

From: David Rothery

Sent: 11 May 2021 10:23

To: graham.speller@havant.gov.uk; planning.development@havant.gov.uk

Subject: APP/21/00298 - Hayling Island Sailing Club, Sandy Point, off Bracklesham Road, Eaststoke, Hayling Island, Hampshire

Chichester Harbour Area of Outstanding Natural Beauty : SUMMARY OBSERVATION

From: David Rothery – on behalf of Chichester Harbour Conservancy (Area of Outstanding Natural Beauty unit)

To: Graham Speller – Local Planning Authority Planning Case Officer

Location: Hayling Island Sailing Club, Sandy Point, off Bracklesham Road, Eaststoke, Hayling Island, Hampshire

Planning Application: APP/21/00298

Proposal: siting of a small timber storage shed

Chichester Harbour AONB Recommendation: **No objection** (planning condition controls suggested)

This consultation comment is a Chichester Harbour Conservancy fully delegated assessment. Please find enclosed the consultation comment letter relating to the proposed development that impacts on the

Chichester Harbour Area of Outstanding Natural Beauty (AONB).

This **summary observation cover email**, the **consultation response** are both [suitable for open public viewing](#).

Stay safe, keep your distance, avoid the spread of the corona virus Covid-19

D Rothery

Visit our webpage –

www.conservancy.co.uk/page/planning

Mr D Rothery

Please note that I work part-time / job-share for two-days a week

Principal Planning Officer

Chichester Harbour Area of Outstanding Natural Beauty (AONB)

Team

Chichester Harbour Conservancy - Harbour Office - The Street - West Itchenor - West Sussex - PO20 7AW



CHICHESTER HARBOUR CONSERVANCY

Planning
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

11 May 2021

To the planning case officer, Graham Speller,

Location: **Hayling Island Sailing Club, Sandy Point, off Bracklesham Road, Eaststoke, Hayling Island, Hampshire**

Planning Application: **APP/21/00298**

Proposed siting of a small timber storage shed

Thank you for consulting The Chichester Harbour Conservancy concerning the above planning submission. The Conservancy is a non-statutory consultee.

The landscape of Chichester Harbour was recognised as nationally important when it was designated as an Area of Outstanding Natural Beauty (AONB) in 1964, through the National Parks and Access to the Countryside Act of 1949. The Conservancy was established by the Chichester Harbour Conservancy Act of 1971. The purposes of the Conservancy are the responsibility for navigation and the conservation of nature. The Countryside and Rights of Way Act of 2000 formally established the Conservancy as the Joint Advisory Committee for the AONB, with the purpose to conserve and enhance the natural beauty of the landscape.

In its role in managing the Chichester Harbour Area of Outstanding Natural Beauty (AONB), The Conservancy has considered the submitted proposal against the Conservancy's planning guidance and principles - including The Chichester Harbour Management Plan (2019-2024), The Chichester Harbour Planning Principles (Management Plan version April 2019), The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019), and The Chichester Harbour AONB Joint SPD (May 2017), adopted by both Havant Borough Council and Chichester District Council.

A copy of **the Chichester Harbour AONB Unit Planning Assessment Report together with the AONB recommendation is attached** for your guidance and for open transparency public view.

Should you require any further clarification with regards to this recommendation please contact the CHC AONB Planning Unit.

The delay in this consultation assessment and response to the LPA has been brought about due to the current limitations in the normal operational role and working practice of the CHC resulting from the coronavirus Covid-19 restrictions imposed for a safe workplace environment and the build-up of increased workload of consultation and pre-submission enquiries. It is noted that as of 10 May 2021 (the date of this dispatch) the LPA web site still shows this proposal as still pending a decision.

Yours Sincerely,

D Rothery

David Rothery
Conservancy Principal Planner
Chichester Harbour AONB Unit
Chichester Harbour Conservancy



CHICHESTER
HARBOUR
CONSERVANCY

CHICHESTER HARBOUR AREA of
OUTSTANDING NATURAL BEAUTY
(AONB) Unit
Planning Consultation
Development Assessment Report

Chichester Harbour AONB Unit : Recommendation Report (Small Scale Works)

Location: Hayling Island Sailing Club, Sandy Point, off Bracklesham Road, Eaststoke, Hayling Island, Hampshire

Planning Application: **APP/21/00298**

Proposed siting of a small timber storage shed

Chichester Harbour AONB Unit Recommendation – No objection

Suggested considerations: -

- schedule of materials to be as indicated on submitted application forms

Planning Approach

The statutory purpose of the Area of Outstanding Natural Beauty (AONB) is to conserve and enhance the area's natural beauty. The LPA should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (Section 85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

The submission site is located within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). Proposals impacting on the AONB are subject to more stringent planning guidance to ensure that development respects and enhances the inherent qualities of such a sensitive location. The adopted guidance requires a clear demonstration that no harm is caused to the AONB.

Chichester Harbour Conservancy, administer and safeguard the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The aim of conserving and enhancing the areas natural beauty requires the Conservancy to consider the proposal on its landscape character aspects. The landscape covers both built-up urban environments as well as rural countryside and coastal areas.

This comment and recommendation is made having regard to the applicable AONB Policy -

- Chichester Harbour AONB Landscape Character Assessment (CBA update 2019)
- Chichester Harbour Management Plan (2019-2024)
- Chichester Harbour AONB Planning Principles (Management Plan version April 2019)
- Chichester Harbour AONB Joint Supplementary Planning Document SPD (2017 – LPA adopted)
- National Planning Policy Framework (Revised 2018)
- National Planning Practice Guidance (2014)

and in particular the following relevant AONB Planning Principles –

- AONB **PP01**: Chichester Harbour as a Protected Area,
- AONB **PP02**: Safeguarding Marine Enterprise
- AONB **PP09**: Dark Skies
- AONB **PP12**: Limits on Marinas and Moorings
- AONB **PP13**: Public Access to the Water and New Launch-on-Demand Facilities

Relevant Recent Planning History

APP/13/01062 : Proposed erection of steel storage lockers for windsurf equipment. Located to the harbour waterside coast. Delegated comments on 3 December 2013 from CHC raising no objection. Application Approved by LPA on 16 December 2013.

Submitted Proposal and Supporting Documents

The proposal seeks the siting of a typical timber garden shed like storage structure. This is shown to be positioned underneath the oversailing first floor balcony terrace to the main building. The positioning would therefore be partially screened by the existing building and occupy a 'cubbyhole' position within the building covered footprint.

Planning Assessment

The consideration would require a full and detailed assessment of the potential, possible, and probable impact to the character and appearance of the site and the locality of the AONB protected landscape. The main AONB planning assessment issues to be considered for this site relate to –

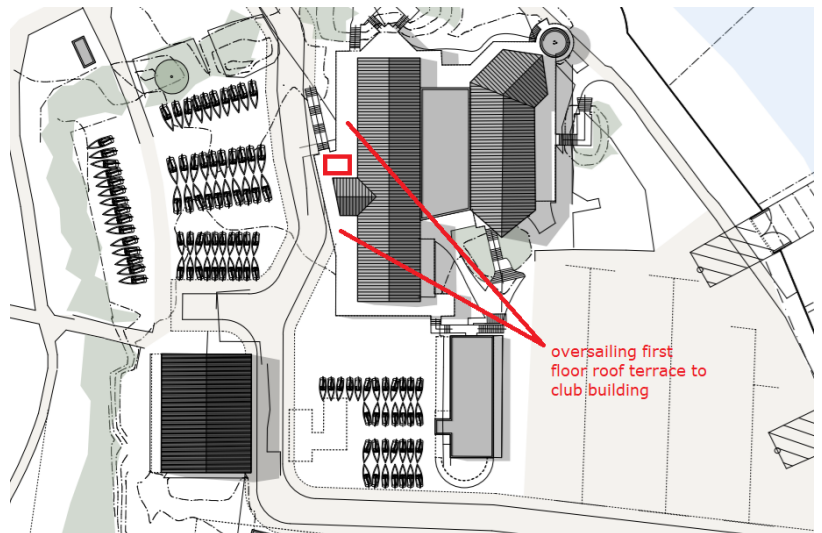
1. Relevant and/or recent planning history implications for the proposal
2. Consideration against the relevant AONB Planning Principle guidance
3. The principle of the use and activity of the development to the AONB locality
4. The locational positioning and layout design impact of the site to the AONB
5. The proposed physical scale, structure bulk and perceived massing on the AONB landscape
6. The architectural design, structural character, visual appearance & finished treatment
7. The impact on the tranquillity of the area and on the environmental character of the AONB
8. The wildlife, biodiversity, ecology, and natural environmental of the AONB
9. Any measures to mitigate the impact of ecological and environmental disturbance

The planning history raises no specific issues to the current proposal.

The AONB Planning Principles relevant to this proposal are not conflicted with.

The recreational planning use of the red-line site would not be changed by this submission.

The location of the proposal within the countryside settlement built-up area of Hayling Island and sits within, and under, a backdrop and setting of the existing sailing club building.



The locational positioning on the site relates to the host building itself. The layout design on the site relates to the host building. These considerations have little harm to the surrounds.

The scale, structural height and massing / bulk of the proposal is minimal within the setting of the host building.

The structure design is functional and of a traditional timber shed structural form.

The structure and its use would not be intrusive to the tranquil environment of the AONB or harm the environmental character of the location within the AONB.

There is unlikely to be any issue in terms of local wildlife, biodiversity, or ecological character of the locality.

Measures to mitigate the impact of ecological and environmental disturbance should not be necessary. Improvements could be considered generally through the installation of bird and bat boxes at the site, hedgehog houses in the rear garden, and similar easy applied wildlife improvements.

Summary Conclusion

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site is located within the countryside area within the AONB protected national landscape designation.

The positioning of the proposal would have a localised impact on the character and appearance of the site and the immediate surrounds. The structures scale, design and appearance would enable the building to sit unobtrusively within its setting. The suggested construction materials would not be overly imposing within the immediate local setting in this countryside location. The proposal would not be intrusive or harmful to the wider AONB protected landscape. The proposal would have a limited visual impact on the AONB protected national landscape character.

The development proposal in the AONB would be unlikely to have any identifiable harmful impact on matters of ecology, biodiversity, or wildlife habitat, hibernation, foraging, mating, or spawning/nesting/rearing areas. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection.

CHC has no objection to the submitted proposal. The proposal is generally acceptable within the AONB and has a limited external impact to the wider AONB protected landscape.

Other Comment

The submission makes written acknowledgement and reference to the sites context to the setting of the Area of Outstanding Natural Beauty (AONB) protected national landscape. The knowledge of and understanding of the aims and status of the AONB in the planning consideration is welcomed.

The submission also includes a DAS which has been considered.

The planning application will be considered by the LPA in terms of other aspects applicable to the planning merits of the proposal, such as any overlooking impact to neighbouring property and spaces, any perceived loss of privacy, any equated loss of light and cause of shadowing, noise generation and disturbance, traffic generation and on-site parking provision, and in terms of overall good building design and land-use neighbourliness.

This consultation assessment and comment response to the LPA is for open transparency public view.

Assessment 10-05-2021 LPA request reply 28-04-2021
Chichester Harbour AONB Case Assessor: David Rothery

Comment to LPA 11-05-2021
LPA Planning Case Officer: Graham Speller

Chichester Harbour Conservancy manage and advise on the
Chichester Harbour Area of Outstanding Natural Beauty
One of the UK's National Landscapes

Visit our webpage – www.conservancy.co.uk/page/planning

