

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 12 October 2020 15:52
To: Haywood, Daphney
Cc: Havant Planning and Development Mailbox New; mail@re-format.co.uk; Richard Austin
Subject: APP/20/00376 - Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH

Dear Daphney

Site - Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH

Proposal - APP/20/00376 - Retain the existing 'Fowley Cottage' dwelling and tennis court and construct nine new dwellings and 1No. garden studio (Revised).

Fully delegated Officer decision from Chichester Harbour Conservancy

Thank you for re-consulting The Conservancy and apologies for the delay in replying.

Regard has again been had to the Policy framework* below in making these revised comments.

Further to The Conservancy's Planning Committee comments made 13 July 2020, the following changes have been noted in the amended information submitted –

- An amended flood risk assessment;
- An amended design and access statement, albeit this does not appear to usefully summarise the changes made and the latest site layout plans are not used in it. However, changes I note are **(a)** new imagery of site constraints for [1st] section 2.2; **(b)** exclusion of former page 6 [2nd] section 2.2, relating to 'local density'; **(c)** a new section 2.3, summarising site history; **(d)** a replacement [1st] paragraph 3.2; **(e)** deletion of the last sentence of [2nd] paragraph 3.2; **(f)** the exclusion of a site photograph and artist's impression of the proposed Warblington Road frontage under section 3.3 and, **(g)** the exclusion of a photograph of a recently completed similar development under section 3.4;
- An amended proposed site layout with the following changes noticed – **(i)** Plot 8, location of in-curtilage parking no longer 'double-banked'; **(ii)** front boundary layout adjusted to include single further in-curtilage parking space to plots 6-7; **(iii)** curtilage to plot 3 reduced, to include what appears to be 4 No. visitor parking spaces; **(iv)** curtilage to plot 4 reduced, to include what appears to be 1 No. visitor parking spaces, adjacent to the private pathway which leads down to the Harbour shoreline.
- Amended artist's impressions of plots 1 and 2 – overall reduction in roof ridge/eaves heights and adjustment to steps/plinth rising up from lawn level.
- Amended elevations to plots 1-3 – these reflect the above and show the extent of each tapering plinth; Plot 2 appears to shift slightly northwards, away from The Harbour, although this is difficult to tell from the proposed site layout plan.

On the basis of the above amendments, The Conservancy supports the lower roof ridge heights of plots 1-3 and the northwards adjustment of plot 2. The visitor parking space next to the private way leading to the Harbour will be useful for those wishing to transfer small vessels down to the shoreline.

Apart from that, The Conservancy maintains the views expressed 13 July 2020, but is rather disappointed that the applicant has not taken the opportunity to say more about the chosen drainage solution, whether capacity exists at the Thornham WwTW and overall aim to not adversely impact water quality in Chichester Harbour.

Policy framework*

*** NPPF (February 2019 Revision) paragraphs** (Generally) - 1-3, 6-9, 15-16, 33, 35, 38-43, 67, 73-74, 102, 105, 110, 117, 125, 149-150, 166, 171, 174 & 212-213; and, (Specifically) 10-14, 28-29, 47-49, 54, 91, 95, 108, 124, 127-130, 148, 155, 167, 170, 172, 175, 177 & 180;

NPPG: ID's - 6-8, 15, 20, 21a, 21b, 23b, 26, 34, 53, 56;

Havant Borough Local Plan (Core Strategy) 2011 – CS1, CS8-CS9, CS11-CS17, CS19-CS21, DM1, DM8-DM13;

Havant Borough Local Plan (Allocations) 2014 - AL1-AL2, DM17- DM18, DM20, DM25;

Hampshire Minerals and Waste Local Plan (2013) – Policy 15

Submission Emsworth Neighbourhood Plan (2019) - DENP – H1, D1-D2, D5, D7-D8;

Draft Havant Borough Local Plan 2036 (Pre-submission version)(2019) – DR1, IN1-IN3, E1-E3, E5-E6, E9, E12-E16, E18-E19, E22;

Chichester Harbour AONB Management Plan 2019-2024: 1-3, 6

SPG/SPD –

Borough Design Guide (2011);

Parking standards (2016);

Emsworth Design Statement (Residential Area 5, p.27-28) (2008)

Joint CHAONB SPD (2017).

Yours sincerely

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