

Michelle Houghton

From: Steve Lawrence <steve.lawrence@conservancy.co.uk>
Sent: 16 December 2016 10:23
To: Daphney Haywood
Cc: Planning and Development Shared Mailbox; Rosie Spanner; Havant Auto-Reply
Subject: Land North of Havant Road and West of Selangor Avenue, Emsworth
Attachments: Land north of Havant Road and west of Selangor Avenue, Emsworth.pdf

Dear Daphney,

Further to its meeting on 5 December 2016, the Conservancy's Planning Consultative Committee made the following resolution.

APP/16/00774 –

Site: Land North of Havant Road and West of Selangor Avenue, Emsworth

Proposals: Erection of 192 dwellings with associated parking, access, landscaping, and surface water drainage, pumping station and sub-station.

RESOLUTION

That Havant Borough Council be informed that Chichester Harbour Conservancy objects on the grounds of:-

- Recreational disturbance to the AONB coastline, especially given that a permissive path close to the site entrance leads directly south to the Harbour shoreline;
- Infilling a recognizable gap between areas of built form, thus harming the setting of the adjacent AONB and foreground to the South Downs.
- Eroding a 'green wildlife corridor', where access for wildlife moving south from land north of the A27 is via the railway line passing under the A27;
- This in turn would weaken the stance taken to protect similar 'gap' land on the south side of the A259 and thus represents a dangerous precedent.
- That the Conservancy does not accept the approach of using private package sewerage works because their on-going future maintenance cannot be guaranteed;
- And that without adequate waste water treatment, there are real concerns that groundwater and ordinary watercourses feeding into Chichester Harbour would become polluted, harming important international, national and local nature conservation interests there.

If however, Havant Borough Council are minded to grant approval, this should be subject to a number of clauses in a suitably worded S.106 legal agreement to (a) mitigate for the impact of increased recreational disturbance to the Chichester Harbour SPA within Chichester Harbour, in accordance with the agreed protocols under the Solent Recreation Mitigation Project (SRMP) and ensuring the delivery, retention and maintenance of open spaces within the layout and, (b) ensure that the waste water pumping station/package treatment works is designed and installed to the recognized industry standard and in perpetuity maintenance is in place before any of the development is first occupied and continues to operate for the life of the development.

I attach the report considered for your file.

Yours sincerely

Steve Lawrence MRTPI
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NB - Mrs Linda Park MRTPI is now on maternity leave so all planning correspondence should come to me.

Did you know there are lots of disabled access paths and facilities within Chichester Harbour? The *Solar Heritage*, our solar powered catamaran also has a wheelchair lift. For more information on access to the Harbour [click here](#).

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