

Dear Ms Wells

APP/20/00547 – 133 Eastoke Avenue Hayling Island PO11 9QR

Variation of Condition 4 of planning permission 15465/003 to allow for residential use from 1st March to 31st December

Apologies for the delay in replying.

Recommendation – Holding objection, reasoned below.

I visited the site on 6 August 2020 and having regard to the policy framework* below, make the following observations.

The reason for imposing the original condition (permission granted 5 May 1969) is given as –

“In order to protect the amenities of the locality”.

The Chichester Harbour AONB was in existence from 1964 and can reasonably be considered as such an amenity.

These days, it is the (international) importance of the Harbour for overwintering birds which is of most concern to Conservancy. Whilst promoting economic and social well-being within the AONB is an objective for the Conservancy, this is only where it can be made to be consistent with protection of the environment.

It is noted that Chichester District Council require SDMP payments for tourism units and whilst this is not a case of brand new units, the extended ‘season’ sought by variation of this condition, would increase the potential for recreational disturbance, especially as the site borders the important ecological designations of the Harbour.

If the Council were to negotiate a proportionate payment as part of a S.106 planning obligation, the Conservancy would not oppose such a variation.

Until such time though, the Conservancy is raising a holding objection.

Whilst on-site, it was observed that condition 1 was being observed, with only 16 caravans noted, albeit one had apparently been bricked around/roofed over, unless this structure (in the north west corner of the site) had already been made lawful or had existed prior to application 15465/3 having been made to the council. Otherwise, it would appear to breach condition 3 and certain caravans appeared too close to site boundaries, seemingly breaching condition 2.

Policy framework*

NPPF-1-3, 6-12, 20, 28, 38-42, 47-48, 54-56, 80-82, 127, 130, 155, 164, 170-172, 212-213; **NPPG** – ID’s 6-8; **HBLP** – CS5, CCS8, S11, CS12, CS15, CS17, CS21, DM4, DM9; **HBLPA** – AL1-AL2, DM24; **HBLPPV** – DR1, E4-E5, E14-E16, C2; **CHMP** – 1-3, 8, 12-13.

NPPF – National Planning Policy Framework – (Revised Feb 2019)

NPPG – National Planning Practice Guidance (March 2014 onwards)

HBLP – Havant Borough Local Plan (Core Strategy)(2011)

HBLPA – Havant Borough Local Plan Allocations DPD (December 2013)

HBLPPV – Havant Borough Local Plan (up to 2036) pre-submission version (2019)

CHMP – Chichester Harbour AONB Management Plan (2019-2024)

Yours sincerely

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