

Daphney Haywood
Planning Services
Public Service Plaza
Civic Centre Road
Havant PO9 2AX

N.B. - By email only

13 July 2020

Dear Daphney,

Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH

APP/20/00376 – Retain the existing 'Fowley Cottage' dwelling and tennis court and construct nine new dwellings and 1No. garden studio (Revised)

Thank you for consulting The Conservancy and allowing an extension of time to comment.

At the meeting of its Planning Committee today, Conservancy Members remarked on the drainage solution to serve the development and whether capacity to treat sewage existing at the Thornham Waste Water Treatment Works and wishing to add to the Officer recommended planning conditions to ensure an appropriate drainage solution was delivered to both serve the development, safeguard water quality in Chichester Harbour and ensure flood risk was not increased off-site. Subject to those observations, the following was resolved in terms of the above planning application –

“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; and,

(b) 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permitted development rights relating to outbuildings, including swimming pools should be withdrawn);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 previous Terra Firma Landscape Strategy drawing 2067-TF-00-00-SK-L-0001 02 (submitted under application APP/19/00623), to be submitted for approval/implemented/maintained: the scheme should at least include the replanting of 20 new trees to heavy nursery standard;
- All external lighting to be submitted for approval and be so designed to minimise impact on the setting of the AONB;
- Implementation to the incorporation of bat or bird boxes into the fabric of the new dwelling, and wild flower meadow planting, recommended by the applicant's ecologist, to achieve a net gain to biodiversity and,
- The submitted foul and surface water drainage solution shall be fully implemented to ensure the development is properly serviced, that water quality in Chichester Harbour is safeguarded and that flood risk off-site is not increased."

If you wish to see a copy of the Conservancy's report, please go to –

https://www.conservancy.co.uk/assets/files/cms_item/447/d-13_July_2020_Planning_Committee_Agenda_and_Papers-98X0jzODb0.pdf

- for the 13 July 2020 Committee papers.

Yours sincerely,

S Lawrence MRTPI
Principal Planning Officer
Chichester Harbour Conservancy