

Houghton, Michelle

From: David Rothery <David.Rothery@conservancy.co.uk>
Sent: 08 October 2020 10:04
To: sarah.roberts@caad.online; sroberts@caad.online; info@caad.online
Cc: Wells, Lesley; Havant Planning and Development Mailbox New
Subject: APP/20/00725 - Boatyard, Marine Walk, Hayling Island, Hampshire

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

To: Sarah Roberts - Critchley Architecture and Design Ltd - acting as town planning agents

Copy: Lesley Wells – Planning Case Officer, Chichester District Council

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Boatyard, Marine Walk, Selmore, Hayling Island, Hampshire

Planning Application: APP/20/00725

Proposal for extension to an existing pontoon

EMAIL SEEKING CLARIFICATION ON SUBMITTED PLANS

Dear Miss Roberts,

The Chichester Harbour Conservancy, administer and safeguard the Chichester Harbour Area of Outstanding Natural Beauty (AONB). We are a consultant of the LPA for proposals within, or adjoining, the AONB. As the planning agent for this proposal submitted to Havant Borough Council (as the LPA), I would appreciate your clarification of a couple of matters relating to the submission. I would also ask when providing your response that you also copy in the LPA planning case officer for their information.

It is noted in the submitted application that the Pontoon is to be an extension of the existing pontoon running out from 'My Lord's Pond' at the Northern point of Wilson's Boatyard, north of Marine Walk. I would appreciate your guidance as to the following matters –

- The location of the pontoon extension, it is stated that the existing pontoon is above the 'Mean Low Water' mark and therefore outside of Crown Land (DAS para.2.3). Is this situation also applicable to the pontoon extension ?
- I can find no explanation in the DAS or the Application Form, as to the reason for the pontoon extension. The underwater surveys works, the physical installation works, and seeking the relevant authorisations from the relevant bodies would not be a minimal cost exercise to the applicant. Could you please provide a reason or rationale for the pontoon extension, as none is clear in the application ?
- In para.4.1 of the DAS you infer informal discussions have been made with the Chichester Harbour Conservancy. Could you advise whom this was with (name and/or role at CHC) and approximately when this took place. Like many complex organisations, The Conservancy has many different roles and functions, the AONB Unit does therefore not have a rolling knowledge of the Harbour Master's day to day works and addressing informal enquiry responses. Your clarification would assist that our records tally between the diverse functions we perform.
- The DAS para.2.2 lists various special designations applicable to the Chichester Harbour. I note that nowhere (that I can find) does the DAS or application Form make reference to the Chichester Harbour Area of Outstanding Natural Beauty (AONB) which is a designation applicable to both the harbour waters as well as

the surrounding coastal area. If I am in error, can you please identify your acknowledgement of, and consideration in terms of the impact the proposal would have within the AONB.

The AONB have various Planning Principals which we would assess the proposal against in making our consultee comment to the LPA. Your consideration of the AONB in the proposals as submitted would help inform our consideration, and hence address some of the questions posed above.

I would welcome your informed early written guidance on this matter so that I may take appropriate action in drafting Chichester Harbour AONB consultation comments on this proposal to be sent to the LPA. Due to the part-time job-share nature of planning cover for the AONB, a reply before the end of this week would be helpful and appreciated, so as to avoid delay in providing our comment to the LPA, to feed into their decision making process.

Thank you in anticipation of your swift guidance on the request for clarity.

David Rothery		Chichester Harbour Conservancy
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