

Dear David,

Complete Marina site, Northney Marina, Hayling Island

APP/16/00582 – Installation of 1.8m high metal sliding gates to existing roadway entrance

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with the specified materials.

Following a site visit made 4.7.16 and having regard to the Policy framework* below, the proposed security gate, would not be visible from the overall entrance to the site, but clearly visible from the Langstone Hotel's car park.

I am pleased to see the applicant intends to colour finish the gate blue. Can this please be conditioned. Trees to the left as one goes in are just conifers and where the gate would slide to when opened would not seem to affect them, albeit I noted some excavation/clearance of earth had taken place there.

Given the more 'urban'/commercial character of the area, the advice on page 45 (5th bullet point up) of the Northney and Tye VDS, does not seem necessary to follow.

As such, it would have no adverse impact on the AONB or the purposes of its designation and the character and appearance of the Emsworth Conservation Area would be preserved.

Yours sincerely

Steve Lawrence MRTPI,
Planning Officer,
Chichester Harbour Conservancy,
Dell Quay,
PO20 7EE

*Policy framework

NPPF paragraphs 14, 17, 56-58, 60, 64, 99, 109-113, 115 and Section 12; NPPG: ID8, ID21a, ID26; CS12, CS16, DM8, DM9: Havant Borough Local Plan (Core Strategy) 2011; AL1: Havant Borough Local Plan (Allocations) 2014. Chichester Harbour AONB Management Plan 2014-2019: BD1; CHC Planning Guidelines – B3; Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions; Borough Design Guide; Northney & Tye VDS.

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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