

RE: APP/18/00423 - Land at Northney Marina

Dear Rachael,

Land at Northney Marina, Northney Road, Hayling Island

APP/18/00423 – Siting of temporary offices for a period of three years

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to –

- Only use within Class B1(a) of the Town and Country Planning (Use Classes Order 1987 (as amended));
- implementation with the specified materials;
- tree retention and protection during the build process; and,
- removal and reinstatement of land at the end of the temporary period granted (no more than 5 year term suggested).

Firstly, apologies for the delay in replying, but I am facing a continuing backlog of work and now only work 2 days a week. I did send Natural England an interim response on 24.5.18.

Following a site visit made 22.5.18 and having regard to the Policy framework* below, the proposed units, would not be too visible from the overall entrance to the site or the Harbour, but clearly visible from within the site.

I could see no existing office building (shown on Cover Storey drawing 18001/P210) when making my site visit so I assume it had already been demolished/removed.

I assume the units are to decant those having to leave the adjacent 'Rotunda' building, given the prior approval granted to change to residential use under reference APP/17/01042, albeit this is not clear from the submitted design and access statement to justify the need for further (net 357 sq.m) built form outside the development plan defined 'urban area'.

It is accepted that the development would be seen in the context of surrounding buildings and therefore not be prominent in the AONB landscape.

By helping the economic viability of the Marina, the proposals would also accord with the conservancy's own planning principle PP02. It is not really understood why the applicant is only seeking temporary permission and no length of temporary period has been specified in the submitted particulars. However, given the pre-fabricated nature of the structures proposed it is considered that no longer than a 5 year term ought to be granted.

The Conservancy supports the applicant's desire to retain trees that exist on the site

*Policy framework

NPPF paragraphs 14, 17, 19, 28, 56-58, 60, 64, 99, 109-113, 115 and Section 12; **NPPG** - ID's 6-8, ID21a, ID26; **Havant Borough Local Plan (Core Strategy) 2011/ Havant Borough Local Plan (Allocations) 2014** – CS2, CS12, CS14-CS17, CS20, DM3, DM8-DM11, DM14, AL1, AL2; **Chichester Harbour AONB Management Plan 2014-2019** - LS1, LS4, NC1, NC5, BD1-BD3, EG1, EG3-EG4, WW2, WQ1, WQ4, CD1; **CHC Planning Principles** – 01, 02; **SPG/SPD** – Joint CHAONB SPD; Borough Design Guide; Northney & Tye VDS.

Yours sincerely

Steve Lawrence MRTPI,
Planning Officer (Job Share with Kevin Townroe),
Chichester Harbour Conservancy,
Harbour Office, The Street,
West Itchenor, PO20 7AW