Chichester District Council

Havant Borough Council
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If calling please ask for:

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Our ref: SPEC/18/01930/AD J
Your ref: 18/00672

6th August 2018

Dear Sir or Madam

Proposal: Ref: APP/18/00672
Erection of 46no. dwellings with associated parking, access from Westwood Close, diversion of Havant Footpath 73, landscaping and surface water drainage. Felling and works to trees within Area A1, subject to TPO 2071.

Location: Havant Borough Council Civic Offices Civic Centre Road Havant PO9 2AX

Thank you for notifying Chichester District Council (CDC) on this application, for 46 new dwellings.

The application site lies in the Plan Area of Havant Borough Council however, the propsal is within 10m of the boundary of the Parish of Westbourne and Chichester District Council. The proposal site is 245m west from the Settlement Boundary of Westbourne, a third tier settlement in the Chichester Local Plan. The proposal site is 1.2km from the South Downs National Park.

I have noted the following from CDC's own Mapping System:

- The application site lies adjacent to an Archaeological Priority Area
- Evidence of Water Vole network and habitat in close proximity to the site
- Evidence of Bat commuting network and habitat in close proximity to the site.
- The site lies within the 5.6km buffer for Chichester and Langstone Harbour SPA.
- The application site lies within the flood zones 2 and 3.

Whilst the application site lies outside the Chichester Local Plan area, consideration can be given to the following relevant policies of the Development Plan.

Chichester Local Plan

Policy 2: Settlement Hierarchy

Policy 45: Development in the Countryside

Policy 47: Heritage and Design

Policy 48: Natural Environment

Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours Specila Protection Areas.

The Draft Westbourne Neighbourhood Plan

The Draft Westbourne Neighbourhood Plan is currently at Examination stage having passed through the Regulation 16 consultation stage. The Examiner, Mr Jeremy Edge, conducted a Public Hearing on the 25 Octover 2017. The Inspectors report is now with CDC, further Habitat Regulations Assessment is now required following the European decision of *People Over Wind, Peter Sweetman v Coillte Teoranta*. Moderate weight can be attached to the Draft Westbourne Neighbourhood Plan.

Policy: Policy LD4: Local Gaps

Policy BD1: Biodiversity Opportunity Area and SNCi Policy

Policy BD2: Natural Environment Policy

Comments

This proposal is located within a river plain, where the land is characteristically flat. This is noted in the LVIA and therefore consideration should be given to the landscape impacts of such a proposal. It is also noted that the application site lies within an area of flood zone where residential development, as a vulnerable use, is normally restricted (zones 2 and 3). National policy indicates a sequential test should be undertaken. Furthermore, it is noted that the public footpath would be forced to the east into the area most likely to flood, as would the open space which could prevent it from be available and usable.

Due to the water environment, CDC records show watervole habitat and network within the river floodplain. Bats are also known to be in close proximity to the site. Appropriate ecological mitigation and enhancement should be put in place, should planning permission be granted.

Map generated from Environment Agency.

The site is within an area known by CDC for archaeological potential and therefore care should be taken, and appropriate measures put in place, to consider the historic importance of the site.

The design and access statement is lacking in any design evolution information, and with reference to its countryside location. Care should be taken in ensuring the proposed development is in-keeping with the local character and appearance of the area.

The development should be screened under the Habitats Regulations. This site falls with the 5.6km buffer zone of Chichester harbour SPA. An Appropriate Assessment should be undertaken on this proposal, and this is unavailable to view on the file, following the decision of the European Court of *People Over Wind, Peter Sweetman v Coillte Teorantal.* Havant BC should be content that the propsal does not significantly impact the special characteristics of the SPA.

Yours faithfully

Rhiannon Jones BSc (Hons) MA MSc MRTPI
Senior Planning Officer
Majors and Business Team, Development Management.