

Chichester Harbour Conservancy

APP/15/00534

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SHALLOWS, WOODGASTON LANE, HAYLING ISLAND, PO11 0RL

SUPPLEMENTARY WALL TO EXISTING SEA DEFENCES; CLADDING TO SAME WITH ASSOCIATED EARTHWORKS.

PLANNING POLICY FRAMEWORK

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

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

This property lies within a cluster of houses set well back from the water on the north side of Mill Rythe, outside the urban area. The area is highly sensitive to change, comprising coastal grazing marsh and an undeveloped character to the coastal edge.

The application seeks to retain the existing low concrete sea wall, and to construct a new wall on top of this wall, in facing concrete and clad in new hardwood sleepers. A new drain would be constructed behind this, underneath a new raised grass bank leading backwards from the top of the new sea wall. The new wall would be 800mm high. A new flood gate in matching timber would be installed at the top of the existing slipway, at a lower height than the new sea wall.

Conservancy Officers met the applicant's agent prior to the application being submitted and we raised no objection in principle, subject to confirmation that the proposed works would not encroach into the designated intertidal area, and a suitable method statement being submitted which ensures no detrimental impacts to nature conservation interests.

It is noted that the proposed works would not encroach into the intertidal area which is subject to various international and national nature conservation designations (SPA, Ramsar, SAC, SSSI). As such, there would be no direct land-take from the proposed works and therefore no need for compensatory measures.

We would support the response of Natural England and would ask for appropriate conditions to ensure that contractors carrying out the work do so in accordance with the submitted method statement and are aware of the status and legal obligations attached to the designated sites covering the foreshore area adjacent to the proposed sea wall, and that all materials, equipment and machinery will be stored in a compound within the curtilage of the property. We would also support the response of the Senior Ecologist regarding the need to mark out the area of Orchids to avoid these being trampled by contractors.

In terms of visual impacts, the proposed wall would be of a modest height clad in hardwood which would weather naturally over time and give the proposed wall a relatively natural appearance in this exposed part of the AONB landscape, in comparison with concrete which has been used for sea defence walls along this stretch of Mill Rythe. The adjacent property 'Langness' has recently been granted permission for a similar sea wall faced with timber sleepers, which are considered to be an appropriate treatment in this part of the Harbour given the mix of sea defence types at adjacent properties (including other examples of timber), and therefore accords with the Conservancy's Planning Guideline Policy E8b.

DATE CONSIDERED

02/07/15

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:-

- appropriate conditions be included on any permission to ensure that:
 - The works are carried out outside the overwintering bird season (October to March inclusive);
 - contractors carrying out the work do so in accordance with the submitted method statement and are aware of the status and legal obligations attached to the designated sites covering the foreshore area adjacent to the proposed sea wall,
 - that all materials, equipment and machinery will be stored in a compound within the curtilage of the property; and
 - the area of Orchids is clearly marked during the works to avoid these being trampled by contractors.