIES, MAIN ROAD, BOSHAM, PO18 8PN	Outline permission for 26 no. dwellings with access, public open space, community orchard and other associated works - with all matters reserved except for access. (Variation of condition 6 of permission CH/20/01854/OUT- APP/L3815/W/22/329968 - re-wording	No Objection with Conditions
28/05/2024	SB/24/00852/E LD	Steve Lawrence	Land South East Of Sallyport 11 Frerydene, Frerydene, Prinsted, Emsworth, West Sussex, PO10 8HU	Existing Lawful Development Certificate for use of land as residential garden.	Further Information Required
04/06/2024	APP/24/00012	Linda Park	58 Bracklesham Road, Hayling Island, PO11 9SJ	Request to Discharge Conditions Approved Development: Extension to first floor front elevation, side extension to house lift shaft, removal of existing rear conservatory to create rear garden terrace, installation of first floor rear balcony. Internal a	No Comment Made
04/06/2024	CH/24/00786/ DOM	Linda Park	21 Chidham Lane, Chidham, Chichester, West Sussex, PO18 8TL	Proposed first storey side extension, single storey rear extension, front entrance porch, loft conversion and associated works.	No Objection
05/06/2024	APP/24/00351	Linda Park	38 Eastoke Avenue, Hayling Island, PO11 9QP	Single storey side extension, roof extension containing living accommodation and roof terrace on first floor, new and replacement windows/doors, external render and vertical cladding.	No Comment Made
05/06/2024	APP/24/00331	Linda Park	20 Bath Road, Emsworth, PO10 7EP	Proposed rear dormer loft conversion, new front porch, front fenestration alterations along with upkeep and minor alterations to front elevation.	No Objection with Conditions

05/06/2024	SB/24/00261/D OM	Linda Park	KIMLAS SCHOOL LANE NUTBOURNE CHICHESTER WEST SUSSEX PO18 8RZ	Change of weatherboard cladding on the proposed extension. Existing tile cladding to match.	No Comment Made
13/06/2024	AP/24/00937/ DOM	Steve Lawrence	Rymans, Appledram Lane South, Appledram, Chichester, West Sussex, PO20 7EG	Outdoor swimming pool, pool house and attached plant room, together with a new summer house and associated landscaping.	No Objection with Conditions
17/06/2024	FB/24/01003/F UL	Linda Park	LEGGATTS FARM, OLD PARK LANE, FISHBOURNE, CHICHESTER, WEST SUSSEX. PO18 8AP	Demolition of two existing sections of cattle barn and alterations (extension) of the third barn forming a single large cattle barn- amended plans (Change in red line)	No Comment Made
17/06/2024	FB/24/01003/F UL	Linda Park	LEGGATTS FARM, OLD PARK LANE, FISHBOURNE, CHICHESTER, WEST SUSSEX. PO18 8AP	Demolition of two existing sections of cattle barn and alterations (extension) of the third barn forming a single large cattle barn.	No Objection with Conditions
17/06/2024	AP/24/00785/F UL	Steve Lawrence	CROUCHERS FARM. APULDRAM, CHICHESTER PO20 7EA	Use of the field as a pick-your-own fruit farm. Erection of 20 no. covered polymer tunnels, with gravel car parking area and provision of temporary toilet facilities and the formation of a new access from Birdham Road (A286). (Variation of conditions 2, 9	No Objection with Conditions
17/06/2024	AP/24/00764/F UL	Steve Lawrence	CROUCHERS FARM. APULDRAM, CHICHESTER PO20 7EA	Part-retrospective application for an ancillary cafe building and installation of a pitched roof over cafe building.	No Objection with Conditions
18/06/2024	BI/24/01065/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.	No Objection
18/06/2024	APP/24/00385	Linda Park	76 WARBLINGTON ROAD. EMSWORTH, PO10 7HH	Single storey kitchen extension.	No Objection
18/06/2024	WI/24/00949/F UL	Linda Park	Orchard House, Orchard Lane, Itchenor, West Sussex, PO20 7AD	Replacement dwelling, outbuildings, and associated works (Variation of condition 2 of planning permission WI/22/00374/FUL - To include amendments to outbuildings and main house west elevation fenestration).	No Objection with Conditions

19/06/2024	BI/24/01077/F UL	Linda Park	Orchard House , Lock Lane, Birdham, West Sussex, PO20 7BA	Replacement dwelling, pool house and shed outbuildings and associated works (Variation of condition 2 of permission 22/03176/FUL - reduce overall footprint of dwelling, amendments to design of windows and doors. 2 no. additional skylights, 2 no. ASHP unit	No Objection with Conditions
19/06/2024	BO/24/01066/ DOM	Steve Lawrence	Berkeley Cottage, Bosham Lane, Bosham, Chichester, West Sussex, PO18 8HP	Replacement single and 2-storey rear extensions with new 2-storey rear extension, alterations to windows, 1 no. rooflights and addition of photovoltaic roof panels.	No Objection with Conditions
19/06/2024	SB/24/00994/D OM	Steve Lawrence	Fieldside , Prinsted Lane, Prinsted, Southbourne, West Sussex, PO10 8HS	Change of materials, window, door size and positions of doors and windows to facilitate the change use of the existing building into a gym/home office.	No Objection with Conditions
19/06/2024	WI/24/01056/ DOM	Linda Park	Sanderlings , Spinney Lane, Itchenor, West Sussex, PO20 7DJ	Construction of tennis court (alternative to permision 21/03159/DOM).	No Objection with Conditions
26/06/2024	FB/24/01099/F UL	Linda Park	Lowood House, 2 Old Park Lane, Fishbourne, PO18 8AP	Use of an existing residential outbuilding as a holiday let (part-retrospective) with proposed associated external alterations, including replacement side extension, rear dormer and new fenestration.	No Objection with Conditions
01/07/2024	SB/24/01111/D OM	Linda Park	56 Main Road, Southbourne, Emsworth, West Sussex, PO10 8AU	Loft conversion including 1 no. rear dormer and 2 no. rooflights to the front elevation	No Objection with Conditions
01/07/2024	APP/24/00345	Linda Park	LANGSTONE LODGE, 1 LANGSTONE HIGH STREET, HAVANT, PO9 1RY	Proposed extension to existing outbuilding/annex to form additional living accommodation.	Objection

Quarterly Report

From **01/10/2023** to **31/12/2023**

Applications 81 **Conflicts** 14%

Respo	Reference	CHC Officer	Address	Description	Recommendation	LPA Decision	Request Agreed?
02- Oct-23	FB/23/01972/ DOM	Linda Park	8 MILL CLOSE, FISHBOURNE, PO19 3JW	Boundary treatment comprising railings, hedge and entrance piers/gate and widening of existing drop kerb.	Objection	Withdrawn	
02- Oct-23	AP/23/02099/ TCA	Linda Park	Apuldram House, Dell Quay Road, Dell Quay, Appledram, Chichester, West Sussex, PO20 7EE	Notification of intention to re-pollard back to previous wound points/knuckles on 4 no. Poplar trees (T1-T4)	No Objection	No TPO	
02- Oct-23	APP/23/00697	Linda Park	7 BRIDGEFOOT PATH, EMSWORTH, PO10 7EA	Replacement bay window and proposed balcony	No Objection	Permit	
03- Oct-23	WT/23/01774/ EIA	Steve Lawrence	BAKER BARRACKS EMSWORTH ROAD WEST THORNEY EMSWORTH WEST SUSSEX PO10 8DH	Request for an EIA Screening Opinion - whether temporary installation of Single Living Accommodation (SLA) for 120 personnel, consisting of modular units for 120 bed spaces and 20 communal rooms for military personnel for a period of 5 years constitutes		Pending	
04- Oct-23	BO/23/01283/ FUL	Steve Lawrence	Bosham Walk, Bosham Lane, Bosham, West Sussex, PO18 8HX	Partial retrospective application for change of use of first floor ancillary pottery studio to facilitate extension of existing residential apartments with 4 no. additional roof lights	No Objection with Conditions	Permit	Yes
05- Oct-23	APP/23/00677	Steve Lawrence	St THOMAS A BECKETS CHURCH, CHURCH LANE, HAVANT, PO9 2TU	Fell 1 No. Maple (T9); crown reduce south side canopy of 1No. Yew (T5) by 1.5M, leaving a remaining 7M spread. Crown reduce eastern side of various trees back to fence line and fell 1No. Elm within G2. Within Conservation Area of Warblington.	No Objection with Conditions	Permit	Yes
05- Oct-23	SB/23/01574/ DOM	Steve Lawrence	34 Nutbourne Park, Nutbourne, Chichester, West Sussex, PO18 8RU	Removal of conservatory and construction of single storey front and rear extensions	No Objection with Conditions	Permit	Yes

05- Oct-23	APP/23/00669	Steve Lawrence	The Annexe, 23 Langstone High Street, Havant, PO9 1RY	T1 - Oak - Crown reduce by 1.5M overall to previous pruning points leaving a height of 7M by 5M width. Remove lowest South-East limb.T2 - Beech - reduce southern sector by 2.5M and remove South Eastern limb at 4M height. Crown reduce height and remaining	No Objection with Conditions	Permit	Yes
16- Oct-23	BI/23/01553/F UL	Linda Park	Scout Hut, Crooked Lane, Birdham, West Sussex,	Replacement scout hut and facilities to include new drop kerb and vehicle access.	No Objection with Conditions	Permit	Yes
16- Oct-23	WW/23/01991 /DOM	Linda Park	South Nore, Snow Hill, West Wittering, Chichester, West Sussex, PO20 8AT	Demolition of existing garage replaced with outbuilding for use as garage/boathouse and home office	Objection	Permit	
16- Oct-23	WI/23/01929/ DOM	Linda Park	Inglewood, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DA	Extension to south to replace existing conservatory and 1st floor gable extension to thenorth. New roof covering, replacement dormer, new external wall finishes, windows and doors.	No Objection with Conditions	Permit	Some
16- Oct-23	APP/23/00723	Linda Park	14 Harbour Way, Emsworth, PO10 7BE	T1 and T2 - Crab Apple Trees - Crown reduce by 1m overall, leaving a height of 3m by 2.5m within Conservation Area of Emsworth.	No Objection	Permit	Yes
16- Oct-23	SB/23/01554/ FUL	Linda Park	Gosden Green Nursery , 112 Main Road, Southbourne, West Sussex, PO10 8AY	Retention of extended southern storage area	No Objection with Conditions	Permit	Some
16- Oct-23	APP/23/00507	Steve Lawrence	NORTHNEY FARM, ST PETERS ROAD, HAYLING ISLAND, PO11 0RX	Partial Reinstatement and Repair of existing sea wall to a height of 1.4m and Creation of an inner bund with a maximum height of 2.25m to protect habitat for wintering bird populations.	No Objection with Conditions	Pending	
17- Oct-23	CH/23/02187/ FUL	Linda Park	Green Acre, Main Road, Chidham, PO18 8TP	Demolition of existing property and construction of 2 no. detached dwellings, garaging and associated works - Variation of Condition 2 of planning permission CH/21/01797/FUL -amendments/changes to Plot 1.	No Objection with Conditions	Permit	Some

17- Oct-23	CH/23/02089/ DOM	Steve Lawrence	Yaverland, Chidham Lane, Chidham, PO18 8TQ	Single Storey rear extension and alterations	No Objection with Conditions	Permit	Yes
17- Oct-23	FB/23/02031/ TCA	Linda Park	MILL POND COTTAGE, MILL LANE, FISHBOURNE, WEST SUSSEX, PO19 3JN	Notification of intention to reduce height by 1.5m and south-east sector by 1m on 1 no. Beech Hedge (T1). Crown reduce by 1.5m (height and widths) on 1 no. Beech Hedge (T2). Crown lift by up to 5m (above ground level) on 1 no. Ash tree (T4). Crown lift by	No Objection	No TPO	
18- Oct-23	BO/23/02064/ DOM	Steve Lawrence	30 Critchfield Road, Bosham, West Sussex, PO18 8HH	Removal of existing sunroom and kitchen extension to rear of house, replacement with enlarged kitchen / Dining room. Conversion of carport to side. Rear first floor extension over half of the proposed rear ground floor extension.	No Objection with Conditions	Permit	Some
23- Oct-23	WW/23/01872 /FUL	Steve Lawrence	Cinnabar , Rookwood Lane, West Wittering, West Sussex, PO20 8QH	Construction of 1 no. wildlife pond with associated landscape and biodiversity enhancements. 66 no. ground mounted solar panels.	No Objection with Conditions	Permit	Some
26- Oct-23	BO/23/02062/ FUL	Steve Lawrence	Cove House , Smugglers Lane, Bosham, PO18 8QP	Demolition of existing dwelling and outbuildings, erection of two storey detached dwelling including indoor swimming pool and detached garage - Variation of Condition 2 of planning permission BO/20/02389/FUL - Amendments to driveway configuration.	Holding Objection	Permit	
26- Oct-23	CH/23/02142/ DOM	Steve Lawrence	OLD HOUSE BARN, CHIDHAM LANE, CHIDHAM, WEST SUSSEX	Workspace outbuilding	No Objection with Conditions	Permit	Yes
26- Oct-23	BI/23/01669/F UL	Steve Lawrence	CHICHESTER YACHT CLUB CHICHESTER MARINA BIRDHAM CHICHESTER WEST SUSSEX PO20 7EJ	Installation of solar PV panels onto existing pitched roof - Amended plans	No Objection	Permit	

30- Oct-23	BI/22/03026/F UL	Linda Park	Chichester Marina, Birdham, Chichester, West Sussex, PO20 7EJ	Demolition of three workshops/sheds for the comprehensive redevelopment of the South West area of the marina comprising four purpose built buildings including marine related workshops, offices, storage, reprovision and extension of the retail (chandlery)	Objection	Permit	
30- Oct-23	SB/23/02118/ DOM	Steve Lawrence	THORNHAM HOUSE, PRINSTED LANE, PRINSTED, SOUTHBOURNE, PO10 8HS	Installation of 1 no. flue on south east elevation and solar panels to pitched roof on south west elevation	No Objection with Conditions	Permit	Yes
30- Oct-23	SB/23/02071/ DOM	Linda Park	47 Thorney Road, Southbourne, PO10 8BL	Installation of 3 no. rooflights to west elevation, 1 no. dormer to east elevation and newdriveway with proposed drop kerb.	Objection	Permit	
30- Oct-23	SB/23/02078/ DOM	Steve Lawrence	THORNHAM HOUSE, PRINSTED LANE, PRINSTED, SOUTHBOURNE, PO10 8HS	The addition of 2 no. condensers / heat pumps to an existing flat roof area.	No Objection with Conditions	Permit	Some
30- Oct-23	WI/23/02052/ DOM	Linda Park	Coltsfoot, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DD	Demolition of existing porch and replacement single storey extension. New doors and windows to rear elevation. Conversion of existing garage into bedroom and single- storey side extension. 2no. new Velux rooflights.	No Objection with Conditions	Permit	Yes
01- Nov- 23	SB/23/02234/ DOM	Linda Park	25 Thorney Road, Southbourne, Emsworth, West Sussex, PO10 8BL	Single storey rear extension and replacement outbuilding.	No Objection with Conditions	Permit	Yes
01- Nov- 23	WI/23/01942/ FUL	Linda Park	Orchard House, Orchard Lane, Itchenor, West Sussex, PO20 7AD	Replacement dwelling, outbuildings and associated works - (variation of Conditions 2 and 4 of Planning Permission WI/22/00374/FUL for amendments to; fenestration, front entrance canopy and associated steps, roof shingles added to side entrance, man safe	No Objection with Conditions	Permit	Yes

01- Nov- 23	BI/23/02106/T PA	Linda Park	Land North Of 10 To 29 Old Common Close Birdham West Sussex	Reduce back lower limb (at 3.5m from ground level) by 4m on south-east sector, crown reduce by 4m (remaining crown) and crown thin re-growth by 25% on 1 no. Black Poplar tree (T19). Reduce height by up to 6m on 1 no. Black Poplar tree (T20). Both subject	No Comment Made	Permit	
02- Nov- 23	BO/23/02024/ LBC	Linda Park	3 MARINERS TERRACE SHORE ROAD BOSHAM CHICHESTER WEST SUSSEX. PO18 8JA	Replace staircase between the ground and first floor and move loft hatch to a safer position.	No Objection	Permit	
02- Nov- 23	SB/23/01810/ DOM	Linda Park	123 Main Road, Southbourne, Emsworth, West Sussex, PO10 8EY	Proposed boat store on front drive. 2 no. new porches and hipped roof over existing bay window on front elevation of dwelling. Replacement front boundary wall with new wall and metal railings and new double entrance gates.	No Objection with Conditions	Permit	Yes
06- Nov- 23	BO/23/02127/ TPA	Linda Park	Longshore , Bosham Hoe, Bosham, West Sussex, PO18 8EU	Crown reduce by 20% on 1 no. Oak tree (T1) within Woodland, W1 subject to BO/83/00059/TPO.	No Comment Made	Permit	
07- Nov- 23	APP/23/00683 & APP/23/00684	Linda Park	Emsworth Dental Surgery, 30 High Street, Emsworth, PO10 7AW	First and Second Floor Spaces to be converted from Residential (C3) to additional space for Dental Surgery (E), with internal alterations. Planning and LBC (APP/23/00684)	No Objection	Permit	
08- Nov- 23	BO/23/02165/ DOM	Linda Park	Downs View , Bosham Lane, Bosham, West Sussex, PO18 8HG	Single storey extension to northwest and first floor roof terrace. (Variation of condition 2 of permission 22/03005/DOM - design changes)	No Objection	Permit	
08- Nov- 23	BO/23/02182/ DOM	Linda Park	Smugglers Haul , Smugglers Lane, Bosham, West Sussex, PO18 8QW	Single storey side extension and solar panels on south elevation.	No Objection with Conditions	Permit	Some
13- Nov- 23	APP/23/00779	Steve Lawrence	Creek Cottage, 41 Beach Road, Emsworth, PO10 7HR	Demolition of existing dwelling and replacement with sustainable modern dwelling (Use Class C3), incorporating a studio, garaging, solar panels, landscaping and associated works.	Objection	Refuse	
13- Nov- 23	BO/23/02148/ FUL 45	Linda Park	Heron House , Taylors Lane, Bosham, West Sussex, PO18 8QQ	Demolish existing dwelling and replace with 2 no. detached dwellings (resubmission of approved scheme ref: BO/22/00625/FUL).	No Objection with Conditions	Permit	Some

13- Nov- 23	SB/23/02114/ FUL	Steve Lawrence	HAMCROFT, MAIN ROAD, NUTBOURNE, CHICHESTER, WEST SUSSEX, PO18 8RN	Proposed development of 140 residential units, associated landscaping and parking.	Objection	Refuse	
15- Nov- 23	WW/23/01809 /DOM	Linda Park	South Nore, Snow Hill, West Wittering, Chichester, West Sussex, PO20 8AT	Amended description and plans. Amended description: Single storey extension to south- east elevation, partial demolition and replacement two storey north-east elevation with 1 no. dormer window and 2 no. rooflights and alterations to the fenestration. Addi	No Comment Made	Permit	Yes
15- Nov- 23	WI/23/02153/ FUL	Linda Park	15 The Spinney, Itchenor, Chichester, West Sussex, PO20 7DF	Demolition of existing bungalow and erection of new dwelling.	No Objection with Conditions	Withdrawn	
15- Nov- 23	WI/23/01929/ DOM	Linda Park	Inglewood, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DA	Amended proposal description: Change garage to habitable accommodation. Erection of a single storey extension to the south elevation to replace the conservatory, a first floor gable extension and replacement dormer to the north elevation. Replacement roof	No Comment Made	Permit	
17- Nov- 23	BI/23/02183/T PA	Steve Lawrence	26 WALWYN CLOSE BIRDHAM CHICHESTER WEST SUSSEX PO20 7SR	Reduce height by 2m and crown on North, East and West sectors by 2m on 1 no. Oak tree (T6). Reduce height and spread on South sector by 1.5m on 1 no. Oak tree (T5). Subject to BI/97/00037/TPO	No Comment Made	Permit	
20- Nov- 23	APP/23/00561	Steve Lawrence	4 South Street, Emsworth, PO10 7EH	New flat roof front and rear dormers at first floor within roof slope, modifications to general exterior appearance, removal of pitched roof over single storey outrigger and replacement with terrace RECONSULTATION REQUEST for revised plans and/or documen	No Objection with Conditions	Permit	Yes
20- Nov- 23	CH/23/02146/ NMA	Steve Lawrence	CHAS WOOD NURSERIES, MAIN ROAD, BOSHAM, PO18 8PN	Non material amendment to Outline permission CH/20/01854/OUT (APP/L3815/W/22/3299268) - vary to the wording of Condition 21 relating to ecological mitigation and enhancements	No Objection with Conditions	Permit	Yes

20- Nov- 23	BO/23/02072/ DOM	Steve Lawrence	Broadbridge Farm House, Delling Lane, Bosham, Chichester, West Sussex, PO18 8NN	Amendment to footprint of proposed gym building - variation of condition 2 to planning permission BO/23/00902/DOM - Erection of a single storey timber framed garden gym/studio building and an adjacent below ground swimming pool.	No Objection with Conditions	Permit	Some
20- Nov- 23	BO/23/02072/ DOM	Steve Lawrence	Broadbridge Farm House, Delling Lane, Bosham, Chichester, West Sussex, PO18 8NN	Amendment to footprint of proposed gym building - variation of condition 2 to planning permission BO/23/00902/DOM - Erection of a single storey timber framed garden gym/studio building and an adjacent below ground swimming pool.	No Objection with Conditions	Permit	Some
20- Nov- 23	BI/23/02462/ DOM	Steve Lawrence	11 GREENACRES, BIRDHAM, CHICHESTER, PO20 7HL	First floor extension to the west side elevation to provide home gymnasium.	Objection	Permit	
20- Nov- 23	APP/23/00856	Steve Lawrence	Teal Buildings, Northney Marina, Hayling Island, PO11 0NH	Proposed installation of photovoltaic solar panels on roof	Holding Objection	Permit	Some
21- Nov- 23	SB/23/01952/ FUL	Steve Lawrence	THE SUSSEX BREWERY, 36 MAIN ROAD, SOUTHBOURNE, EMSWORTH, HAMPSHIRE, PO10 8AU	Partial demolition, conversion, and alterations of the detached outbuilding adjacent to the public house to create a 3-bedroom chalet bungalow with associated parking and landscaping.	No Objection with Conditions	Permit	Yes
21- Nov- 23	BI/23/02174/ DOM	Linda Park	WADERS, WESTLANDS ESTATE, BIRDHAM, PO20 7HJ	Amended description: Conversion of garage into habitable space, new rooflight to garage North elevation, alterations and additions to existing kitchen space, new pool house, swimming pool and associated landscaping. (Original description: New rooflight to	No Objection with Conditions	Permit	Yes
21- Nov- 23	BO/23/01990/ DOM	Steve Lawrence	Leofric Cottage, Delling Close, Bosham, Chichester, West Sussex, PO18 8NP	Single and 2 storey extensions.	No Objection with Conditions	Permit	Yes
21- Nov- 23	BI/23/02174/ DOM	Linda Park	WADERS, WESTLANDS ESTATE, BIRDHAM, PO20 7HJ	Conversion of garage into habitable space, new rooflight to garage North elevation, alterations and additions to existing kitchen space, new pool house, swimming pool and associated landscaping.	No Objection with Conditions	Permit	Yes

22- Nov- 23	WI/23/02269/ FUL	Linda Park	Walnut Tree Cottage, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7AB	Proposed swimming pool.	No Objection with Conditions	Permit	Some
22- Nov- 23	WI/23/02452/ FUL	Linda Park	Old House Farm, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DH	Change of use of existing barn to 1 no. dwelling and associated works (Variation of condition 2 of permission 22/02717/FUL - include mezzanine level and PV panels to roof).	No Objection with Conditions	Permit	Some
22- Nov- 23	WI/23/02052/ DOM	Linda Park	Coltsfoot, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DD	Amended proposal description: Demolition of porch and erection of a single storey north side extension. Conversion of garage to bedroom and erection of a single storey south side extension. New doors and windows to rear elevation. 2 no. rooflights to th	No Comment Made	Permit	
24- Nov- 23	CH/23/02216/ OUT	Steve Lawrence	Land Rear Of Prospect Farm Main Road Bosham Chichester	Outline planning application (with all matters reserved except access) for the erection of 1 no. 2 bed dwelling.	No Objection with Conditions	Pending	
24- Nov- 23	APP/22/00854	Steve Lawrence	West View, 60 Bath Road, Emsworth, PO10 7ES	Request to discharge condition 4a and 4b (1.8.23). Change of use from nursery (Use Class E) to dwelling (Use Class C3) with single storey rear extension and timber decking to rear. Raising of ridge height of existing single storey rear extension also inco	No Objection	Permit	
27- Nov- 23	BO/23/02456/ DOM	Linda Park	Langlea House, Harbour Way, Bosham, Chichester, West Sussex, PO18 8QH	Single storey rear extension, 2 storey side extension, front extension with bay window and replacement garage.	No Objection with Conditions	Permit	Some
27- Nov- 23	CH/23/02343/ 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 wind	No Objection with Conditions	Permit	Yes
28- Nov- 23	BI/23/02400/E LD 48	Steve Lawrence	COPPER BEECH, CHURCH LANE, BIRDHAM, WEST SUSSEX, PO20 7AT	Existing lawful development - garage conversion and side extension.	No Objection with Conditions	Permit	Yes

28-Nov-23	WI/23/02368/ FUL	Steve Lawrence	GREENLEAS, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DA	Replacement 1 no. dwelling and garage.	Objection	Permit	
29-Nov-23	BO/23/02080/ DOM & BO/23/02081/ LBC	Steve Lawrence	CHURCHILL COTTAGE, HIGH STREET, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8LS	Replacement 2nd floor dormer window on the front elevation and replacement of 1st floor window on rear elevation.	No Objection with Conditions	Permit	Yes
29-Nov-23	BO/23/02356/ TPA	Steve Lawrence	Broadbridge Business Centre, Delling Lane, Bosham, PO18 8NF	Crown lift (all round) by 2m (above ground level) on 11 no. Horse chestnut trees (quoted as T1, T2 and T3 TPO'd nos T4, T2 & T1) subject to BO/91/00070/TPO and (quoted as T4, T5, T6, T8, T9, T12, T13 & T14 TPO'd nos T22, T20, T19, T16, T15 & T12) subject	No Objection with Conditions	Permit	Yes
29-Nov-23	WI/23/02339/ DOM	Steve Lawrence	Swallows Return, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DA	Single storey rear extension to include 14 no. pv solar panels on south facing roof, addition 6 no. pv solar panels on existing garage south facing roof, and associated works. Installation of 2 no. roof lights (retrospective) to main house east roof and	No Objection with Conditions	Permit	Yes
29-Nov-23	BO/23/02330/ DOM	Steve Lawrence	Spring Cottage, Brook Avenue, Bosham, Chichester, West Sussex, PO18 8LQ	Proposed garden room annexe.	No Objection with Conditions	Permit	Yes
07-Dec-23	APP/23/00885	Steve Lawrence	7A LANGSTONE HIGH STREET, HAVANT, PO9 1RY	Proposed Development: (T1 on plan) 1No. Hornbeam - 2m crown reduction to previous pruning points - finishing height 5m and spread 4m, within Conservation Area of Langstone.	No Objection with Conditions	Permit	Yes
07-Dec-23	APP/23/00855	Steve Lawrence	Mallard Buildings, Marina Developments Ltd, Northney Marina, Hayling Island, PO11 0NH	Proposed installation of photovoltaic solar panels on roof.	Holding Objection	Permit	Some
11-Dec-23	WT/22/02173/ FUL	Linda Park	Thorney Island Sailing Club, Church Road, West Thorney, Emsworth, West Sussex, PO108DS	Provision of a balcony/viewing platform on the roof of building - Amended plan.	No Objection with Conditions	Permit	Yes

11-Dec-23	BI/23/02616/F UL	Steve Lawrence	Creek Cottage , Westlands Estate, Birdham, West Sussex, PO20 7HJ	Replacement dwelling and associated works.	Objection	Permit	
11-Dec-23	SB/23/01840/ DOM	Linda Park	The Anchorage, Prinsted Lane, Prinsted, Emsworth, PO10 8HS	First floor extension and renovations.	Objection	Permit	
12-Dec-23	APP/23/00825	Linda Park	50 BATH ROAD, EMSWORTH, PO10 7ER	Material changes to APP/22/00917 and APP/23/00166 to include new timber cladding to replace existing; timber cladding to extensions; removal of brick detailing front elevation; existing render to be painted. Existing doors & windows replaced with aluminium	No Objection with Conditions	Permit	Yes
18-Dec-23	SB/23/02334/ DOM	Linda Park	THE WARREN, NUTBOURNE PARK, NUTBOURNE, CHICHESTER, WEST SUSSEX, PO18 8TX	Proposal: Removal of rear conservatory and erection of single storey extension, removal of front conservatory to form a bay window and removal of and replacement of porch - Variation of Condition 2 of Planning Permission SB/21/02689/DOM for alterations to	No Objection with Conditions	Permit	Yes
18-Dec-23	CH/23/02450/ DOM	Linda Park	Barn Cottage , Main Road, Nutbourne, West Sussex, PO18 8RS	Proposed installation of solar panels to the East and West facing roofs.	No Objection	Permit	
18-Dec-23	BO/23/02503/ DOM	Linda Park	Nursery Cottage , Main Road, Bosham, West Sussex, PO18 8EH	Proposed detached garage.	No Objection with Conditions	Permit	Yes
18-Dec-22	APP/23/00876	Linda Park	87 Brook Gardens, Emsworth, PO10 7LA	Single-storey front extension with internal structural alterations.	No Objection with Conditions	Permit	Yes
19-Dec-23	BO/23/02563/ TPA	Linda Park	Fletchers, Bosham Hoe, Bosham, Chichester, West Sussex, PO18 8EU	Fell 1 no. Oak tree (T1) within Woodland, W1 subject to BO/04/00100/TPO.	Objection	Permit	
20-Dec-23	CH/23/02626/ DOC	Linda Park	Tithe Barn , Cot Lane, Chidham, West Sussex, PO18 8SX	Proposal: Discharge of conditions 3 (materials), 4 (windows/doors), 5 (ecological), 6 (bat report) and 7(ecological mitigation) from planning permission CH/22/02215/DOM.	No Objection	Permit	

20- Dec- 23	CH/23/02657/ DOC	Linda Park	Tithe Barn , Cot Lane, Chidham, West Sussex, PO18 8SX	Proposal: Discharge of conditions 3 and 4 from planning permission 22/02216/LBC.	No Objection	Permit	
20- Dec- 23	APP/23/00853	Steve Lawrence	Marina Developments Ltd, Northney Marina, Hayling Island, PO11 0NH	Proposed installation of photovoltaic solar panels on roof	No Objection with Conditions	Permit	Yes
20- Dec- 23	APP/23/00855	Steve Lawrence	Mallard Buildings, Marina Developments Ltd, Northney Marina, Hayling Island, PO11 0NH	Proposed installation of photovoltaic solar panels on roof. RECONSULTATION REQUEST for revised plans and/or documents received - Proposed Plans 01 REV A	No Objection with Conditions	Permit	Yes