



CHICHESTER HARBOUR CONSERVANCY

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

12 April 2021

To the planning case officer,

Dear Jane Burton,

Location: **St Thomas A Becket's Church, Church Lane, Warblington, Havant, Hampshire**

Planning Application: **APP/21/00033**

Proposal: **Installation of a new septic tank to serve the church; drainage to the tank; a new path; and a timber 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 Chichester District Council and Havant Borough Council.

Under the Chichester Harbour Conservancy officer fully delegated decision process, the Local Planning Authority (LPA) is hereby advised that the Conservancy makes the following comment in relation to the above application.

Chichester Harbour AONB Unit Recommendation – No objection

The planning unit / red-line site is within the AONB protected national landscape.

Suggested considerations: -

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

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The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site's location within open countryside within the AONB is a key consideration.

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 with suitable

construction materials would enable the building to sit unobtrusively within its setting. The proposal would have a limited visual impact on the AONB protected national landscape character.

The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection.

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It is noted that the submitted proposal makes no acknowledgement of the sites location within the Area of Outstanding Natural Beauty (AONB). The AONB landscape includes open countryside, rural hamlets and villages, urban built-up market towns as well as the harbour waters, all of which are subject to a higher level of planning scrutiny and where development is subject to more stringent planning guidance to ensure that development respects and enhances the inherent qualities of such a sensitive location. The proposal has apparently been made with a level of understanding that would be considered inappropriate in this regard, in not recognising the national importance of the protected status of the AONB protected landscape as a material consideration.

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A copy of the Chichester Harbour Conservancy AONB Unit Planning Assessment Report is attached to this consultation response for your information 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 12 April 2021 (the date of this dispatch) the LPA web site still shows this proposal as still pending a decision.

Yours Sincerely,



David Rothery
Conservancy Principal Planner
Chichester Harbour Conservancy AONB Unit

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Chichester Harbour Area of Outstanding Natural Beauty
One of the UK's National Landscapes
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Avoid the spread of the coronavirus Covid-19