

CHICHESTER HARBOUR AREA OF OUTSTANDING NATURAL BEAUTY PLANNING ASSESSMENT REPORT

CHC AONB Unit Fully Delegated Officer Decision

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Hollies Caravan Site, 47 Itchenor Road, Eastoke, Hayling Island, Hampshire

Planning Application: **APP/19/01068**

PART RETROSPECTIVE

Proposal for retention of access decking to north elevation (retrospective) and addition of balustrading to decking platform.

Chichester Harbour AONB Unit Recommendation – **No objection**

Suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site
- the decking area could be enclosed with a vertical timber balustrade enclosure to retain a traditional appearance and character

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 PP03: Replacement Dwellings and Domestic Householder Extensions, are applicable to this proposal.

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.



Planning Principles PP08: New Tourist Accommodation, covers tourist caravan siting. This states that the Conservancy is likely to object to applications for new or extended caravan or tourism accommodation sites within the AONB. The Conservancy will consider this approach unless the development can be demonstrated that there would be no harm from visual intrusion, noise, increased recreational activity or erosion of rural character.

The Planning Principles currently do not have any specific planning principle policies relating solely to residential caravan development within the AONB. Planning Principle PP03: Replacement Dwellings and Domestic Householder Extensions, may offer an acceptable approach whilst technically not being specific to such a proposal for caravans, being a movable form of accommodation.

Planning Principle PP03 guidance states that the acceptability of development will be dependent on whether the site can accommodate the proposal while still respecting local character by reflecting the surrounding pattern of development and spaces between buildings (the grain). Acceptability will also depend on the setting of the site within the landscape, and the design, materials and finishes employed.

In this situation, the character and appearance of the fencing enclosures to the decking area is to be considered within the setting of the site and the surrounding environment.

- 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 Joint Chichester Harbour AONB Supplementary Planning Document (SPD) provides detailed guidance on the level of acceptable development within the AONB. All development within the AONB should follow the guidance as closely as possible

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

Relevant Planning History –

There is no relevant or recent planning history available for this site.

Contextual Consideration –

The site lies within the AONB on the boundary of the designation with the built-up settlement suburb of Eastoke on South Hayling Island. The area is designated as RAMSAR, SAC, SINC, SPA, and 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 northern edge of Eastoke within a caravan park accessed from Itchenor Road at its junction with Earnley Road. The caravan park is bordered by Eastoke Avenue to the south and Fisherman's Walk to the west, with the harbour to the north. The individual caravan site is located to the north-west corner of the site.

- Proposal

The proposal seeks to add a timber balustrade to the existing timber decking platform to the north side of the caravan. The decking is also for consideration as retrospective works under this submission. A screening hedgerow is also shown for privacy to the western boundary, but as natural growth this does not require planning approval.

- Assessment

The retrospective decking area to the double doors to the end of the caravan has a low visual impact to the general surroundings and waterfrontage.

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The addition of an enclosing balustrade railing would increase the visual presence of the external raised platform area to the caravan. This in itself would not be viewed as having a significant impact on the appearance of the caravan in isolation within the caravan park when viewed from the waterside.

- Summary Conclusion

The proposal provides a physical enclosure to the raised decking platform to the north end of the caravan, directly facing the waterfront of the harbour. The proposal increases the visual appearance of the caravan, but in isolation within the arrangement of caravans fronting the coastal strip to Fisherman's Reach, this proposal is unlikely to significantly harm the character of the AONB.

Given its setting, the proposal is considered in this circumstance not to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB). The proposal is unlikely to have any significant impact or effect on the AONB in terms of character or in relation to wildlife.

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 visited 11-11-2019 LPA request reply 22-11-2019 Comment to LPA 12-11-2019
LPA Planning Case Officer : Bee Crawford
Chichester Harbour AONB : David Rothery – Principal Planning Officer

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

- CHMP** – new Chichester Harbour Management Plan (2019-2024)
- CHAONBPP's** Chichester Harbour AONB Planning Principles (adopted 17.10.16 and management plan revised version 28.01.2019)
- 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)



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