

Your ref: APP/19/00623
Our ref: SRL/CHC/APP/19/00623

15 July 2019

Chichester Harbour Conservancy

www.conservancy.co.uk

Mrs Daphney Haywood
Planning Service
Havant Borough Council
Public Service Plaza
Civic Centre Road Havant
PO9 2AX
(NB – sent by email only)

Dear Daphney

APP/19/00623 – Fowley Cottage 46 Warblington Road Emsworth

Further to its meeting 15 July 2019, the Conservancy's Planning Consultative Committee resolved the following in relation to the above application submitted to Havant Borough Council for its determination: -

"No objection, provided -

- (a) The council secures the necessary SDMP payment to fund ecological mitigation from increased recreational disturbance through a formal legal agreement before the development commences;*
- (b) the council is satisfied that no part of any existing structure needing to be demolished is currently being used as a bat roost;*
- (c) Consideration should be given to handing the dwelling footprint of plot 4, to allow the private path down to the foreshore to be a continuous run (in the interests of crime prevention and ease of manoeuvring a small boat to the water); and,*
- (d) subject to the following planning conditions being imposed: -*
 - *Tree protection to be in place before the commencement of development and retained throughout in accordance with the arborist report recommendations;*
 - *Any tree felling to take place outside the bird nesting season (i.e. not between March to October);*
 - *Agreement of a Construction Environment Management Plan, to ensure that the public right of way in front of the site is not obstructed during the build process;*
 - *Samples of external facing and roofing materials – including solar panels if they are to be installed on roof surfaces - to be agreed (with the Conservancy's preference of colour finishes of a dark hue);*
 - *A management plan should be prepared to maintain the land between the site and the coastal footpath and no structures should be erected within it (i.e. if these areas are to be formally conveyed to any of the residential plots proposed, permitted development rights relating to outbuildings, including swimming pools should be withdrawn);*
 - *Details of a hard and soft landscape design to follow the principles set out in the Terra Firma Landscape Strategy drawing 2067-TF-00-00-SK-L-0001 02 to be submitted for approval/implemented/maintained: the scheme should at least include the replanting of 20 new trees to heavy nursery standard; and,*



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- *Implementation to the incorporation of bat or bird boxes into the fabric of the new dwelling, and wildflower meadow planting, recommended by the applicant's ecologist, to achieve a net gain to biodiversity."*

If you should wish to read the officer report, please go to –

<https://www.conservancy.co.uk/page/committees-and-meetings>

And scroll down to the Planning Committee papers for 15 July 2019.

Yours sincerely

Mr S R Lawrence MRTPI
Principal Planning Officer