

Chichester Harbour Conservancy

APP/15/00685

www.conservancy.co.uk

DEVELOPMENT SITE NORTH OF, GOLDRING CLOSE, HAYLING ISLAND

VARIATION OF CONDITION 2 OF PLANNING PERMISSION APP/14/00488
(APPROVED PLANS) TO REPLACE EXISTING APPROVED SOFT LANDSCAPING
LAYOUTS

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 & 115; CS11, CS12, CS16, CS17, DM8: Havant Borough Local Plan 2011; AL2, DM23, DM24: Havant Borough Local Plan (Allocations) 2014. Chichester Harbour AONB Management Plan 2014-2019: BD1, BD2, BD3. CHC Planning Guidelines B2, B3. Chiches

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

Following on from our comments dated 19th August 2015 which raised a concern about a gap in the proposed planting along the eastern boundary with the AONB which had appeared on the plan, we note that this gap has now been partially in-filled with planting. However, it still shows a gap between planting where the inspection chamber for the attenuation pond would be located. We would question whether this could be moved back to a position behind the planting, so that the gap can be properly infilled as per the approved plan, in order to ensure a sufficient green buffer to the adjacent AONB is maintained in the interests of conserving and enhancing the natural beauty and rural setting of the AONB, and to minimise disturbance to wildlife (such as Brent Geese) using the adjacent field and nearby Harbour.

We would also reiterate our comments regarding the importance of retaining and supplementing the existing eastern boundary hedge as per condition 9 of the reserved matters approval.

DATE CONSIDERED

28/10/15

CONSIDERED BY

Chichester Harbour Conservancy Officers under delegated powers

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:-

- Possibility of moving the inspection chamber adjacent to the eastern boundary further west be investigated so that the planting gap can be properly infilled to more closely reflect the approved plans and safeguard the natural beauty and nature conservation interests of the adjacent AONB.



Chichester Harbour Conservancy

The Harbour Office,
Itchenor, Chichester, West Sussex PO20 7AW
T: 01243 512301 E: info@conservancy.co.uk

