

## **Heritage Team Response**

**Date – 6/2/2023**

**GEN/23/00001**

**Site – Emsworth Sailing Club, Bath Road, Emsworth**

### **Proposed development:**

Erection of vertical solar panels on the pool outhouse (sailing shed)

### **The Site**

The site comprises the Emsworth sailing Club which is situated in at the end of the Bath Road, on the Chichester Harbour frontage. It is located within the boundary of the Emsworth Sailing Club. The site contains a number of buildings, including an outdoor pool and adjacent to this, a single storey sail shed.

### **Legislative and Policy Context**

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

### **Local Policy**

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.

Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant.

### **Emsworth Neighbourhood Plan**

The Emsworth Neighbourhood Plan has now been adopted and has relevant policies which are applicable to this application:

Policy H1 – Design and Heritage

## Policy H2 – Heritage Appraisals

### **Assessment:**

The proposal is to erect a series of vertical solar panels on the south facing elevation of the sail shed. Given that this building is located within the site and of single storey height, it has limited visibility within the wider context of the conservation area. Furthermore, the panels are proposed to be of a matt black finish in order to reduce the visual impact and potential reflective glare.

It is considered that this proposal would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

### **Conclusion**

NO OBJECTION

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