

Dear Rachel

Land north of Havant Road and west of Selangor Ave, Emsworth

APP/19/00107 – Display of 1No. external V stack sign and 2No. flag pole signs

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to signage being removed once all dwellings have been completed.

I apologise for the delay in replying, owing to needing to prioritise Committee work and commenting on emerging local plans. I appreciate this application has now been determined, but wanted the Conservancy's views placed on the public record.

A site visit was made 18.2.2019. Having regard to the Policy framework* below and having regard to the fact that only matters relating to amenity and highway safety fall to be considered, I make the following comments.

Some contractors were on site and an element of boundary hedging had been removed, in readiness to form the main site access to Havant Road, in terms of the housing development approved for 147 dwellings under decision APP/16/00774.

There is generally good highway visibility, where the signage is to be positioned and the stack 'V' sign would not be illuminated. The Conservancy is pleased that no illumination is proposed, given the position opposite the AONB, which at the current time (leaving aside the elevated A27) is more rural than urban in character. It is accepted that construction vehicles need a marker to locate the site to make their deliveries of materials. There is a footway on the AONB side of the street, so overall, no conflict with the safety of those walking in the AONB is predicted.

At 5m high, the stack sign is considered to be disproportionately tall and the Conservancy would have liked to have seen a shorter sign.

*Policy framework

NPPF – 124, 130, 132, 172; **NPPG** – ID's 8, 21a; **HBLP** – CS11-CS12, CS16; **HBLPSA** – DM21; **DENP** – D1, D8; **PSVHBLP** – IN3, E1, E3, E6; **CHMP** – LS1, BD11;

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)

DENP – Draft Emsworth Neighbourhood Plan (2017)

PSVHBLP – Pre-submission version Havant Borough Local Plan (2019)

CHMP – Chichester Harbour Management Plan (2014-2019)

SPG/SPD –

Borough Design Guide

Emsworth Design Statement

Yours sincerely

Steve Lawrence MRTPI

Principal Planning Officer (Job share with David Rothery)

Chichester Harbour Conservancy

Harbour Office
The Street
West Itchenor
PO20 7AW