

CHICHESTER HARBOUR
AREA OF OUTSTANDING NATURAL BEAUTY
PLANNING ASSESSMENT REPORT

CHC AONB Unit Fully Delegated Officer Decision

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Land at Northney Marina, Hayling Island, Hampshire

Planning Application: **APP/19/00941**

Retrospective

Proposal for continued use of land for siting of temporary brokerage office and three storage units for 3-years duration (revised scheme to Planning Permission APP/18/00423)

Chichester Harbour AONB Recommendation – **No objection**

Suggested considerations –

- a temporary period not in excess of 01 August 2021 (as per APP/18/00423) shall apply to the siting and use of these units as described in the application submission
- removal of the units and reinstatement of land shall take place at the end of the temporary period granted
- within this temporary time period a permanent built solution for the temporary office use shall be prepared for formal planning consideration in the future (i.e. no further temporary permission should be issued)
- the portable cabins shall be painted or finished in olive green or light grey unless otherwise agreed
- only uses within Class B1(a) of the Town and Country Planning (Use Classes Order 1987 (as amended) shall occupy the temporary units
- tree retention and protection measures shall remain during the occupation period

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 (S85 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.

- Landscape Character

The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019) prepared for the Conservancy, identifies 10 Landscape Character Types (areas of broad tracts of land with common landform) and 19 specific Landscape Character Areas (unique areas with a recognisable pattern of landscape characteristics that combine to create a distinct sense of place, and which represent discrete geographical areas of a particular landscape character type).

- Management Plan

The Chichester Harbour Management Plan (2019-2024 Third Review) provides an integrated coastal zone management strategy for the Trust Port and Area of Outstanding Natural Beauty. Relevant policies would include, Policy 1 (Conserving and Enhancing the landscape), and Policy 2 (Development Management).

- Planning Principles

The Chichester Harbour Area of Outstanding Beauty Planning Principles (Management Plan version April 2019) provides guidance on development. These principles set a range of criteria



to be addressed to warrant a favourable consideration in terms of likely impact within and on the AONB. Planning Principle PP01: Chichester Harbour as a Protected Area, and PP02: Safeguarding Marina Enterprises, are applicable to this proposal.

- Joint Chichester Harbour AONB SPD

The Chichester Harbour Area of Outstanding Beauty Joint Supplementary Planning Document (2017) Section 2 indicates four principles that any development proposed in the AONB should be guided by to protect, conserve and enhance natural beauty and wildlife. The SPD is adopted by both Chichester District Council and by Havant Borough Council as part of their planning policy and development control approach.

The adopted guidance requires a clear demonstration that no harm is caused to the AONB.

Relevant Planning History –

The relevant planning history available for this site includes the following –

This site location:

APP/18/00423 – Siting of 5 x temporary offices for a period of three years. Application **Approved for a temporary period expiring on 01-08-2021 by the LPA** on 19 July 2018. CHC commented on 18 July 2018 raising no objection subject to restriction on use classes available to the cabins, fixed term temporary period and tree retention on the site. The submitted and approved site layout plan showed a linear row of five units along the rear (north) edge of the red-line site. The red-line site was a rough triangular area with Alder trees shown to be retained to the eastern boundary of the site (these trees have since been lost). – see attached plans relating to this submission -

Other nearby site location for temporary office uses:

APP/19/00475 – Temporary siting of 2 x storage containers for a 3-year period (renewal of planning permission reference APP/16/00256). Application **Approved for a temporary period expiring on 01-09-2022 by the LPA** on 19 August 2019. CHC commented on 4 June 2019 raising no objection subject to a permanent solution being obtained. Note that the two containers were shown located to the northern part of the site, to the east of the slipway and adjacent to the coastal strip and rear of the car parking area serving the rotundra building, not in the same location or position as the current proposal.

APP/16/00256 – Temporary siting of 2 x storage containers for 3-year period. Application **Approved for a temporary period expiring on 01-06-2019 by the LPA** on 6 May 2016. CHC commented on 4 June 2019 raising no objection subject to a permanent solution being obtained. The two containers were shown located to the northern part of the site, to the east of the slipway and adjacent to the coastal strip and rear of the car parking area serving the rotundra building. Note, not in the same position as the current proposal.

APP/13/00062 - Temporary siting of 2 x containers (13m x 3m) for a period of 3 years. **Application Approved for a temporary period expiring on 25-03-2016 by the LPA** on 25 March 2013. CHC commented on 20 February 2013 raising no objection subject to the containers to be painted dark green or brown. The containers were shown located to the northern part of the site, to the east of the slipway and adjacent to the coastal side and rear of the car parking area serving the rotundra building. Not in the same position as the current proposal.

Contextual Consideration –

The site lies within the rural countryside area within the AONB and adjacent designated areas: RAMSAR, SAC, SINC, SPA, SSSI. The site lies alongside and is close to the coastline and water areas within Chichester Harbour.

Planning Assessment –

- Location

The application site is located to the east side of Northney Road, and to the east of the approach road to the marina complex. The site lies between the car parking area serving the

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hotel to the south, and the rotundra building within the marina complex to the north. This was an area of green amenity landscaping but has been used for boat storage in the past and more recently the siting of temporary business units (see APP/18/00423 dated 19 July 2018).

The portable cabins are retrospective, in that they are already located on the site within an existing hard surface area west of the main marina operational area. The location whilst fronting the marina from the vehicular approach into the marine compound area, is only be partially visible from longer distance views from outside the site. The portable cabins are single-storey and therefore they will be viewed in conjunction with the backdrop to the east of the existing paraphernalia within the marina.

- Proposal

The proposal seeks to use a rectangular area of land with vehicle access from the service road to the south for the siting and use (retrospective) of four portacabin type temporary office units. These are orientated north-south and are located to the rear (north) of the site. Car parking area lies to the hard surfaced area immediately to the front (south) of these units.

Three of the portacabin style units are indicated for office activity and are located to the west and centre of the red-line area, the last is slightly smaller in length and is for storage. The three office units are painted light grey and have window openings to the outward facing elevations, the central two being linked by a cross corridor. The cabins are approx. 12.14m long by 2.96m wide. The fourth unit, the storage unit to the east is painted dark green and measures 9.77m long by 3.09m wide.

- Background

The basis for the provision of these portable cabin units is in connection within the Marina operation and for former office tenants who were located in the adjacent Rotunda building, which was approved for conversion to residential use under reference APP/17/01042. The portable cabin unit offices were indicated as being required for a period of 3 years under the earlier permission APP/18/00423 and therefore the change in arrangement of units, as already taken place, should maintain this temporary timeline.

- Comparison with earlier temporary permission

The application seeks to provide a revised layout to that approved under APP/18/00423 dated 19 July 2018 for a temporary period up to 1 August 2012 (approx. two years time). However, it must be noted that there are some clear distinctive changes between that temporary permission and the current proposal.

- 1 - the red-line site area is a different shape. The pervious one was a generally triangular shape, whilst the current red-line area is more rectangular. The current are may just sit within the eastern half of the former triangular area, but the LPA will need to verify this and that the difference is acceptable within the framework and meaning of the application legislation.
- 2 - the previous red-line are shows a number of Alder trees to the eastern boundary to the footpath, these are not shown on the current red-line plan and have been removed from the site. It is of note that at the time of the previous submission, the retention of the trees to the site boundary was specifically mentioned of being important to be retained and protected. The Conservancy laments the loss and removal of trees from the site.



3 - the arrangement of the units of the site have changed from a row of five uniform square footprint units to the rear (north) boundary to the current layout of four rectangular units occupying the northern half of the smaller red-line site.

- Assessment

The application proposal is retrospective. The portable cabins do not require foundations. They are single storey (2.6m in height) and have a simple modular design appearance. The units are of a standardised portacabin style design with UPVC doors and windows. The layout includes 4 car parking spaces to the western side of the existing hard standing.

The visual impact of the portable cabin units within this area of the Chichester Harbour AONB would be limited. Whilst the previous application promoted and was required to ensure that the landscaping on the site would mainly be retained, particularly along the east boundary in the form of existing trees, this has now been lost. The hedgerow planting along the north elevation to mark a buffer with the adjacent rotunda building has been retained (this is now shown outside the current red-line application site).

It is accepted that the development would be seen in the context of surrounding buildings and in conjunction with the backdrop to the east of the existing paraphernalia within the marina. The proposal would be / is not prominent in the marina setting.

Overall the temporary proposal would not have a long-term impact on the visual amenity of or within the surrounding AONB landscape.

Economically, the proposals could be claimed to accord with the conservancy's Planning Principle PP02 in supporting marine based activity and helping the economic viability of the Marina. The temporary period should enable the marina to accommodate existing staff whilst preparing more comprehensive solutions for the office accommodation.

It should be noted that this is not an acceptable permanent built solution, which ought to be considered for the future, rather than seek renewal of the temporary permission again in 3-years, at which point Conservancy Officers may then be likely to object unless a permanent built solution is offered.

Other Comment –

A copy of this planning assessment report is attached to the consultation comment response to the LPA for information and for open transparency public view.

Site viewed 21-10-2019 LPA request reply 28 October 2019 Comment to LPA : 22-10-19
LPA Planning Case Officer : Lewis Oliver
Chichester Harbour AONB : David Rothery – Principal Planning Officer

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

CHMP – Chichester Harbour Management Plan (2019-2024)
CHAONBPP's Chichester Harbour AONB Planning Principles (adopted 17.10.16 and Management Plan version April 2019)
SPG/SPD – Chichester Harbour AONB Joint SPD (2017)
Havant Borough Design Guide (2011)
HBLP – Havant Borough Local Plan (2011/2014)
HBLPA – Havant Borough Local Plan Allocations DPD (December 2013)
NPPF – National Planning Policy Framework (Revised 2018)
NPPG – National Planning Practice Guidance (2014)

Attached to this report – Application APP/18/00423 plans (location / site / block) for comparison with the current revised layout and red-line application site details.