

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 23 January 2020 09:30
To: Haigh, Sascha
Cc: Havant Planning and Development Mailbox New
Subject: RE: Yacht Haven development Condition 3 Materials

Dear Sacha,

APP/13/00317 - Construction of 6 No. 5 bed detached houses, 1 No. detached boat store and ancillary office building, 1 No. detached boat store for sailing charity use with hardstanding, pontoon restricted to 12 berths (6 for house residents and 6 for non residents), improvements to slipway, beach, reposition concrete sea defence to side of slipway, coastal footpath and the creation of one area of coastal meadow and one area of conservation grassland. (Revised application.) (Approved 24.11.15).

Request to discharge condition No.3 (28.03.19 samples) – updated natural timber cladding sample advised to the Conservancy 10.1.2020.

Yacht Haven Development Site, Copse Lane, Hayling Island

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Natural treated shiplap Accoya (LTCA02) timber cladding is acceptable in further part discharge of Condition 3 for the approved commercial elements.

I firstly apologise for the delay in replying, due to needing to prioritise Committee work.

The site immediately abuts, but is not within the AONB.

A site visit was made by the Harbour Master from the water 5.4.2019, where a photographic record was made and has informed these comments.

Finally, I have based these comments on the Policy framework* below and what I understand to be the approved elevational drawings set out on the decision notice dated 27 November 2015.

Yours sincerely

Steve Lawrence MRTPI,
Planning Officer,
Chichester Harbour Conservancy,
Harbour Office,
The Street, West Itchenor,
PO20 7AW

*Policy framework

NPPF – 8, 11, 38, 47, 124-127, 130, 172; **NPPG** – ID's 8, 26; **HBLP** – CS11, CS12, CS16, DM9; **HBLPA** – AL1; **PSVHBLP** – DR1, E1, E3-E5; **CHMP** – 1-2; **PP** – 01, 03; **SPG/SPD**.

NPPF – National Planning Policy Framework (2018)
NPPG – National Planning Practice Guidance (2014)
HBLP – Havant Borough Local Plan Core Strategy (2011)
HBLPSA – Havant Borough Local Plan Site Allocations DPD (2014)
PSVHBLP – Pre-submission version Havant Borough Local Plan (2019)
CHMP – Chichester Harbour Management Plan (2014-2019)

Yours sincerely

Steve Lawrence MRTPI
Principal Planning Officer (Job share with David Rothery)
Chichester Harbour Conservancy
Harbour Office
The Street
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PO20 7AW

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From: Haigh, Sascha <Sascha.Haigh@Havant.gov.uk>
Sent: 10 January 2020 11:16
To: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Subject: Yacht Haven development Condition 3 Materials

Dear Steve,

I am working on the outstanding conditions to be discharged on the Yacht Haven development site. I have compiled a list of the materials which have been proposed for the development for your consideration.

The most recent change is the proposal of a timber cladding as an alternative to the Cedral click wood which was initially put forward and which the harbour conservancy had concerns about on previous consultation. The material now proposed for cladding is Accoya Timber which will be left in its natural stain with no treatment, a sample has been submitted to the council and I have uploaded pictures to the case file and I have attached to this email for reference.

For the **residential** development the following materials are proposed:

K Rend- pewter grey- (the conservancy have previously accepted this as an appropriate muted colour)
Alwitra Evalon V- Dark grey – (this is the darkest shade available)
Stone Cladding- Nordic (substituting thin slate)- This is an alternative put forward since the last consultation comments from CHC
Rehau Upvc windows and doors (previous consultation deemed these as acceptable)
Balconies- FH Brundle pro railing/pro glass, stainless 316
([https://www.fhbrundle.co.uk/groups/STAIN316 Stainless Steel 316](https://www.fhbrundle.co.uk/groups/STAIN316_Stainless_Steel_316))
Cladding- Accoya timber cladding, left in its natural stain with no treatment (photos attached)

For the **commercial** development the following materials are proposed:

Marley Edgmere slate grey – acceptable to CHC
Accoya timber Cladding, left in its natural stain with no treatment

Rehau upvc doors and windows

Boat store walls- Accoya timber cladding, left in its natural stain with no treatment.

Both the developer and ourselves in the planning team at the council are keen to get this application discharged as soon as possible and therefore I would appreciate your comments on these materials within the next 14 days if possible. I appreciate that there have been a lot of changes to the materials proposed throughout the course of this discharge of conditions application so please do not hesitate to contact me if you have any queries.

Kind regards,

Sascha Haigh

Planning officer: Conditions Discharge and Compliance

Planning Services

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