

Dear Selina,

Grey Havens, 9 Western Parade, Emsworth, PO10 7HS

APP/20/01059 – Retention of fence and gate to front of property.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection

Thank you for advising the Conservancy of this application. Sorry for the delay in responding, but a major application has had to be given priority in my workload.

The site lies outside, but immediately adjacent to the AONB boundary. A gravel vehicular way services these properties, which also serves as a public footpath. The site is thus highly visible in the landscape.

Having regard to the Policy framework* below and reviewing the site photography you shared with me 12.1.2021, the degree to which the front boundary enclosures exceed 1m in height is minimal.

Archive photography shows me a low fence topped by a privet hedge exists to the west of similar height (obscured by the current construction hoarding). Lower, decorative metal gates and a privet hedge of similar height to 9's former enclosures exist to the east. The original enclosures at No. 9 were a similar 5 bar gate and a red brick wall around 1.12m high with brick piers around 1.26m high, the majority fore-planted with 4 No. bushes in the highway verge. There used to be a separate metal pedestrian gate close to the common boundary with 8.

I cannot make out the species of hedge that has been planted in front of the new fence, which The Conservancy hopes is of native species. However, it softens and blends the development into the setting of the AONB landscape.

*Policy framework

NPPF - 172; **NPPG** – ID's – 8, 21a, 26; **HBLP** – CS12, CS16, DM9; **DENP** –D1; **CHMP** – 1-2; **PP** – 01, 03; **SPG/SPD**.

NPPF – National Planning Policy Framework (2018)

NPPG – National Planning Practice Guidance (2014)

HBLP – Havant Borough Local Plan (2011/2014)

DENP – Submission version Emsworth Neighbourhood Plan

CHMP – Chichester Harbour Management Plan (2019-2024)

PP – CHC Planning Principles (2016 onwards)

SPG/SPD –

Borough Design Guide

Emsworth Design Statement

Joint Chichester Harbour AONB SPD (2017)

Yours sincerely

Steve Lawrence MRTPI		Chichester Harbour Conservancy
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