

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 25 March 2021 00:27
To: Pickup, Tina
Cc: Havant Planning and Development Mailbox New; David Rothery; Richard Austin
Subject: APP/20/01115 & 01116 – North Street House, 6 North Street Emsworth PO10 7DD

Dear Tina

Firstly apologies for the long delay in replying and advising The Conservancy of the amended plans that have been submitted. I have considered the impact to the AONB and the purposes of its designation on the basis of the amended information.

APP/20/01115 & 01116 – North Street House, 6 North Street Emsworth PO10 7DD

Works to convert existing doctors surgery (E) to offices (E) plus erection of a two storey building comprising a retail unit at ground floor and one residential dwelling (C3) following demolition of existing single storey extension. Associated parking and hard and soft landscaping

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to –

- Securing the Solent Bird Aware recreational disturbance mitigation contributions;
- Secure mitigation for the nitrates increase revealed by the nitrogen/nutrient calculation;
- Tree protection during the build in accordance with the recommendations of the arboricultural assessment;
- Require implementation of the submitted landscape design and ensure that if any planting fails in the first five years, that it would be replaced;
- Biodiversity enhancement measures set out in the Hampshire Ecological Services Ltd March 2021 being implemented to a set timescale and thereafter retained; and,
- Agreeing the facing and roofing materials.

Officer reasoned justification

The Conservancy is supportive of the amended plans that have been negotiated and fully agrees with the Heritage Officer's concerns regarding the originally submitted plans which proposed a very unusual incongruous architectural solution, sitting forward of the adjacent Listed Building.

Officers are pleased to see a detailed soft/hard landscape design has been submitted, which will hopefully give potential for a biodiversity enhancement for the site.

We note the nitrogen budget calculation which will require mitigation to be offered. The Conservancy knows the Council will negotiate this to ensure pressure is not increased on eutrophication in Chichester Harbour, especially now English Nature has described the condition of the SSSI as unfavourable, declining.

The Conservancy notes that the doctor's surgery is not being lost, but is relocating to a site to the north already consented under APP/19/00414, where it can continue to serve the needs of those living in the AONB in Emsworth. The mixed use development/conversion put forward is supported. The character and appearance of the Emsworth Conservation area would be enhanced in compliance with the Development Plan, improving the townscape of this part of the AONB.

Yours sincerely

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