

Consultee Comments for Planning Application APP/19/00475

Application Summary

Application Number: APP/19/00475

Address: Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH

Proposal: Temporary siting of 2No. storage containers for a 3 year period.(Renewal of planning permission reference APP/16/00256)

Case Officer: David Eaves

Consultee Details

Name: Consultee Chichester Harbour Conservancy

Address: The Harbour Office, The Street, Itchenor PO20 7AW

Email: planning@conservancy.co.uk

On Behalf Of: Chichester Harbour Conservancy

Comments

Dear David,

APP/19/00475 Northney Marina Office, Northney Marina, Hayling Island PO11 0NH Temporary siting of 2 No. storage containers for 3 year period (renewal of planning application APP/16/00256).

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation No objection, subject to a permanent built solution being considered in the future.

The site falls outside the urban area which Policies CS17/AL2 relate to.

There is some visibility of the site from the Harbour.

Following a site visit made 4.6.19 (where it was noted only one shipping container was present on site) and having regard to the Policy framework* below, the storage of two containers, notwithstanding the property's siting within the AONB, would not have a permanent adverse effect on the AONB and help support recreational boating/sailing in the Harbour having regard to crime prevention.

However, Conservancy Officers are still disappointed that a permanent built solution is not being offered.

Whilst writing, it is noted the application site falls within the emerging local Plan KP3 Policy

boundary. The Conservancy is opposing the allocation of that part of Northney Marina for housing and will contest this at the forthcoming Examination in Public.

*Policy framework

NPPF - 1-3, 6-12, 28, 38-42, 47-48, 54-55, 83-84, 91, 96, 102, 105-106, 124-128, 130-131, 163-164, 166-167, 170-172, 174-175, 212-213; NPPG IDs 6-8, 26 & 37; HBLP CS1, CS7-CS8, CS11-CS12, CS16-CS17, DM1, DM8, DM9); HBLPA AL1-AL2; Emerging local plan - DR1, KP3, E1-E5, E11, E14, E16, ;CHMP 1, 2, 10, 13; SPD.

NPPF National Planning Policy Framework (Feb 2019)

NPPG National Planning Practice Guidance (March 2014 onwards)

HBLP Havant Borough Local Plan (Core Strategy)(2011)

HBLPA Havant Borough Local Plan Allocations DPD (December 2013)

The emerging local plan 2036 Pre-submission Draft (2018).

CHMP Chichester Harbour AONB Management Plan (2019-2024)

SPD

Borough Design Guide (2011)

Joint CHAONB SPD (2017)

Yours sincerely

Steve Lawrence MRTPI,
Principal Planning Officer,
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