

Houghton, Michelle

From: David Rothery <David.Rothery@conservancy.co.uk>
Sent: 04 November 2020 12:25
To: Wells, Lesley; Havant Planning and Development Mailbox New
Subject: APP/20/00819 - Lawful Development Certificate Application - 139, Eastoke Avenue, Eastoke, Hayling Island, Hampshire
Attachments: reply APP20.00819 HIS LDC caravans noobj eastokeave.pdf; report APP20.00819 HIS LDC caravans noobj eastokeave.pdf

From: David Rothery – on behalf of Chichester Harbour Conservancy (Chichester Harbour Area of Outstanding Natural Beauty unit)

To: Tina Pickup – Local Planning Authority Planning Case Officer

139, Eastoke Avenue, Eastoke, Hayling Island, Hampshire

Planning Application: **APP/20/00819**

Application for Lawful Development Certificate relating to the continued siting of 2x static caravans

No objection (no planning condition controls suggested as LDC submission)

Please find enclosed the consultation comment letter relating to the proposed development that falls within / lies adjacent to, the Chichester Harbour Area of Outstanding Natural Beauty (AONB) and a public copy of the Chichester Harbour AONB Planning Assessment Report for your information and open transparency public view.

This consultation comment has been made via the Chichester Harbour Conservancy fully delegated decision route. This **cover email**, the **consultation response** and the **assessment report** are all **suitable for open public viewing**.

The delay in making this consultation comment results from the current limitations in the normal operational role and working practice of the CHC due to the coronavirus Covid-19 restrictions imposed for a safe workplace environment.

Stay safe, keep your distance, avoid the spread of the corona virus Covid-19

D Rothery

Visit our webpage – www.conservancy.co.uk/page/planning

Mr D Rothery

Please note that I work part-time / job-share for two-days a week

Principal Planning Officer

Chichester Harbour Area of Outstanding Natural Beauty (AONB) Unit

Chichester Harbour Conservancy - Harbour Office - The Street - West Itchenor - West Sussex - PO20 7AW

Chichester Harbour Conservancy manages and advises on the Chichester Harbour Area of Outstanding Natural Beauty

one of the UK's National Landscapes

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

Chichester Harbour Conservancy

www.conservancy.co.uk
4 November 2020

To the planning case officer,

Dear Lesley Wells,

139, Eastoke Avenue, Eastoke, Hayling Island, Hampshire

Planning Application: **APP/20/00819**

Application for Lawful Development Certificate relating to the continued siting of 2x static caravans

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 Conservancy Recommendation – No objection

Suggested considerations –

- no conditions offered as proposal is for Lawful Development Certificate for an existing use

There is no direct knowledge of this site from AONB Unit records. The AONB cannot therefore offer either support or opposition to the Lawful development submission on this basis.

Should you require any further clarification with regards to this recommendation please contact the CHC AONB Planning Unit. 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.

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. It is noted that as of 4 November 2020 (the date of this dispatch) the LPA web site still shows this proposal as still pending a decision.



Chichester Harbour Conservancy
The Harbour Office,
Itchenor, Chichester, West Sussex PO20 7AW
T: 01243 512301 E: info@conservancy.co.uk



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

CHICHESTER HARBOUR
AREA OF OUTSTANDING NATURAL BEAUTY
PLANNING ASSESSMENT REPORT

CHC AONB Unit Report: Fully Delegated Decision Process

www.conservancy.co.uk

139, Eastoke Avenue, Eastoke, Hayling Island, Hampshire

Planning Application: **APP/20/00819**

Application for Lawful Development Certificate relating to the continued siting of 2x static caravans

Chichester Harbour AONB Unit Recommendation – No objection

Suggested considerations –

- no conditions offered as proposal is for Lawful Development Certificate for an existing use

AONB Planning Approach

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. The LPA should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (Section 85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Chichester Harbour Conservancy, administer and safeguard the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The aim of conserving and enhancing the areas natural beauty requires the Conservancy to consider the proposal on its landscape character aspects. Landscape covers both urban environments as well as countryside and coastal areas.

In carrying out its duties the Conservancy assesses proposals against the following -

- The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019)
- The Chichester Harbour AONB Management Plan (2019-2024 Third Review April 2019)
- The Chichester Harbour AONB Planning Principles (Management Plan version April 2019)
- The Chichester Harbour Area of Outstanding Beauty Joint Supplementary Planning Document (2017)

AONB Planning Principles PP01: Chichester Harbour as a Protected Area, sets out the key overarching approach for the AONB, in that the statutory primary purpose is to conserve and enhance the natural beauty of the area. Great weight shall be given to the protection of the landscape, the conservation of nature, and the special qualities of Chichester Harbour and its surrounding supporting hinterland.

AONB Context

The site is located within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), 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 location is within a built-up area of the AONB protected landscape. The red-line application sites have a visual boundary with a coastal frontage. The proposal would therefore have a visual impact the character of the AONB in this built-up urban locality and to the coastal area.

The sites lie within existing caravan park areas, so much so to be indivisible from their immediate neighbours when considering the character of the area.



Chichester Harbour Conservancy

The Harbour Office,
Itchenor, Chichester, West Sussex PO20 7AW
T: 01243 512301 E: info@conservancy.co.uk

Lawful Development Certificate for Existing Use

To consider this submission the normal and usual consideration of policy documents has to be set aside for consideration of the site specific planning history and records that would establish if the development as the subject of the submission is lawful through the passage of time. Various sources of information are generally considered applicable to this process.

Submitted Proposal and Supporting Documents

Application Form and Plans / drawings : The application form refers to the two static caravans being in place since 11 June 1968 (Question 10). The caravans are on concrete bases and have both mains water and electricity supplied (question 8). There is no independent verification submitted to support these claims as part of the application.

None of the following have been provided to verify the submissions claim –

- Relevant Planning History : There is no recent or relevant planning history available for this site on the LPA public access website.
- Council Tax Bills :
- Utility Bills :
- Sworn declaration : from persons with direct knowledge of the site from the period claimed for the siting of the caravans.
- Rental Agreements :
- Registered Title or Legal conveyance documents:

Applicants Approach

The applicant has made no reference to documentation that would verify the claimed Lawful development.

AONB Unit Assessment

There is no direct knowledge of this site from AONB Unit records. The AONB cannot therefore offer either support or opposition to the Lawful development submission on this basis.

Chichester Harbour Conservancy manage and advise on the
Chichester Harbour Area of Outstanding Natural Beauty
One of the UK's National Landscapes

Assessment 04-11-2020 LPA request reply 27 October 2020 Comment to LPA 04-11-2020
LPA Planning Case Officer: Lesley Wells
Chichester Harbour AONB: David Rothery – Principal Planning Officer

This comment and recommendation is made having regard to the Policy framework:

- Chichester Harbour AONB **Landscape Character Assessment** (CBA update 2019)
- Chichester Harbour **Management Plan** (2019-2024)
- Chichester Harbour **AONB Planning Principles** (Management Plan version April 2019)
- Chichester Harbour **AONB Joint Supplementary Planning Document** SPD (2017)
- National Planning Policy Framework (Revised 2018)
- National Planning Practice Guidance (2014)
- Havant Borough Local Plan (2011/2014)

Visit our webpage – www.conservancy.co.uk/page/planning
One of the UK's National Landscapes