

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

Chichester Harbour Conservancy

www.conservancy.co.uk
8 March 2021

To the planning case officer

Dear Lesley Wells,

Land south of Saxted House, 5 Tower Street, Emsworth, Hampshire

Planning Application: **APP/20/01220**

Proposal for an alternative design for a five-bedroom dwelling to replace that of a four-bedroom dwelling granted planning consent under 03/53651/016 dated 2 September 2003

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 the role of 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.

As the time period for comment is unlikely to allow the Conservancy to consider the matter at the next available Planning Committee, the Conservancy makes the following comment under the Chichester Harbour Conservancy Consulted Delegation Procedure route.

The Local Planning Authority (LPA) is hereby advised that,

Chichester Harbour Conservancy Recommendation : NO OBJECTION

Suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms,
- removal of permitted development rights relating to additions, extensions, enlargements, or alterations affecting the external appearance of the proposed building given the overall size and scale of the dwellings compared to the size of the plots indicated,
- for glazed surfaces, the use of coated surface glass that is non-reflective to mitigate external reflective glare which might also assist with keeping heat in and radiation out for the respective seasonal changes,
- the use of the integral domestic garage is to be used for car parking and remain ancillary to the host dwelling on the site.
- external lighting to the created dwelling should take into account the Dark Skies protocol operating within the AONB protected national landscape designated area



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- prior to the commencement of any site works a development contribution is made with regards to development and disturbance of birds in Chichester and Langstone harbours Special Protection Areas

A cautious, 'on balance' assessment based upon the submitted information has been made not to object to the proposal. This is made on the basis of the overall size and scale of the proposal being sought. This is significantly larger than the previous planning permission for the plot - 03/53651/016 dated 2 September 2003. However, the setting and character of the location and the mix of building types, designs, and appearances lend the proposal to be considered an acceptable solution for the sites development.

Applicants Approach to the AONB protected landscape designation

It is noted that the submitted proposal makes little to 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 minimal level of understanding in this regard, notwithstanding that this has been made known as part of the consideration of the earlier submitted application proposals. This is unfortunate given the protected status of the AONB landscape.

Recommendation Reasoning

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The sites location within an urban built-up area in 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 proposal lies within the historic central area of the settlement and has reflected its setting in the design and appearance of the building.

The scale of the works would be an increase on the earlier permission for a four-bedroom house, but in comparison the proposed five-bedroom dwelling would reflect and represent much of the character and design of the earlier approved scheme.

The proposal would have a visual impact on the AONB, but this limited due to its largely enclosed location within this urban built-up area of the AONB. Given its setting, the proposal is considered not to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB).

The control of lighting associated with the new dwelling would need to be restrained and proportional to the desire to maintain the character and ambiance of the AONB.

The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection. The requirement to make suitable mitigation towards the Solent Bird Aware programme would however be a necessity.

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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 Unit Planning Team.

Chichester Harbour Conservancy

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 8 March 2021 (the date of this dispatch) the LPA web site still shows this proposal as still pending a decision.

Yours Sincerely,

D Rothery

David Rothery
Principal Planning Officer
Chichester Harbour Conservancy AONB Unit

Visit our webpage – www.conservancy.co.uk/page/planning
Chichester Harbour Conservancy manage and advise on the
Chichester Harbour Area of Outstanding Natural Beauty
One of the UK's National Landscapes
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