

Dear Sir/Madam,

Thank you for the extension of time for this referral, this item was presented to the Chichester Harbour Planning Consultative Committee this morning. Please see the comment below for your consideration and assistance.

Response/Comment/s

From: Havant Borough Council

Reference: APP/18/00593

Address: No.1 Northney Cottages, Northney Road, Hayling Island, PO11 0DW

Proposal: Erection of a pair of 3 bed semi-detached houses on former garden of number 1 Northney Road (resubmission of APP/17/00304)

Date: 16 July 2018

Planning Consultative Committee/Officer decision

Recommendation: That Chichester District Council, as local planning authority be advised that Chichester Harbour Conservancy raises no objection in principle subject to review and consideration of the following comment/s and/or condition/s recommended:

Observation / Conditions / notes:

Observations:

- a) It is noted that pursuant to Policy PP04 – *Creation of New Dwellings and Residential Institutions*, of the Chichester Harbour Planning Principles, the proposed development is not within an existing settlement boundary, does appear to have demonstrated that the existing wastewater treatment plant/s have capacity, and not demonstrated how recreational disturbance will be adequately or appropriately mitigated/addressed, and the sustainability of this location appears questionable. i.e. there are no shops and/or local amenities, is car reliant/dependent, extends the existing ribbon development along Northney Road and the resulting loss of trees, already taken place, has undermined the nature conservancy efforts of the AONB and its setting.
- b) The location of the subject land is not within a defined urban area and is not brownfield land but rather open countryside and is considered as 'Non-urban'.
- c) There are concerns with clarity and intent relating to the landscaping plan, no clarity is provided which demonstrates protection of the existing hedgerows and proposed tree planting within the site that would promote the conservation and enhancement of the special qualities of the AONB setting and its habitats and species.
- d) Consideration being given to changing the windows from white UPVC to a more sustainable wood and be of a darker/subdued colour.

REQUEST FOR CONSIDERATION SHOULD APPROVAL BE GRANTED

In the event that Havant District Council consider approval of the proposed development the Chichester Harbour Conservancy request that the following conditions are considered:

Conditions:

1. Demolition/ building works are restricted (e.g. piling) is restricted to Mar-Sept to avoid noise leading to bird disturbance.
2. That the developer contributes the appropriate per dwelling rate in respect to recreational disturbance of the Solent SPAs and SAC.
3. Prior to the commencement of any site works, an amended landscaping plan is submitted to and approved by the local authority.

Advice Note: In relation to condition 3 the landscaping plan should include a species legend, annotation/s that surrounding hedge and trees to north, south and west boundaries are to be retained to ensure some screening and that established habitats survive. Additionally, consideration to be given to native tree planting to front car bays and more substantial species to the rear of the site that would enhance and conserve the AONB and its native wildlife. This should be demonstrated on a landscaping plan and an associated condition included to ensure planting is carried out and maintained as such in perpetuity.

Notes:

- i) Consideration being given of a design, internally, to be inclusive and accessible for those living with disability i.e. wider door entries etc.
- ii) The resulting one (1) car bay arrangement at No.1 Northney Cottages and lack of vehicle manoeuvrability within the site may benefit from a review.
- iii) Vegetation / trees – It is noted that between June 2011 and June 2016 significantly large mature trees appear to have been systematically removed along the western and southern boundaries. It is further noted that No.1 Northney Cottages has created a single access driveway for one vehicle and no on-site maneuvering and lack of sight lines, having potential to create a road safety issue, further to this another tree has subsequently been removed to make way for this access and the remaining vegetation in the front garden has become gravel.

***Policy framework**

HBCBDGSPD – Havant Borough Council Borough Design Guide Supplementary Planning Document (2011)

CHMP – Chichester Harbour Management Plan (2014-2019)

PP – CHC Planning Principles (adopted by CHC 17/10/2016)

BNP – Bosham Parish Neighbourhood Plan (2014 – 2029)

SPD – Joint Supplementary Planning Document (16 May 2018, 19 July 2017)

Yours faithfully

Kevin Townroe, MPlA, Planning Officer, Chichester Harbour Conservancy, Harbour Office, Itchenor, Chichester, West Sussex, PO20 7AW

www.conservancy.co.uk