

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 20 April 2021 12:12
To: Haywood, Daphney
Cc: Havant Planning and Development Mailbox New; David Rothery
Subject: APP/20/00376 - Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH

Dear Daphney,

Apologies for the delay in replying.

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).
(reconsultation)

Fully delegated decision by Conservancy Officers

Again, the agent has not usefully summarised what has changed, but it appears only cosmetic changes have been made to house elevations and greater clarification on the arboricultural method statement. None of these affect plots 1 and 2 – closest to the Harbour – which The Conservancy would have been most interested in.

Apart from that, The Conservancy maintains the views expressed 13 July 2020 and 12 October 2020, but is still 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, especially since the latest Natural England report on The Chichester Harbour SSSI says its condition is unfavourable and declining.

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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