

Heritage Team Response

Date – 22/5/2024

APP/23/1057 – Land opposite 56 Bath Road, Emsworth

Site

The site is located on the quay side wall opposite No. 56 Bath Road which is a semi-detached, two-storey dwelling. To the west of the application, is the Emsworth sailing club. To the east of the site is the quay footpath. The site is located within the boundary of the Emsworth Conservation Area and the Chichester Harbour AONB.

Proposal

Erection of a 0.77 m high flood prevention wall running 13.2 m in length and incorporating a temporary flood barrier gate at the top of the beach access steps.

Legislative and Policy Context:

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

NPPF

The revised NPPF (December 2023) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in paragraphs 194 – 214.

Local Plan

Local planning policy comprises the adopted Havant Borough Local Plan Core Strategy 2011, along with the Allocations Plan 2014. With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

‘Protects and where appropriate enhances the borough’s statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest’.

Policy CP16 (1a) of the Core Strategy states that:

‘Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site’.

Policy DM20 of the Allocations Plan states that:

'Planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Emsworth Neighbourhood Plan

The Emsworth Neighbourhood Plan has now been adopted and has relevant policies which are applicable to this application:

Policy H1 – Design and Heritage

Policy H2 – Locally Listed Buildings

Assessment

The proposal is for a new flood wall to be located opposite the front entrance to No. 56 Bath Road on the quay side of the public footpath. The proposed wall would be 0.77m in height and extend for a distance of 13.2m and incorporate a temporary flood barrier gate at the top of the beach access steps.

Whilst this would be a very visible barrier on the footpath, it would be under a metre in height and therefore, would not be visually overbearing. If constructed with an appropriate brick to a high standard, it would be unlikely to result in harm to the significance of the Emsworth Conservation Area, as a designated heritage asset. However, the application is currently lacking in detail and therefore whilst the principle of the wall is supported, this is subject to more detailed plans being submitted for approval.

Conclusion

HOLDING OBJECTION subject to the submission of the following information:

1. A more detailed elevation of the wall showing the proposed brick bond, brick type and finish of the proposed wall.