

Delegated Decision Sign off Sheet

Case Number:	LX/22/02372/FUL	Case Officer:	Sascha Haigh
Proposal:	Demolition of the Old School House. Construction of 3 no. dwellings with car parking and alterations to vehicle access.		
Site:	Old School House , Vicarage Hill, Loxwood, West Sussex RH14 0RG		
Applicant/Agent:	Agent Details : Mr Nikolas Antoniou The Beehive, City Place, Gatwick RH6 0PA, ,		
Application Type:	Full Application		
Site Visit:	16 November 2022		
Map Ref:	(E) 504132	(N) 130963	
Parish:	Loxwood	Ward: Loxwood	

Red Card?	N	Stat. Consultee Objections?	N	Parish Objection	Y
Third Party Representations?	13	Overall Publicity Expiry Date:	6 December 2022	CIL Liable	Y
Legal Agreement?	N	Extension of Time?		N/A	
Recommendation:	REFUSE		Expiry Date:	29 November 2022	
Decided Plan(s):					
Recommendation Date:	23 June 2023				
Recommendation By:	Sascha Haigh				
Signed Off by:					

1. Site Description, Proposal and History

The Site and Surroundings

The Old School House is situated to the eastern side of Vicarage Hill (B2133). The building dates from 1876 when it was constructed as the local village school and used as such until 1968. It is therefore of late Victorian architecture, constructed in red brick incorporating brick dressings. The former school has been extended in the past. The building is now used as a dwelling. The Old School House sits in a plot comprising 0.535 acres which is overgrown and enclosed by mature trees and vegetation to the boundaries.

The site is located outside of the Loxwood Settlement Boundary. St John's the Baptist Church is located opposite the application site.

The Proposal

Planning permission is sought for the Demolition of the Old School House and construction of 3 no. dwellings with car parking and alterations to vehicle access.

Planning History

20/01073/PLD - Extensions and enlargements to dwelling.
STATUS: REF 19th June 2020

20/02827/PLD - Proposed single storey side extension under (Class A), a two-storey rear extension under (Class A), a porch extension under (Class D) and a flat roof dormer under (Class B).
STATUS: PER 29th April 2021

20/02839/PA1A - Single storey rear extension (a) rear extension - 8m (b) maximum height - 3m (c) height of eaves - 3m.
STATUS: NOPA 16th December 2020

21/01705/PRELS - Demolition of the existing dwelling and outbuildings and erection of 4no. dwellings.
STATUS: PRE 25th June 2021

2. Representations and Consultations

Consultations and Representations

Parish Council

The Old School House is listed in the Loxwood Neighbourhood Plan (LNP) as a building of Historic interest and should be preserved. See LNP policy 10 (i). The Neighbourhood Plan seeks to restrict new builds to two stories. See LNP Policy 10 (c). The design of the houses with only part of one elevation tile hung does not meet Policy 10 b) of the LNP and as such does not fit the local vernacular. Three large detached four- and five-bedroom houses on such a small site result in overcrowding and thus the development does not comply with LNP policy 10 (d) The entrance/exit visibility spays appear not to accord with speeds recorded by the local speed watch group and should be increased in length. Owen Broadway, CDC Principal Conservation and Design Officer has recently agreed to the Old School House being listed as a non-designated Heritage Asset and thus protection under the NPPF sub section 16 In addition, an application has been made to have the building listed. The history of the property is published in the heritage trail documentation APPENDIX A. The water neutrality statement does not include any details of "Offset" to meet the shortfall of 753 litres per day. In addition, the calculation is based on an occupancy of 10 persons

for a site of two five and one three-bedroom houses which is not plausible. The site does not provide sufficient parking spaces. Local residents have raised concerns regarding flooding on site and run off exacerbating flooding of the adjacent ditch for near neighbours.

WSCC Highways

This proposal is for demolition of the Old School House. Construction of 3 no. dwellings with car parking and alterations to vehicle access. The site is located and accessed via High Street (B2133) which is a B-classified road subject to 30mph speed limit in this location.

The supporting document states that the existing access will be closed off and new access is proposed to serve the dwellings. The proposed access works would need to be constructed under a licence obtained by WSCC Highways to a specification agreed with them.

The applicant has not demonstrated visibility splays at the proposed access. Visibility splays should be demonstrated in accordance with Manual for Streets (MfS). As B2133 is subject to 30mph, WSCC would expect splays of 43m in each direction to be demonstrated at a distance of 2.4m from the back edge of the carriageway. The splays may only intersect land within the applicants' control, or publicly maintained highway and must not intersect third party land. The proposed splays must be drawn to the nearside edge of the carriageway in both directions, or to a 1m offset into the carriageway to represent the track of a vehicle.

If 43m splays are not achievable in each direction, maximum achievable splays should be demonstrated. A reduction in splays can be supported by a seven day speed survey.

CDC (Senior) Historic Buildings Adviser

Thankyou for consulting Conservation and Design on the above application. I have visited the site and am familiar with the proposals. Chichester District Council as local planning authority has identified The Old School House, Loxwood as a non designated heritage asset. This is done in accordance with the guidelines set out within Historic England's 'Conservation Principles - Policies and Guidance for the Sustainable Management of the Historic Environment'; and 'Good Practice Guide for Local Heritage Listing' and in accordance with paragraphs 131 and 135 of the NPPF.

The existing building comprises a high quality example of a late 19C school which retains many original and characterful architectural features and finishes. Of particular note are the decorative brick string courses, steeply pitched clay tile roof, prominent decorative chimney stacks, alternating grey header brickwork and decorative brickwork frieze around the soffit line. A remarkable survival are the original decorative timber casement windows. The building retains a great deal of the original features that make it identifiable as a late 19C school building.

Modern alterations are present but are confined mainly to the rear, and are not easily visible from the main public viewpoints. They also do not impact on the overall clear impression of a historic school building which retains a great deal of original historic features.

The building has a high level of visibility in the surrounding area, particularly in short, medium and longer views along Vicarage Hill. It is also easily viewed in conjunction with St John the Baptist, another high quality non designated heritage asset, with which it shares many architectural features and characteristics. Any visitors to this part of Loxwood could have no doubt about the significant impact 19C development has had on this part of the village. The School House is an exemplar of wider 19C development in the area, further examples of which can be seen throughout Loxwood, including several listed cottages along the High Street and a great deal of high quality non listed examples.

It is clear that the Old School House is an excellent example of a late 19C building that makes a distinctly positive contribution to the surrounding area.

The proposals include the total demolition of the building and its replacement with several modern dwellings. The new properties are of a bulky, generic type and the design includes modern approximation of features such as tile hanging, gable ends and chimney stacks. The proposals are suburban in appearance and form and appear densely packed within the plot, quite contrary to the generously plotted linear development in the surrounding area.

Regardless of the quality of the replacement buildings, the proposal is predicated upon the removal of a high quality non designated heritage asset. There doesn't appear to be a compelling reason for demolition of the existing property. It is structurally sound and could be sympathetically adapted and extended to be made more suitable for modern living.

The Old School House is a high quality non designated heritage asset which has a clear relationship with other nearby examples of historic buildings that are characterful of this and other parts of Loxwood. Its size, historic appearance, use of traditional materials and remarkable survival of good quality historic features ensure that it makes a valuable contribution to its surroundings.

Paragraph 197 of the NPPF refers to non designated heritage assets and is clear that a balanced judgement will be required having regard to the scale of any harm or loss and to the significance of the heritage asset. This application proposes the total loss of the heritage asset. The proposals are in direct contradiction with Chichester District Councils adopted Development Plan which require that development proposals conserve heritage assets.

For the reasons given above the application should be refused in accordance with paragraph 197 of the NPPF and the adopted Development Plan.

CDC Environmental Strategy Officer

Water Neutrality

Following submission of the Water Neutrality Statement (July 2022) the proposal will cause an increase in water consumption of 753/day above the existing water demand. To reduce the increased water consumption level as stated in the report it is proposed that this will be done either by retrofitting Council owned buildings or other private buildings within the Borough.

However no further details have been provided on any agreements which have been made for this. We require that further information is provided on the agreements made and the details of the water saved in each private property.

Bats

Following submission of Ecological Survey and Assessment (Aug 2022), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place. The applicants should be aware that a Natural England Protected Species License will be required for the works, and this will need to be obtained prior to any works taking place. We require that a bat box is installed onsite facing south/south westerly positioned 3-5m above ground.

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

Great Crested Newts

Following submission of Ecological Survey and Assessment (Aug 2022), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place. The

applicants should be aware that a Natural England Protected Species License will be required for the works, and this will need to be obtained prior to any works taking place.

Reptiles

Following submission of Ecological Survey and Assessment (Aug 2022), we are happy that the mitigation proposed would be suitable. A condition should be used to ensure this takes place.

Hedgehogs

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

Nesting Birds

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

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

Policy 40

Following submission of the Energy and Sustainability Statement (Aug 2022) we are satisfied that the information submitted is suitable to meet the requirements of Policy 40 including the installation of air source heat pumps and PV panels. A condition should be used to ensure this takes place.

Third Party Representations

12 no. letters of objection have been received concerning;

- o Heritage concerns relating to the loss of the NDHA and the impact on the church and overall character of the area
- o Contrary to the neighbourhood plan, specific references to policies 10 and 15
- o Would break up the established building line
- o The site is unallocated for housing and is not a sustainable location. Contrary to policy 45 of CLP
- o The scale and height of the properties is excessive to accommodate 3 storeys
- o Sewage concerns
- o Development would overwhelm the character of the church
- o The development would be out of character with the area
- o Water neutrality has not been addressed
- o The safety of the access and the impact when combined with the parking for the church
- o Flood issues
- o No requirement for 4/5 bedroom properties within Loxwood
- o Lack of infrastructure to support new housing in Loxwood

3. Relevant Planning Policy

The principal policies and neighbourhood plans relevant to the consideration of this application are as follows:

Chichester Local Plan 2014-2029:

Policy 1 Presumption in Favour of Sustainable Dev

Policy 2 Dev Strategy and Settlement Hierarchy
Policy 25 Development in North of the Plan area
Policy 33 New Residential Development
Policy 45 Development in the Countryside
Policy 47 Heritage
Policy 48 Natural Environment
Policy 49 Biodiversity

The Development Plan

Loxwood Neighbourhood Plan
Policy 10 Built Environment - Vernacular Policy

National Policy and Guidance

The Core Planning Principles and relevant paragraphs of the NPPF have been considered including sections 2, 4, 11, 1, 15 and 16.

Other Local Policy and Guidance

Consideration has also been given to:

- o Surface Water and Foul Drainage SPD
- o CDC PGN3: Design Guidelines for Alterations to Dwellings and Extensions
- o CDC Waste Storage and Collection Guidance
- o Loxwood Village Design Statements

4. Planning Considerations

The main considerations are:

- i. Principle of development
- ii. Impact upon Heritage Assets
- iii. Design and Impact upon Visual Amenity/Character of Area
- iv. Impact upon the amenity of neighbouring properties
- v. Highway Safety
- vi. Ecological considerations
- vii. Impact upon European Sites

Principle of Development

The application site is located in the rural area outside of any Settlement Boundary, which is defined as the 'Rest of the Plan Area'. Policy 2 seeks to ensure that new residential development is located within settlement boundaries, save for development outside these locations whereby it would fall within Policy 45. Policy 25 of the Local Plan relates specifically to new development in the North-East part of Chichester District and states that new development should conserve and enhance the rural character of the area, whilst policy 48 of the Local Plan states the need to protect the quality of rural landscapes. Policy 45 of the Local Plan states that within the countryside, outside Settlement Boundaries, development will be granted where it requires a countryside location and meets the essential, small scale, and local need which cannot be met within or immediately adjacent to existing settlements. It goes on to say that planning permission will be granted for sustainable development in the countryside where it can be demonstrated that all the following criteria have been met:

1. The proposal is well related to an existing farmstead or group of buildings, or located close to an established settlement;
2. The proposal is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses;

3. Proposals requiring a countryside setting, for example agricultural buildings, ensure that their scale, siting, design and materials would have minimal impact on the landscape and rural character of the area.

The dwelling does not require a countryside location, it would not meet an essential rural need and would not support rural diversification, and no justification has been put forward for the siting of a dwelling in this location. Due to this reason the development is not in accordance with policy 45 of the Local Plan.

The Council is currently unable to demonstrate a 5 year housing land supply. Until the Council has a 5 year housing land supply, in order to manage housing delivery, it has produced an Interim Policy Statement (IPS) setting out the proactive measures that the Council is taking to increase the supply of housing, and to encourage appropriate housing schemes. The applicant has addressed the IPS, however, the site is not within nor is it adjacent to a settlement boundary, would not be sustainably located in accessibility terms and would not meet the requirements of Policy 45, therefore it is not within accordance with the IPS.

The provision of three additional units of accommodation would help address the shortfall in housing land supply, however it would be a modest benefit. Balanced against this benefit is the significant harm that would be caused by the unsuitability of the location of the development. The location runs counter to the spatial strategy of the Council in guiding where new development should be located and would result in poor accessibility for future residents to local services and facilities. This harm would significantly and demonstrably outweigh the modest benefit of the proposal. The presumption in favour of sustainable development is therefore not engaged in this case. The development would therefore conflict with policy 1 of the Chichester Local Plan: Key Policies 2014-2029, which is similar to the advice given in paragraph 11 of the Framework.

The site is not close to any settlement boundary and it has not been demonstrated that there is a need for the dwelling in this location. There are no material considerations that would outweigh that the development is not acceptable in principle. The proposal is not in accordance with Policies 1, 2, 25, 45 and 48 of the Local Plan and neither is it in accordance with the IPS therefore, it is not in accordance with national policy and there are no other material considerations that would justify an exception to be made to these policies. The principle for the development has not been established.

Impact upon Heritage Assets

Chichester District Council as local planning authority has identified The Old School House, Loxwood as a non designated heritage asset. This is in accordance with the guidelines set out within Historic England's 'Conservation Principles - Policies and Guidance for the Sustainable Management of the Historic Environment'; and 'Good Practice Guide for Local Heritage Listing' and in accordance with paragraphs 131 and 135 of the NPPF.

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Paragraph 197 of the NPPF refers to non designated heritage assets and is clear that a balanced judgement will be required having regard to the scale of any harm or loss and to the significance of the heritage asset. This application proposes the total loss of the heritage asset. The proposals are in direct contradiction with Chichester District Council's adopted Development Plan which require that development proposals conserve heritage assets.

The demolition of the property would therefore be contrary to the Local Plan policy 47 and the NPPF with particular relevance to paragraph 197.

Design and Impact upon Visual Amenity/Character of Area

Policy 33 of the Chichester Local Plan requires that the scale, form, massing and siting, height and design of development respects and enhances the character of the surrounding area and site. Policy 10 of the Loxwood Neighbourhood Plan includes the requirement for dwellings to be restricted to two storeys in height where possible, avoid excessive bulk, avoid the use of flat roofed dormers, recognise the local character of the parish and be in accordance with the Local Plan.

The proposal would result in three dwellings being erected on the application site, to replace the existing building. Officers consider that the density, and layout of the development and the constraints of the site would result in an incongruous and cramped layout. The layout appears to have been designed to accommodate the parking and access arrangements, consequently, the properties do not directly front the highway and this is out of keeping with the character of the area. The layout and scale of the dwellings would result in an overdevelopment of the site and this would result in harm to the character of the area.

The properties proposed are 3 storeys in scale which conflicts with Policy 10c of the Loxwood Neighbourhood Plan. Furthermore, the height further exacerbates the visual prominence of the development and emphasises the cramped layout of the site. Officers consider that given the

location of the site, outside of the Settlement Boundary, the scale being sought is not appropriate for the rural character. The properties in the immediate surroundings are largely restricted to a 2 storey maximum and are set back from the highway which further reduces their visual impact. Vicarage Hill, whilst a busy highway, maintains a verdant character and the built form is generally not highly prominent. This has not been reflected in the current proposal and as such, officers consider that the development would be contrary to Policies 33 and 45 of the Local Plan as well as Policy 10 of the Loxwood Neighbourhood Plan.

With regards to the detailed design of the dwellings, officers do consider that the traditional design approach would be largely in keeping with the character of the area subject to detailed materials being considered, however the overall scale, height, orientation and number of dwellings proposed would result in visual harm to the character of the area and the proposal would therefore be contrary to Policy 33 of the Local Plan.

The architectural approach broadly focuses on traditional design which would be in keeping with the character of the area, however this does not overcome the significant concerns raised with the scale and layout of the proposal. Officers consider that the proposal would not accord with policies 33, and 47 of the CLP or Policy 10 of the Loxwood NP and would therefore be unacceptable due to the impact upon the character of the surrounding area.

Impact upon the amenity of neighbouring properties

The NPPF states in paragraph 130 that planning should ensure a good quality of amenity for existing and future users (of places), and policy 33 of the CLP include requirements to protect the amenities of neighbouring properties.

The proposal would be sufficiently distanced, orientated and designed so as not to have an unacceptable effect on the amenities of the neighbouring properties, in particular to their outlook and privacy. It is considered that the development complies with policy 33 of the current CLP and 130.

Highway Safety

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

The applicant has not demonstrated visibility splays at the proposed access. Visibility splays should be demonstrated in accordance with Manual for Streets (MfS). As B2133 is subject to 30mph, WSCC would expect splays of 43m in each direction to be demonstrated at a distance of 2.4m from the back edge of the carriageway. The splays may only intersect land within the applicants' control, or publicly maintained highway and must not intersect third party land. The proposed splays must be drawn to the nearside edge of the carriageway in both directions, or to a 1m offset into the carriageway to represent the track of a vehicle. If 43m splays are not achievable in each direction, maximum achievable splays should be demonstrated. A reduction in splays can be supported by a seven day speed survey.

As such, highway issues remain unresolved.

On the basis of the information submitted with the application, the planning authority, in consultation with the highway authority, is not satisfied that this development can be carried out without a possible adverse effect on the local highway network and detriment to highway safety. Therefore, the development is contrary to Policy 39 of the Chichester Local Plan 2014-2029.

Ecological Considerations

With regards to the ecological considerations related to the application, No objection was raised by the Environmental Strategy unit subject to ecology survey being followed and conditions relating to mitigation and enhancement are recommended.

Impact upon European Sites

Water neutrality has arisen as a serious issue affecting applications located within the Sussex North Water Resource Zone. New development tends to result in water consumption increasing and the application site is situated in an area of serious water stress. Much of this area's water (i.e. 'North of the Plan Area') is sourced from abstraction points within the Sussex North Water Supply Zone, which drains water from the Arun Valley Special Area of Conservation, Special Protection Area and Ramsar Site (all designated sites under the Habitats Regulations).

Natural England sent a Position Statement to Chichester District Council and adjoining Local Planning Authorities on the 14th September 2021 expressing a very serious concern that such abstraction may be causing significant adverse impacts on the biodiversity of such areas. The Position Statement confirms that new developments must not add to these adverse impacts.

Development in the Sussex North Water Resource Zone, including the application site, must demonstrate that it does not increase pressure on water resources. In other words, it must be 'water neutral'. This can be achieved by having significant water efficiency measures built into development and by providing offsetting measures to reduce water consumption from existing development.

The onus is on developers to demonstrate deliverable water neutrality for their proposals. Developers who can demonstrate water neutrality and who enter into legal obligations to secure it will be able to proceed. For those applications which do not, the decision maker, as a matter of law, has no choice but to refuse planning permission.

In such instances, the implications from the proposed development (that is the increased water demand), together with the application of measures to avoid or reduce the likely harmful effects from the discharge, are required to first be screened through the initial Habitat Regulation Assessment (HRA) and then tested by the council via an Appropriate Assessment (AA) to assess the impact on the designated sites in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended). The completion of an AA is wholly reliant upon the applicant providing a water neutrality calculation, to demonstrate the current and proposed water demand produced by the proposed development and a mitigation package/proposal (if required) to offset any increase in water use.

Insufficient information has been submitted to assess the impacts of the development upon water consumption and thereby assess the significance of any impacts from the proposed development and to consider any mitigation measures that might be necessary. In the absence of this information, it cannot be established that the proposal would not be likely to have a significant effect on the Arun Valley SPA, SAC and RAMSAR and is therefore contrary to the aims and objectives of the National Planning Policy Framework, and the Conservation of Habitats and Special Regulations (2017).

Conclusion

The proposal, by reason of the principle of development, the loss of a non-designated heritage asset and the impact on European Protected Sites, would be contrary to local and national planning policies and design guidance, with particular reference to policies 1, 2, 33, 45, 47, 48 and 49 of the Chichester Local Plan, paragraphs 80 and 197 of the National Planning Policy Framework and policy 10 of the Loxwood Neighbourhood Plan. The application cannot, therefore, be recommended for approval.

Human Rights:

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

Officer Recommendation

REFUSE

Human Rights:

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

5. Recommendation

Officers Recommendation is to REFUSE the following: Demolition of the Old School House. Construction of 3 no. dwellings with car parking and alterations to vehicle access. for the following reasons:-

1) The site lies outside the designated Settlement Boundary and the proposal is consequently located in designated countryside, where the policies of the development plan state that development will only be permitted where it requires a countryside location and where it meets an essential, small scale and local need, which cannot be met within or immediately adjacent to the existing settlement. It has not been demonstrated that the proposed dwelling requires a countryside location, nor that it is required to meet an essential, small and local need. Therefore, the proposed development constitutes an unjustified form of development, located outside the settlement boundary that is in conflict with Policies 1, 2, 33 and 45 of the Chichester Local Plan 2014-2029 and sections 12 and 15 of the NPPF 2021.

2) Paragraph 197 of the NPPF refers to non designated heritage assets and is clear that a balanced judgement will be required having regard to the scale of any harm or loss and to the significance of the heritage asset. This application proposes the total loss of the heritage asset. The proposals are in direct contradiction with Chichester District Council's adopted Development Plan which require that development proposals conserve heritage assets. The demolition of the property would therefore be contrary to the Local Plan policy 47 and the NPPF with particular relevance to paragraph 197.

3) The proposed development, by virtue of its siting would result in an overly suburban and incongruous form of development that would detract from the rural character and appearance of the locality. The proposed dwelling would, therefore, be contrary to Policies 33 and 45 of the Chichester Local Plan 2014-2029 and paragraphs 12 and 15 of the NPPF 2021 and there are no material considerations that would outweigh the harm identified.

4) On the basis of the information submitted with the application, the planning authority, in consultation with the highway authority, is not satisfied that this development can be carried out without a possible adverse effect on the local highway network and detriment to highway safety. Therefore, the development is contrary to Policy 39 of the Chichester Local Plan 2014-2029.

5) Following the submission of a Screening Opinion request and the associated consultation, the Local Planning Authority have received comments from Natural England relating to the Loxwood Neighbourhood Plan, and Sussex North Water Supply Zone; in which the application site is located in. The comments state that any developments in

Chichester District which fall within the Sussex North Water Resource supply zone will need to be tested through an HRA. This is because Natural England have advised they cannot with certain the abstraction of water from the Sussex North Water Resource, is not having an adverse impact on integrity on the Arun Valley SPA, SAC and RAMSAR. Subsequently Natural England has published a position statement which is clear that development must not add to the impact of water abstraction upon these designated sites. The Local Planning Authority considers that the proposal would likely lead to an increase in water consumption which is likely to have a significant effect upon European Designated Sites. Insufficient information has been submitted to assess the impacts of the development upon water consumption and thereby assess the significance of any impacts from the proposed development and to consider any mitigation measures that might be necessary. In the absence of this information, it cannot be established that the proposal would not be likely to have a significant effect on the Arun Valley SPA, SAC and RAMSAR and is therefore contrary to the aims and objectives of the National Planning Policy Framework, and the Conservation of Habitats and Special Regulations (2017).

INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

2) The decision relates to the following plans:
103A, 110A, 111A, 112A, 113A, 121A, 122A, 123A, 182A, 181, 183A, 184

Approved Plans

Details	Reference	Version	Date Received	Status