

Supporting Design Statement

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Proposed replacement dwelling at 3 Swans Walk

Location: 3 Swans Walk, Hayling Island, PO11 9TX

Ref: PA/133

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CONTENTS

1.0	INTRODUCTION	3
	SUPPORTING STATEMENT	
2.1	SITE & DESIGN CONTEXT IN RELATION TO THE AONB	4
2.2	IMMEDIATE SITE CONTEXT	5
2.3	DESIGN PHILOSOPHY	6
2.3.2	GENERAL	6
2.3.3	FORM	6
2.3.4	SCALE AND MASS	6
2.3.5	LAYOUT AND MASS	7
2.3.6	APPEARANCE, MATERIALS AND DETAILING	9
2.3.7	NORTH FACADE	10
2.3.8	LANDSCAPING AND PLANTING	11
2.3.8	CONSULTATIONS	11
2.4	CONTEXT VIEWS FROM MY LORDS POND	12
2.5	ACCESS	17
2.6	SUSTAINABILITY	17
3.0	SITE WASTE MANAGEMENT PLAN	18
	PLANNING STATEMENT	
4.1	INTRODUCTION	19
4.2	NATIONAL PLANNING POLICY FRAMEWORK	19
4.3	CHICHESTER HARBOUR AONB DESIGN GUIDELINES	21
4.4	HAVANT BOROUGH COUNCIL LOCAL PLAN	22
5.0	CONCLUSION	23
	APPENDICES	
A	RELEVANT EXTRACTS FROM THE HAVANT BOROUGH COUNCIL CORE STRATEGY	24
B	PHOTOGRAPHIC RECORD OF THE PROPERTIES FRONTING MY LORDS POND	26

1.0 INTRODUCTION

This Supporting Design and Planning Statement has been prepared in support of an application for detailed planning permission for the replacement dwelling at number 3 Swans Walk, Hayling Island. The document sets out the nature of the existing site, the development proposals and the design rationale for the approach adopted. This statement should be read in conjunction with the architect's drawings and the other reports submitted with this application.

Pre-application consultations with both the Local Planning Authority and Chichester Harbour Conservancy have taken place in the form of meetings and various exchanges of views and design ideas. This analysis and consultation has confirmed that there is no objection in principle to the redevelopment of 3 Swans Walk to provide a replacement dwelling and the results of these discussions and negotiations have been taken into account in formulating the overall design and architectural detailing.

The proposal is submitted on behalf of the owners and will replace the existing dwelling with a new, highly sustainable family home. The application

site is located to the south east of Hayling Island and benefits from a waterside location fronting My Lords Pond which is a small inlet joining Chichester harbour to the east.

Although the site is not within a conservation area the location adjacent to My Lords Pond has required a sensitive approach to ensure the scheme meets the guidelines of the Chichester Harbour Conservancy. In the design development considerable care has been applied to ensure that the appearance of the dwelling will be compatible with and enhance views from the harbour, especially within My Lords Pond, and also relate appropriately to the street scene within Swans Walk and in glimpses of the roof from Simmons Green which is to the east of the site.

The Joint Harbour Board and Local Planning Authorities Design Guidance has informed this process. The proposals reflect and follow this guidance which is dealt with in detail in section 2.3.

The footprint of the dwelling is outside the area designated at risk from

flooding by the environment agency.

The proposal has been carefully designed so as to respond to its immediate context so that it results in a positive enhancement of the site and has been formulated to take into consideration adopted policies and guidance at both government and local levels.



View looking from the rear garden to the propped dwelling

2.1 WIDER SITE & DESIGN CONTEXT IN
RELATION TO THE AONB

3 Swans Walk is located on a north facing part of the coastal strip of South Hayling Island. Swans Walk is a cul-de-sac accessed from Salterns Lane to the south. The site, which is open to the harbour, faces north across and with no fenced boundary to My Lords Pond.

Although the local planning authority is Havant Borough Council the location of 3 Swans Walk is on the edge of Chichester harbour which was designated an AONB in 1964 for its unique landscape character. Therefore any development of 3 Swans Walk needs to be cognisant of the design guidelines for new dwellings and extensions which apply to the Chichester Harbour AONB and which design guidelines were originally produced in 2007 and updated in 2010 and issued on behalf of Chichester Harbour Conservancy, Havant Borough Council and Chichester District Council.

Any development also has to respect the general planning principles of Havant Borough Council and their Core Strategy as set out in the Havant Borough Council Draft Borough Design Guide Supplementary Planning Document May 2011 (HBC BDG).

The intention is to demolish the current residence at 3 Swans Walk and replace it with a new one which both enhances the quality of urban design and Chichester Harbour. It is clearly stated in the Chichester Harbour AONB Design Guidelines (CHDG) that the purpose of the planning system is to ensure that any change through development conserves and enhances the natural beauty of the landscape and that any new development is appropriate and of a high quality.

Havant Borough Council clearly place great emphasis on CHDG as any search of the planning sections of Havant Borough Council’s website leads to the CHDG.

The CHDG make clear that any new development should lift the standard of the built environment and also reflect the marine and leisure influences of the AONB as well as improving the character and appearance of existing settlements. Moreover CHDG does not preclude the redevelopment of and replacement of existing buildings – indeed redevelopment is to be welcomed in strategic terms if by such redevelopment the quality and setting of the AONB is enhanced. CHDG make specific reference to “Coastal Strip: South Hayling Island” on

2.0 SUPPORTING STATEMENT

pages 12 and 13 in which this application is situated. The Key Issues statement on Page 12 of CHDG makes it clear that mature trees and planting should not be removed, suburban walls, fences and sheds should not be introduced, imitation styles such as mock Georgian should be avoided and that the most appropriate form of development would be marina style housing in areas such as Salterns Lane from which Swans Walk is accessed.

In the design of the proposed replacement dwelling at 3 Swans Walk, careful consideration has therefore been given to the CHDG as well as both national and local planning policies and guidelines.



SWANS
WALK
SIMMONS
CLOSE



Swans Walk with the entrance from Salterns Lane beyond



Numbers 4 & 5 Swans Walk



Numbers 1 (beyond) & 2 Swans Walk (garage shown in foreground)



2 Swans Walk (to My Lords Pond with dormer but without proposed balcony)



View looking towards Swans Walk from Simmons Green



Adjacent properties in Simmons Green viewed from rear of 3 Swans Walk

2.2 IMMEDIATE SITE CONTEXT

Swans Walk is a Cul-de-sac accessed from Salterns lane. The existing dwellings are chalet style bungalows most having accommodation within the roof space at first floor.

Immediately adjacent to the application site is 2 Swans Walk which has been the subject of recent renovation works following the granting of planning permission in 2010 (APP/10/00643). Number 1 Swans Walk is slightly higher than the adjacent dwellings and has a hipped roof, again with accommodation at first floor level.

The adjacent dwelling to the east of the application site is within Simmons Green and is again a chalet style bungalow that has been extended to create accommodation within the roof space.

2.3 DESIGN PHILOSOPHY

2.3.2 GENERAL

The proposed replacement house replaces the existing dwelling with a highly sustainable family dwelling. The following project description also relates to the guidelines within the Chichester Harbour Design Guidelines (CHDG).

2.3.3 FORM

The form of the development has been the subject of pre-application discussions with both Havant Borough Council and the Chichester Harbour Conservancy.

The principle form of the development references the plan arrangement of the existing urban grain with a projecting wing on the southern side relating to the adjacent dwelling in Simmons Green. The underlying diagram for the scheme creates two wings with a hipped roof onto Swans Walk with the north face expressed in two 'gabled' facades. The eaves are raised slightly to allow for adequate accommodation within the roof space and the apex of these roofs are then tied together to create a cohesive single form.

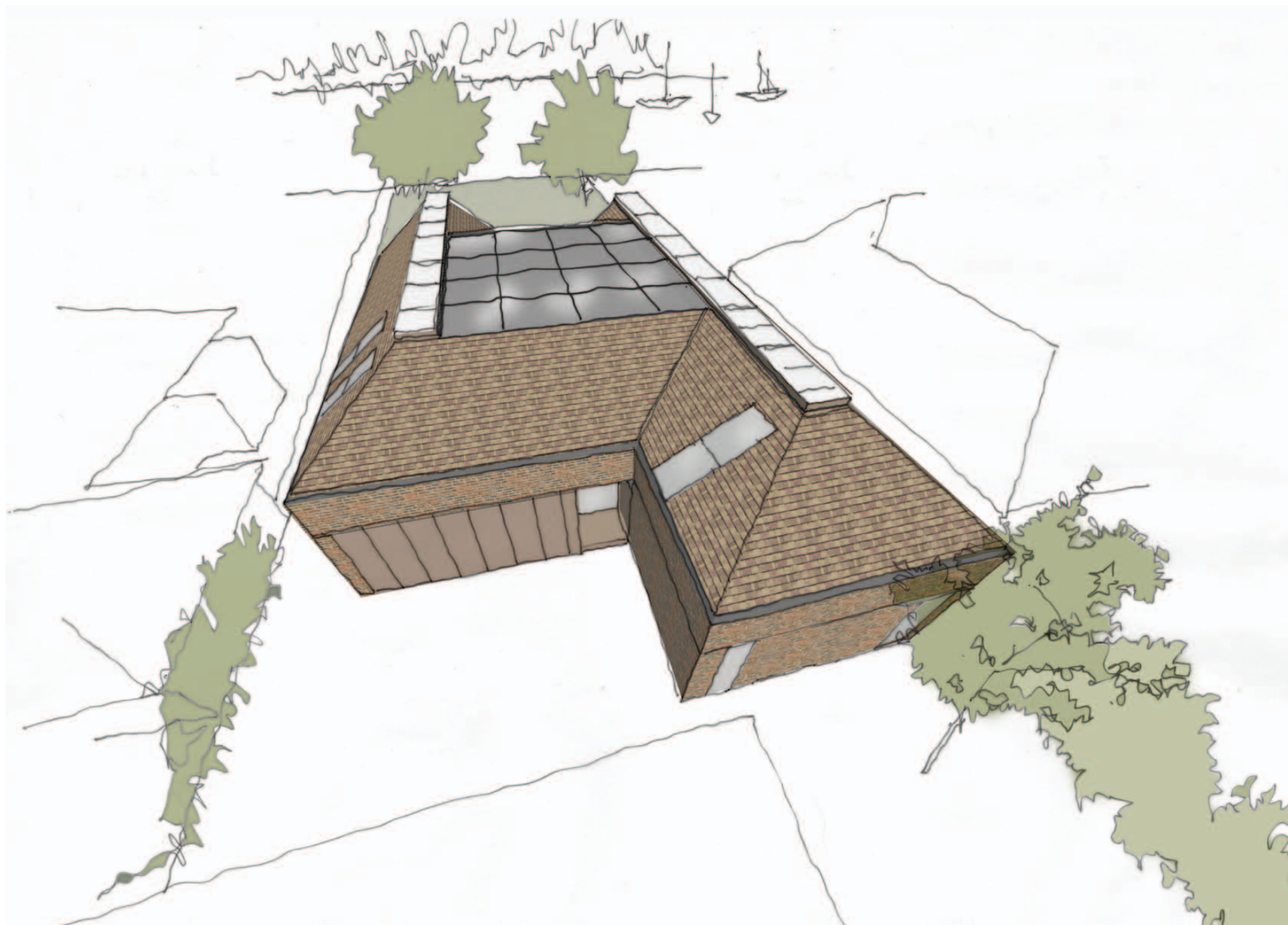
2.3.4 SCALE AND MASS

The scale of the proposals are read both in relation to the immediate context of Swans Walk and the wider context when viewed from My Lords Pond.

Overall the scale is consistent with that of the adjacent buildings. The proposed ridge height is the same as number 1 Swans Walk and 470mm higher than number 2 Swans Walk and 2 Simmons Green. As discussed above the form of the development is such that the roof line is pitched on the east, south and west elevations to ensure the scale acknowledges the immediate context within Swans Walk.

A detail of the roof are the rooflights running the length of both ridges as seen on the adjacent sketch. This not only allows direct sunlight deep into the plan but lowers the apex of the roof.

The north facade is seen in the wider context and relates to My Lords Pond as a series of gabled facades. The design has been carefully tailored to ensure that it is appropriate to the character of the AONB landscape and consistent with the guidelines in the CDHG. Careful thought has been given to siting, silhouette, height, massing and articulation, particularly of roof lines, as required by CHDG. Pre-application discussion with the Chichester Harbour Conservancy acknowledged that the existing ridge heights in the context of the application site are varied and as such the proposed minor increase in height will be consistent with the adjacent dwellings.



Aerial view looking north towards My Lords Pond

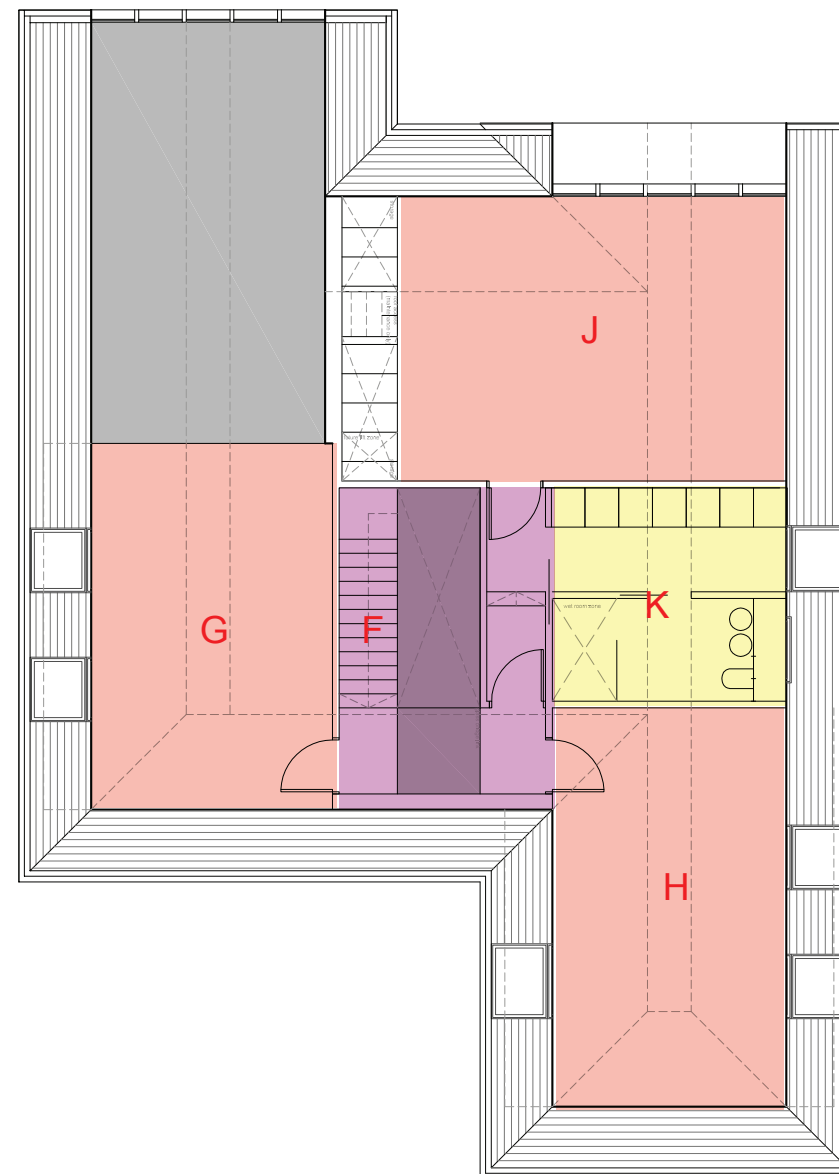
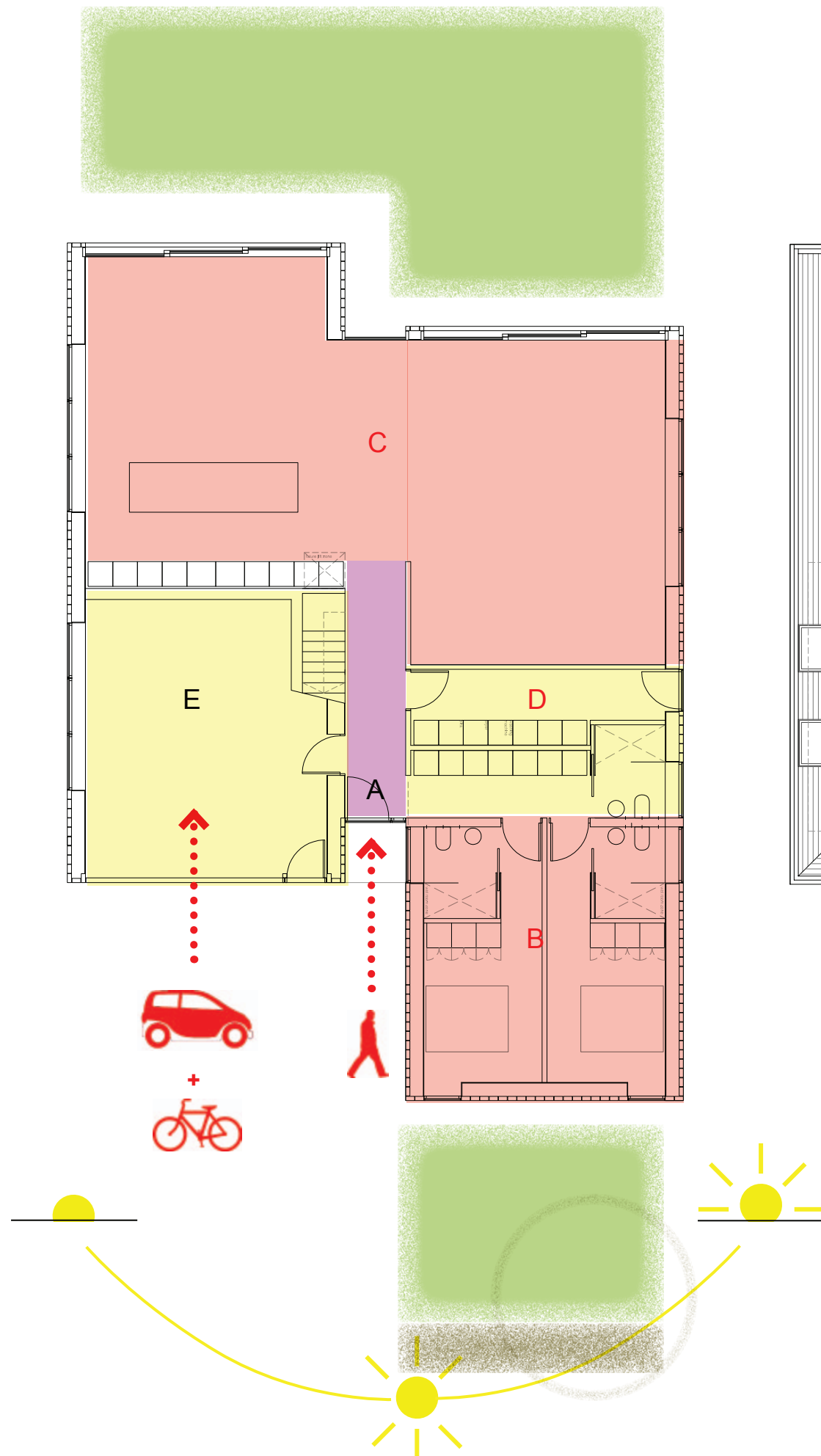
2.3.5 LAYOUT AND AMOUNT

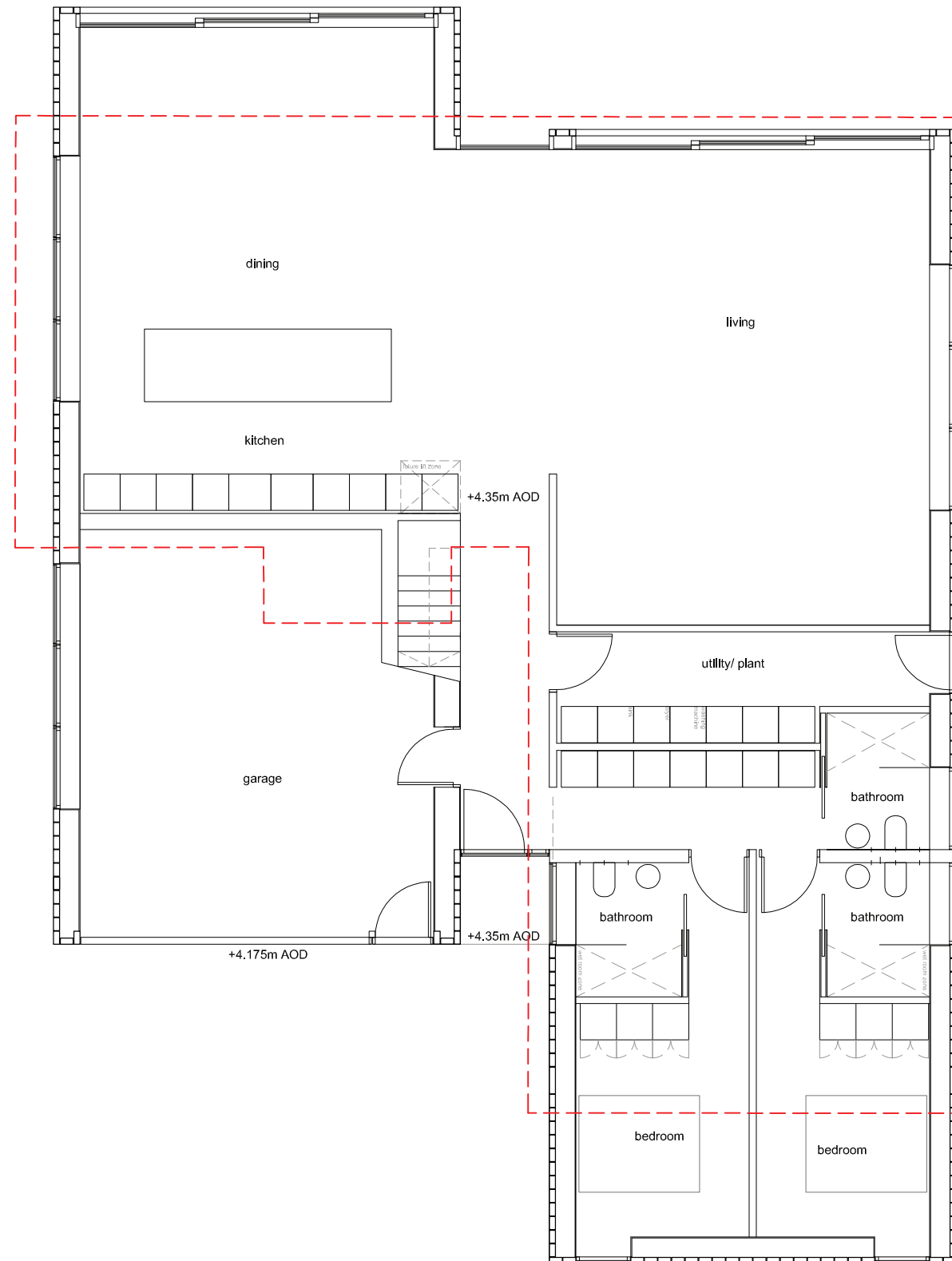
The accommodation is arranged over two floors and comprises a series of distinct elements, each responding to the site and orientation.

An entrance (A) leads to a hallway affording access to all areas of the house. To the south east of the plan two bedrooms (B) are placed that relate to the adjacent front garden. To the north an open plan living area (C) is proposed relating to the adjacent rear garden and views over My Lords Pond to the north. Between these zones a service area is proposed (D) containing the utility room, cloakroom and ground floor wc/ shower. To the west side of the entrance hallway a garage (E) is proposed which will also be used for storing sailing paraphanalialia and bicycles.

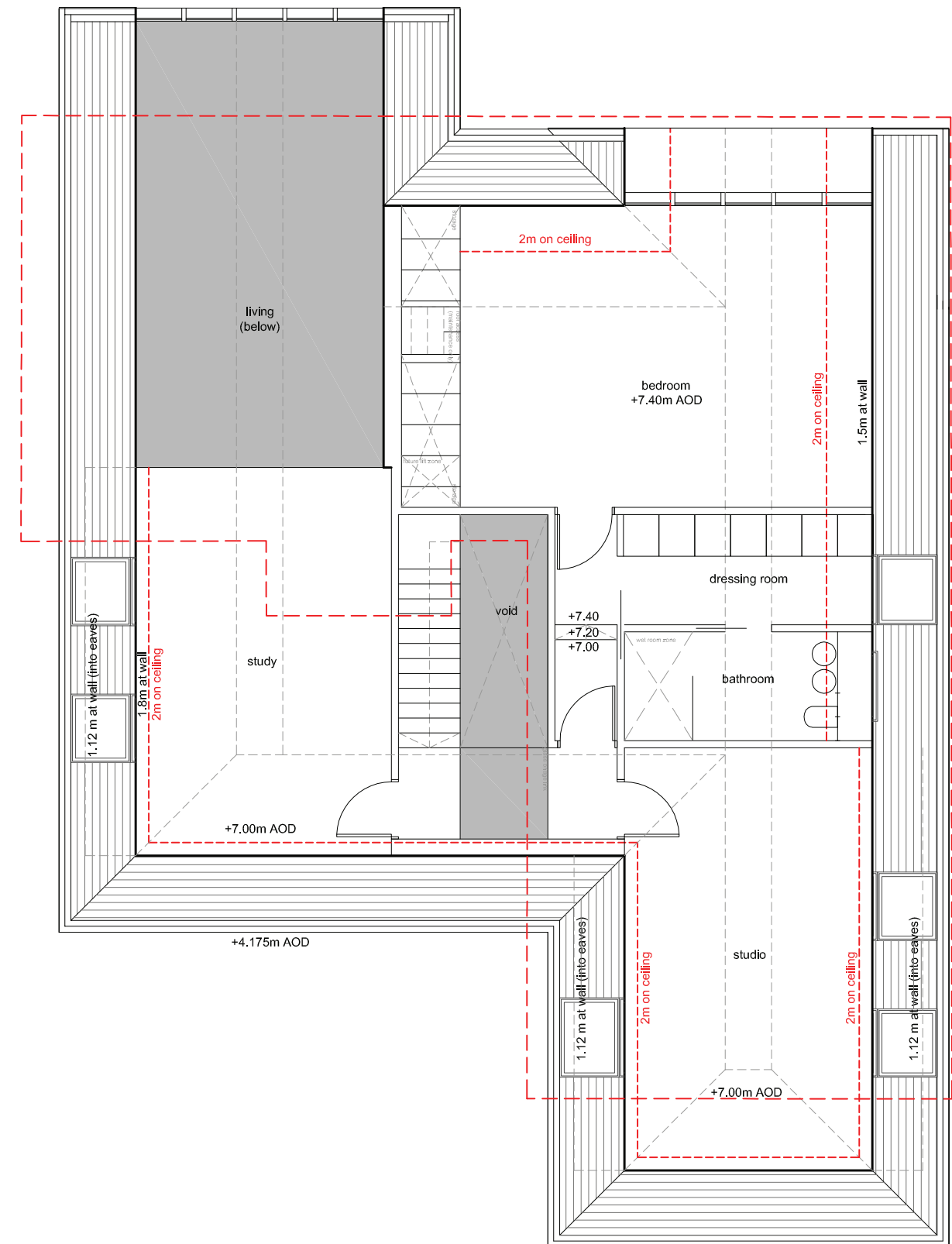
The upper floor is accessed via an open stair (F) from the entrance hallway and principally arranged as 3 rooms. To the south west above the garage is a study (G) over looking the kitchen and dining area below. A studio is proposed to the south east (H) and master bedroom to north (J) to benefit from views over My Lords Pond. An ensuite and changing area are proposed between the master bedroom and studio.

The gross internal area proposed is 308sqm with a further 36sqm for the garage. The proposed footprint is 248sqm and represents an increase of 66sqm over the existing . This increase to the existing footprint of the new development at 26.6% is well below 50% and therefore within the guidelines of the Chichester Harbour Design Guidelines.





GROUND FLOOR



UPPER FLOOR

EXISTING MATERIALS

PROPOSED MATERIALS

Light painted render



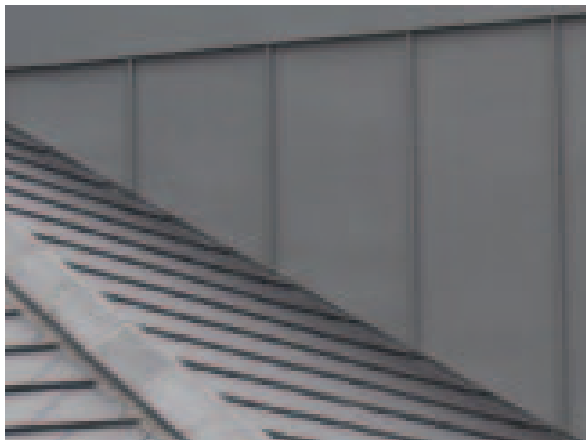
Brickwork.
Colour: Brown / Red
some variation



Tile roofs.
Colour: Red/ Brown



Slate roof and Zinc Dormer.
Colour: Matt grey



Walls.
Brickwork.
Colour: Brown / Red to match adjacent
dwellings.
some variation although more precise.



Panelled areas, fascias and window frames.
Anodized aluminium
Colour: Light bronze TBC



Roofing.
Tile
Colour: Red/ Brown to match
compliment neighbouring
properties



2.3.6 APPEARANCE, MATERIALS AND DETAILING

The proposed external finishes have been carefully selected to reference the surrounding buildings whilst being appropriate for modern construction techniques.

Our aim has been to select robust self-finished materials which will weather naturally and develop character which reflect the tonal and material qualities of the application site and its surroundings. In this way we believe the building will integrate into its context and ensure the minimum visual impact.

The proposed development has been carefully designed in order to ensure the minimum visual impact and the inclusion and use of traditional and natural materials rather than man-made, synthetic or pre-coloured products.

The Chichester Harbour Design Guidelines (CDHG) carefully illustrates how light colouring in a setting with a backdrop of trees makes developments stand out visually against the natural background. The CHDG also suggests that it is more appropriate to use predominantly darker tones and matt finishes so that a building blends into its setting. Ideally the development minimises any impact on its surroundings and so far as possible “disappears” into the natural background. The CHDG also makes specific comment that dark roofs can help reduce the visual perception of the size of the building.

We have therefore chosen a simple palette of three primary materials and used them to emphasise the building’s form. These materials will reflect the character of Swans Walk whilst meeting the CDHG.

On the ground floor the walls are finished in brickwork to harmonise with the finish in the surrounding buildings. Openings are clearly legible with the garage door and window frames finished in anodized aluminium. It is proposed that the roof is finished in tile to tonally match those found in adjacent dwellings.

The proposed house is conceived to avoid extraneous details. Gutters and down pipes are concealed and junctions between materials are to be executed crisply.

2.3.7 NORTH FACADE

In preparing these proposals pre-application discussions have been undertaken in the form of written advice and meetings. These discussions have been with both Havant Borough Council and Chichester Harbour Conservancy. The scheme has also benefitted from the comments of the Havant design adviser.

In adopting the amendments proposed as part of the consultation process Havant Borough Council are now supportive of the proposals subject to additional details within the application on the proposed battens to the north elevation and their screening of the north facing glazing. In addition to the following commentary a detailed facade drawing has been prepared and is submitted as part of this application.

In assessing the impact of the proposals on the AONB it can be seen that the principal views from the harbour are angled views of the side of the building. The closest view from My Lord's Pond of the North elevation is significantly obscured by the mature oak trees on the boundary of the site at the water's edge which are to be retained.

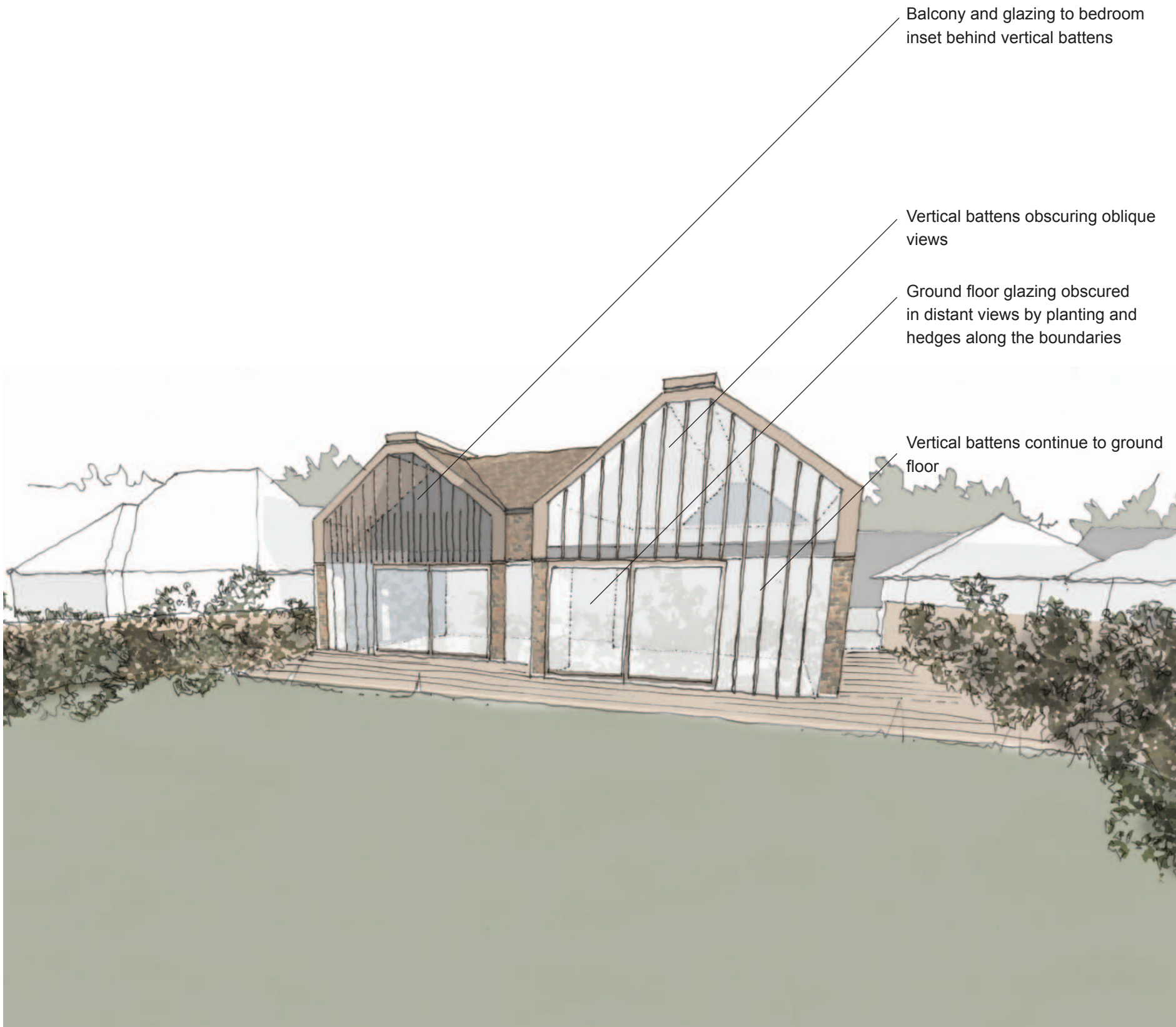
Because the development faces North, the main fenestration will face North onto the AONB and as such there will be no direct sunlight and therefore no reflection.

The windows to the bedroom within the roof level facing My Lords Pond are inset into the facade to reduce their impact. The north facing glazing will be sited behind a series of external vertical battens that would direct views northwards and restrict oblique views particularly those to the east. The battens would continue to the ground level leaving openings for the sliding glazing onto the main living area.

All glass would also be specified so that it has a grey tint when viewed externally (internally light levels are not impinged) so that it is closer in hue to the materials selected in the upper storey. In addition to the glass the framing to windows will be non-contrasting.

In terms of the impact on the Chichester Harbour AONB the proposals satisfy CHDG and indeed would have no adverse effect on the rural character.

The glazing solution proposed will ensure, because of its orientation and it being inset, that there will be no reflection of sun off it as this cannot happen.



View looking from the rear garden to the propped dwelling

2.3.8 LANDSCAPE AND PLANTING

There are three primary views from which the subject property can be seen from the harbour and My Lord's Pond. These primary views are set out shown in section 4 with photographs.

It can be seen immediately that from all three angles the background of tall trees softens the visual impact because the trees are higher than both the current and proposed development and therefore there is no stark silhouette against the sky.

The design of the proposed development specifically aims to minimise any impact against the tree backdrop.

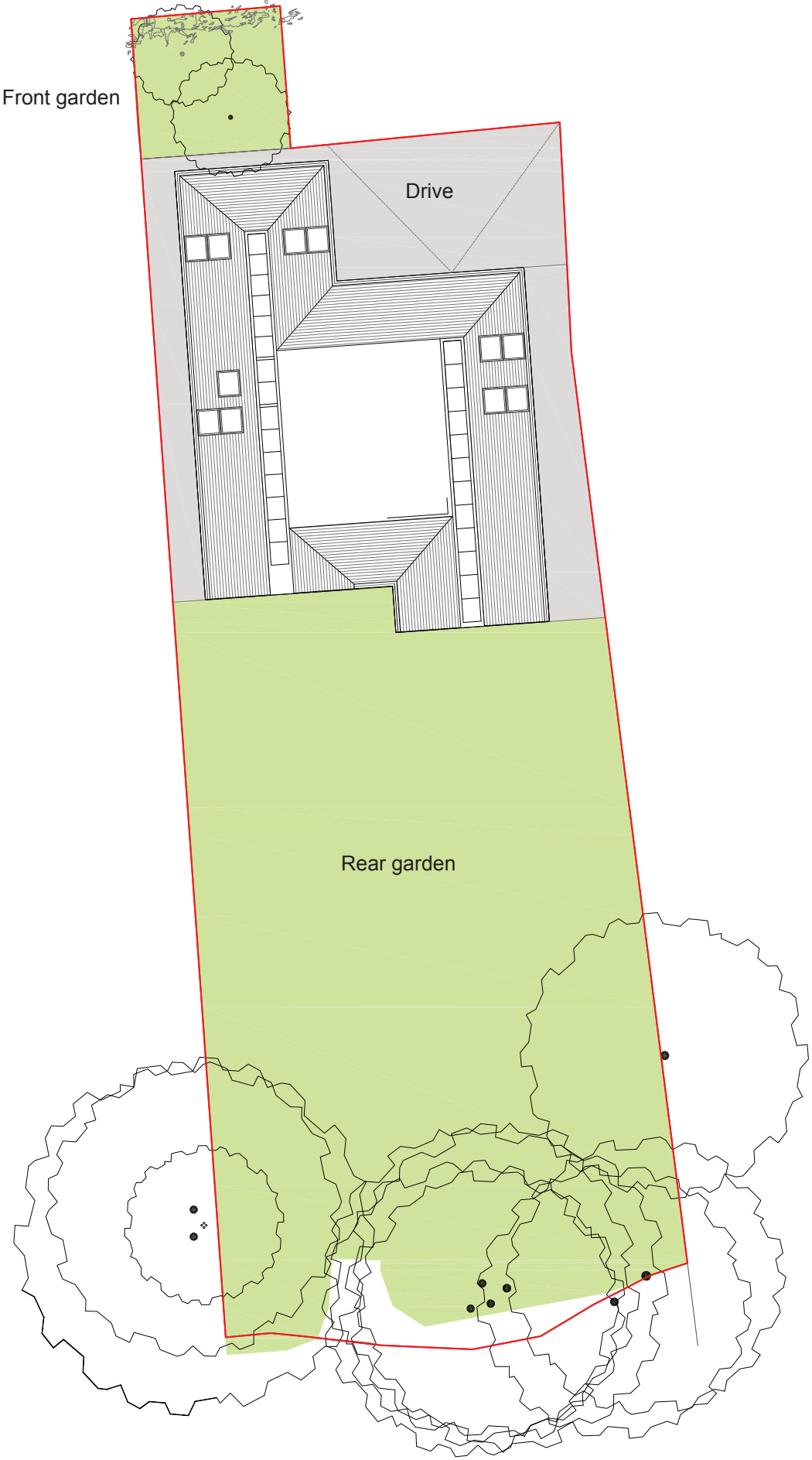
The existing mature English Oak trees at the edge of My Lord's Pond which significantly camouflage both the current and proposed building are in good condition and are to be retained.

It should be noted that the garden is open to the harbour with no fenced boundaries and to retain a 'natural' feel this will not change.

The area of undeveloped land in the current garden between the proposed development and My Lord's Pond is an unmanaged wildflower meadow and it is proposed to retain this format with no formal planting in the garden which will enhance the AONB landscape.

Following conversations with the neighbours at number 4 Swans Walk a Silver Birch and low hedge are proposed in the front garden to offer a degree of screening between the two properties. Should further information be needed for the landscaping strategy then this could be dealt with by way of a condition.

Proposed site plan showing the minimal planting scheme and retention of all the existing trees adjacent to My Lords Pond



2.3.8 CONSULTATIONS

In preparing this application extensive pre-application discussions have been held with the Havant Borough Council and The Chichester Harbour Conservancy. Additional input has also been provided from the urban designer for Havant Borough Councils.

ADDITIONAL CONSULTATIONS

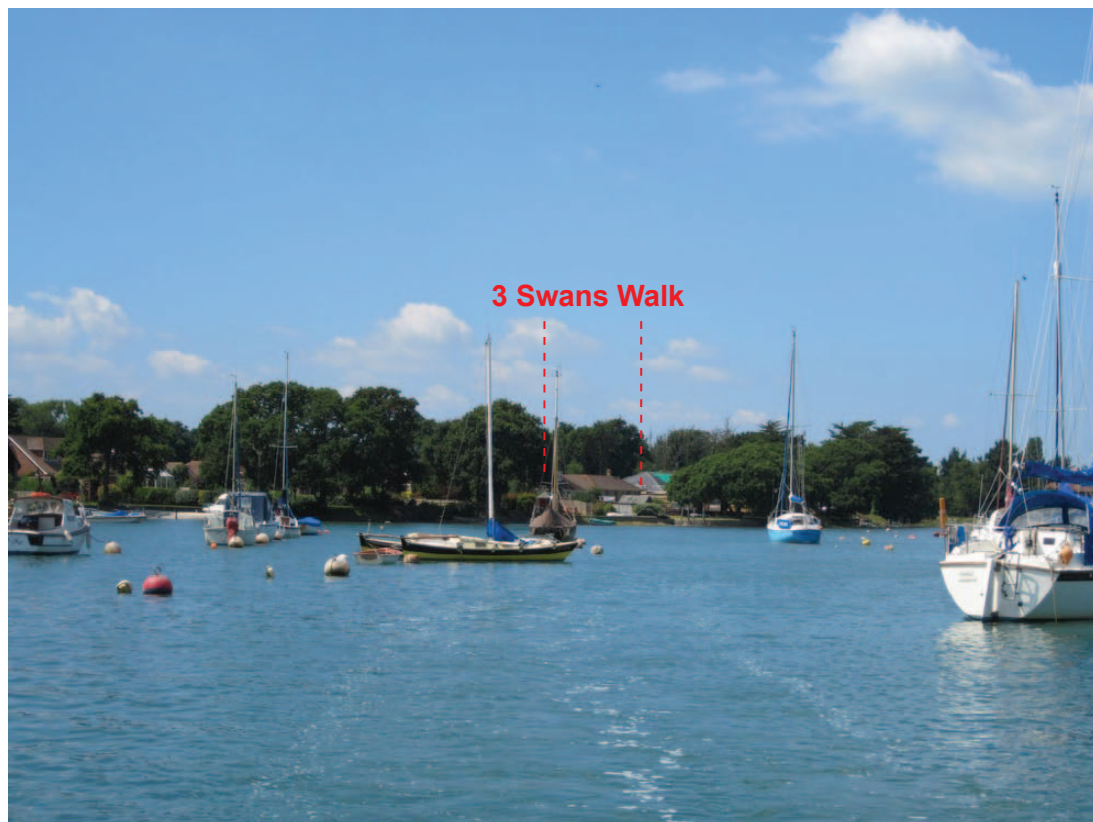
Offers of consultation have taken place with all five neighbours who are directly affected by the proposals, being the occupants of 1, 2, 4 and 5 Swans Walk and 2 Simmons Green. Consultations have taken place with four of the five who expressed a desire to do so and who are either broadly supportive or accepting of the redevelopment proposals.

The occupiers of 4 Swan's Walk requested some modifications to the design to assist in privacy between the two properties and taking into account the consultations, the size of the windows facing South across Swans Walk to 4 Swans Walk have been reduced in size and landscaping proposals shown to give greater screening between 3 and 4 Swan's Walk.

2.4 CONTEXT VIEWS FROM MY LORDS POND

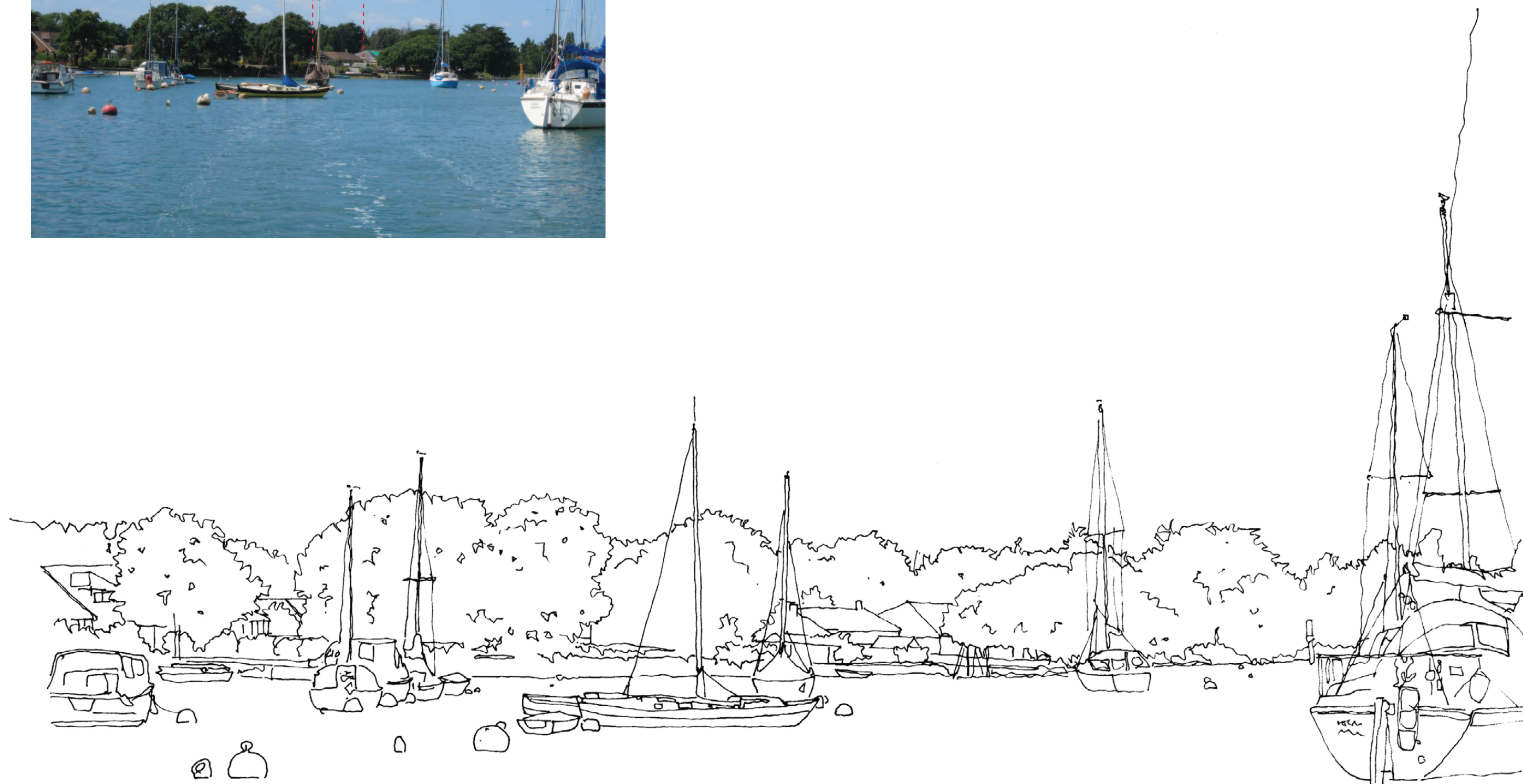
The CDHG guidelines make it clear that any proposal needs to be assessed on its impact as viewed from the wider landscape and the following photo montages show the replacement dwelling superimposed on the most important views. The plan below shows the location of the context views within the following drawing.

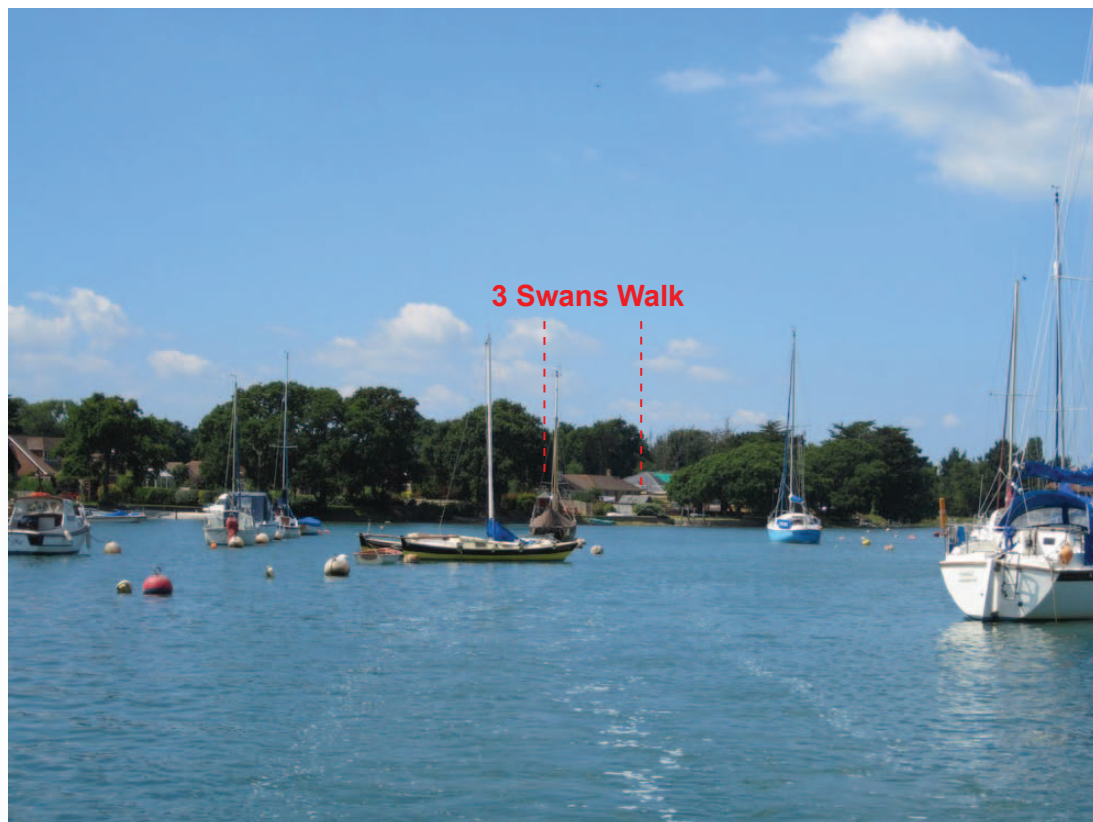




2.4.1 EXISTING VIEW 1 FROM MY LORDS POND

Existing view look South West towards the proposed site from My Lords Pond. Number 3 Swans walk can be seen between the break in the trees.



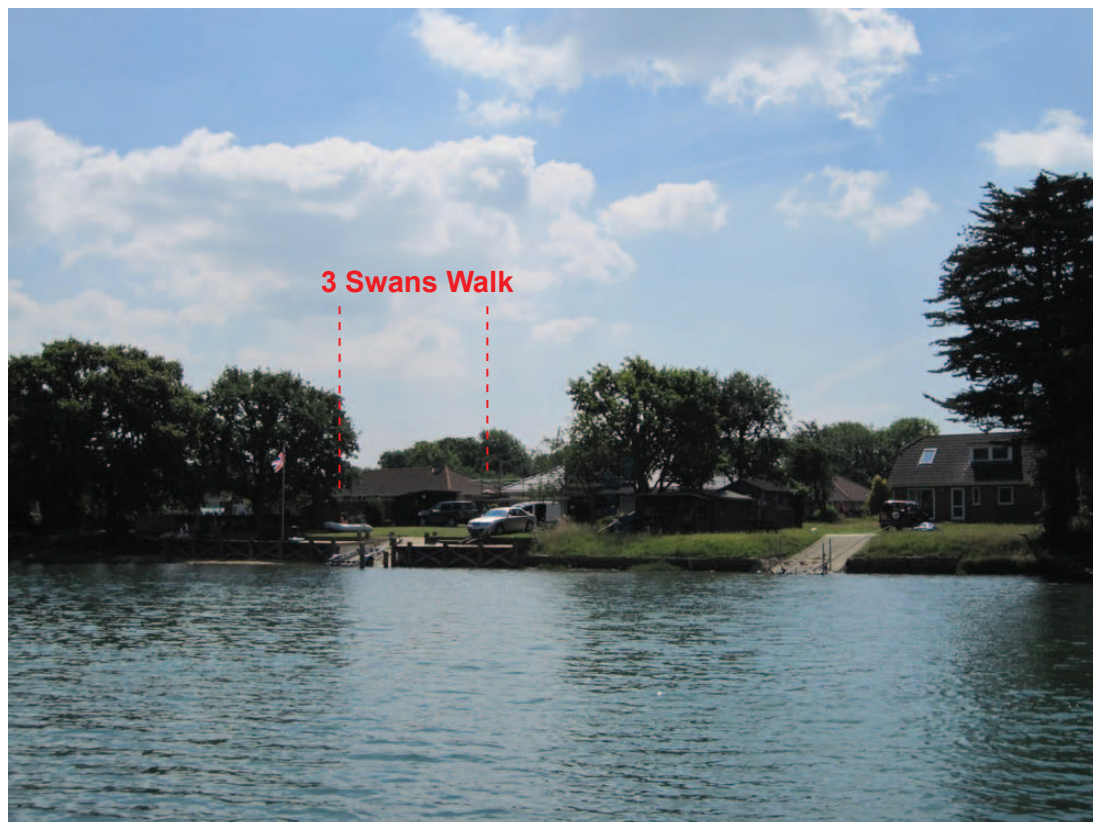


2.4.2 PROPOSED VIEW 1 FROM MY LORDS POND

Proposed view look South West towards the proposed site from My Lords Pond.

The massing is consistent with that of the adjacent dwellings and is contained within the backdrop of the trees beyond. The use tonally muted materials will make the building recess into the backdrop of trees beyond.

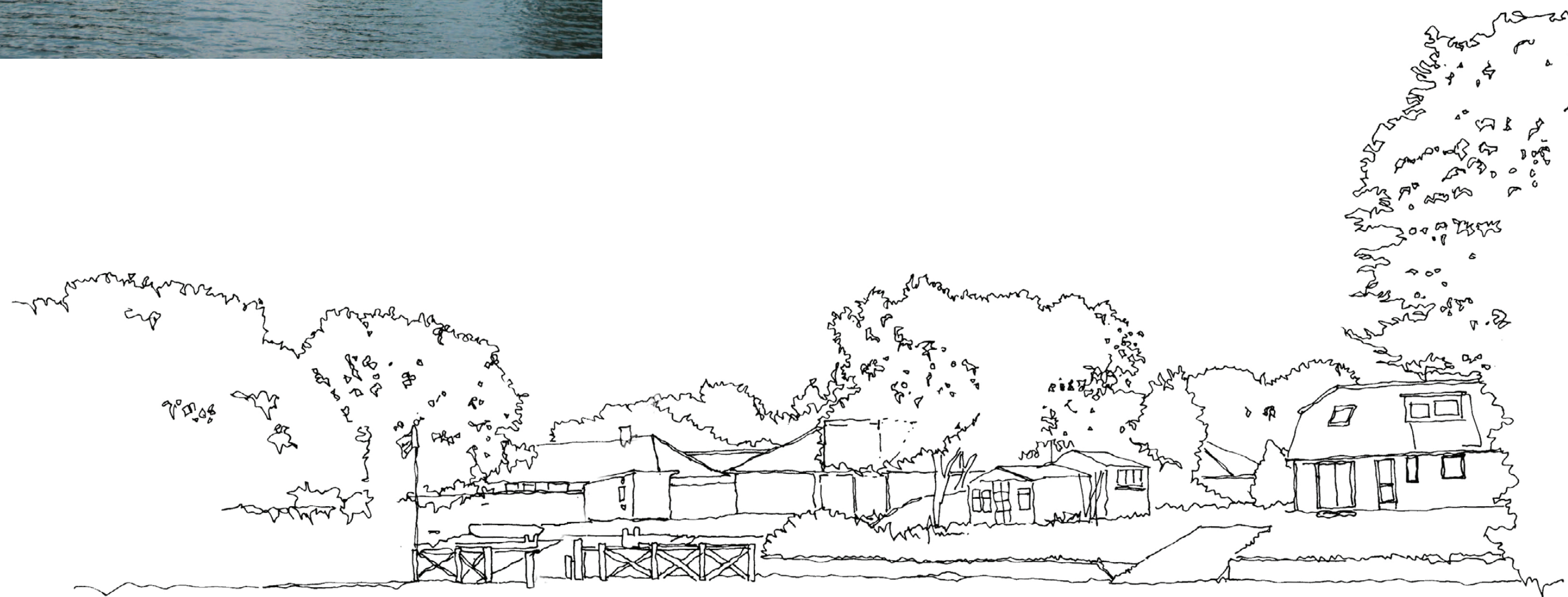


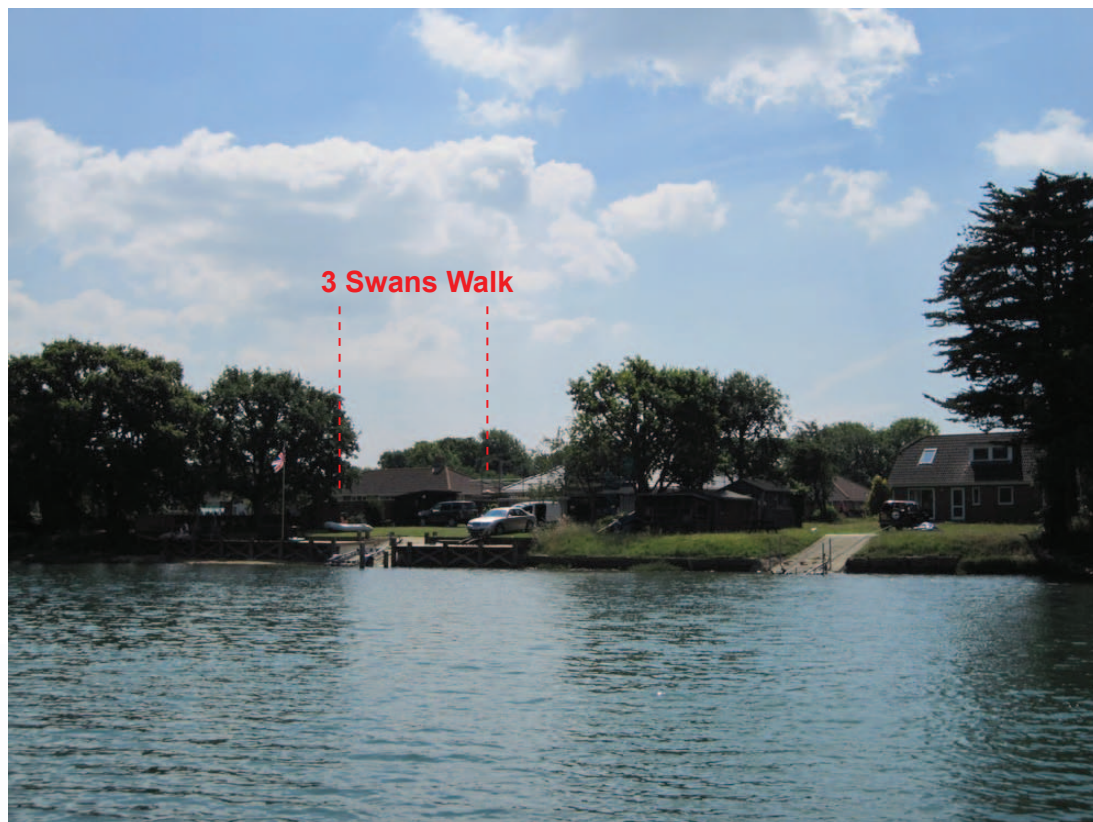


2.4.3 EXISTING VIEW 2 FROM MY LORDS POND

Existing view looking South East towards the proposed site from My Lords Pond. Number 3 Swans walk can be seen towards the centre of the photograph. The taller massing of number 1 Swans Walk is clearly visible to the right of the image.

Again the new slate roof and external works to number 2 Swans Walk can be seen to the right of number 3 Swans Walk.





2.4.4 PROPOSED VIEW 2 FROM MY LORDS POND

Proposed view looking South East towards the proposed site from My Lords Pond.

Again the massing is consistent with that of the adjacent dwellings and is contained within the backdrop of the trees beyond. The use tonally muted materials will make the building recess into the backdrop of trees beyond.



2.5 ACCESS

2.5.1 Vehicular Access

There is public access to the site with a Bus service throughout the island linking onwards to Havant.

Taxis are readily available on the island.

The driveway will retain the ability for 3 cars to be parked with a further two spaces within the garage. It is unlikely that the applicant will have the need for more than two cars but the provision of adequate hardstanding will avoid on street parking.

Boating is a popular activity on the island and the proposed site is ideally placed to make use of Chichester Harbour for boating.

2.5.2 Pedestrian Access

Pedestrian access to the site is via the Swans Walk. Both Swans Walk, Salterns lane and Selsmore Road (where buses stop) are relatively level and hence ideal for pedestrian access.

2.5.3 Cycle Provision

Space is provided within the garage for cycles.

2.5.4 Inclusive Access

There is level access to the open plan living area to the rear. Provison has also been made for a future ramp to the entrance door and internal lift should the need arise.

All areas will be compliant with Life Times Homes Standards and all new openings are to be Part M Building Regulations compliant.

2.5.5 Security

The proposal will be a secure development. The principles of secured by design are adopted. As the site is overlooked there is good natural surveillance. In addition security lights on PIR's could be adopted and internal blinds utilised to close off the interior when out of occupancy.

2.6 SUSTAINABILITY

The proposed dwelling is designed to far exceed the requirements of the current building regulations regarding energy consumption and thermal performance.

2.6.1 The proposed construction will utilise locally sourced brick as the facing material to the walls

2.6.2 Following Passivhaus principles the external envelope is detailed to maximise insulation whilst reducing air leakage and thermal bridging to minimise the loss of energy through the facade. This is combined with the provision of mechanical ventilation with heat recovery (MVHR) to maintain a stable environment through the introduction of fresh air and the removal of stale air whilst retaining the heat within the house

2.6.3 Energy demand for electricity and hot water is reduced through the provision of photovoltaic panels placed on the roof.

2.6.4 All rooms receive excellent levels of natural daylight to reduce the requirements for artificial lighting as much as possible.

2.6.5 Surface water run off from the site will be further reduced with the provision of a rain water butt.

Further sustainable measures proposed are the following:

- Low-energy light fittings both internally and externally to reduce power consumption and heat output
- Energy efficient appliances will be specified throughout to reduce power loads with all white goods to be AAA rated where possible.
- The driveway will be permeable to minimise surface run-off of water.
- Materials from the demolition of the existing structure will be re-used on site.
- Adequate refuse and recycling facilities will be provided and there will be recycled sorting bins within the kitchen and garage.
- Bathrooms will have showers incorporated within them, and all toilets will be dual flush units. All taps will have flow restrictors and aerators

2.6.6 Construction

Typically 10% of residential properties lifecycle energy is used during the construction process. Selection of appropriate materials can therefore make a real difference in the lifecycle CO2 production of the dwelling; however perhaps more significantly, choice of the wrong materials can contribute significantly to pollution and ozone depletion.

Materials will be specified which have a rating "A" as specified in the Building Research Establishment document entitled "Green Guide to Specification" unless it conflicts directly with the brief or with other aspects

of the Environmental Strategy, such as thermal mass. Where possible timber will be from locally sourced and responsibly managed woodland. All materials will be assessed according to industry standards with respect to reusability and end of life criteria. Recycled material will be used where possible. Where practicable all materials will be sourced from within Hampshire and if possible local building companies employed to undertake the work.

3.0 SITE WASTE MANAGEMENT PLAN

3.1 Introduction

In accordance with the requirements of Havant Borough Council the following is prepared for approval by the local authority as a statement for the waste management for the planning application at the above address. It is also used to explain how waste sent to land fill from the proposed works will be minimised.

This document will be used to inform all consultants and contractors involved in the project of the need to minimise waste as a result of the construction. They will be encouraged to forward their own suggestions as to how further reductions in waste can be achieved.

On site it will be impressed on the contractor to minimise waste in the utilisation of materials. For example the appropriate mixing of mortar will be done for one session of block laying without it going off. In addition the utilisation of ‘offcuts’ or sections of material such as timber or plasterboard, all too readily thrown in the bin, will be encouraged. The site agent will also be encouraged to make their own comments on how waste can be kept to an absolute minimum during the contract period. All new materials specified on the project will, where possible, be made from recycled materials. These cause less environmental damage as well as minimising waste and land fill. Materials will also be sourced locally where practical to save energy, reduce transportation distances and pollution and conserve natural resources. The contractor should use local suppliers where possible to minimise transport. The specification of elements will be of good quality to increase the life span of each element and thus minimise waste over the life of the premises.

3.2 Site

The site occupies the site known as ‘3 Swans Walk’ on Hayling Island

3.3 Waste material being generated by the New Build

Foundations; will use recycled hardcore.

Timber; This will be ordered to suitable lengths to avoid excessive site cutting and waste. Any timber studwork will be specified to modulate with plasterboard sizes to minimise offcuts.

Plumbing; All new works are to be pre-ordered to minimise cutting on site.

Electrics; All new works are to be pre-ordered to minimise waste on site.

Roof; The roofing contractor will be made aware of the areas prior to installation to avoid waste.

Kitchen; New units will be pre-ordered and manufactured off site with minimum cutting on site.

Bathrooms; All new works are to be mostly pre-ordered with minimum cutting on site

Windows and doors; All new windows and doors are to be pre-ordered and fixed on site.

Landscaping/ Vegetation; No landscaping other than seeded soil is proposed

Construction Pallets; Where ever possible these should be collected by specialist collectors for reuse

3.4 Hazardous materials

As this is traditional construction there will be no hazardous materials on site.

3.5 Construction storage on site

Careful thought will need to be undertaken by the contractor as to how materials are stored on site during the works. Materials should be stored in such a way as to prevent waste being blown off site. From the commencement of works on site waste materials are to be allocated appropriate storage space and are to be separated to make provision for recycling. Where used liquid solvents or similar are to be held in containers to ensure there are no leaks.

3.6 Waste carrier

The contractor when appointed will liaise with a waste carrier registered with environmental Agency.

4.1 INTRODUCTION

There are three elements to planning policy related to this site: The National Planning Policy Framework, The Chichester Harbour Design Guidance and The Havant Borough Local Plan. This statement shows how these relate to and support this development proposal.

4.2 THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF):

4.2.1. The Minister for Planning, Greg Clark in his Forward states

“Our standards of design can be so much higher. We are a nation renowned worldwide for creative excellence, yet, at home, confidence in development itself has been eroded by the too frequent experience of mediocrity. The planning system is about helping to make this happen. Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.”

4.2.2. This project seeks design excellence to replace a energy intensive dwelling with a sustainable solution that will raise the bar for design quality in this location and enhance its surroundings.

4.2.3. Paragraph 7 of NNPF, describes and expands on what is meant by “sustainable development”. The elements include; “creating a high quality built environment”, “contributing to protecting and enhancing our natural, built and historic environment”, and measures to “mitigate and adapt to climate change”.

4.2.4. The existing dwelling predates awareness of the impacts of climate change. The proposal responds to this by taking account of rising sea levels and the maritime location in the overall design, choice of materials, construction methods, reduced energy consumption measures and proposed finished floor levels. This combination will inevitably result in something that is inherently different from neighbouring properties and will be more sustainable and resilient. It will set a new benchmark for design quality and is likely to stimulate future similar changes to properties in this area.

4.2.5. Paragraph 9, states “Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to): ...replacing poor design with better design, and ...widening the choice of high quality homes.”

4.2.6. The proposal will make a positive improvement through better design and provide a high quality home. It will raise standards of design in the area as both an individual dwelling and the stronger contribution it makes to the streetscape to the benefit of the neighbourhood.

4.2.7. Within the ‘Core Principles’, (Paragraph 17) the 4th bullet point states “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;” and

4.0 PLANNING STATEMENT

the 6th bullet point has “support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and ...encourage the use of renewable resources,” The 7th bullet point includes, “contribute to conserving and enhancing the natural environment...” and the 8th bullet point has “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”.

4.2.8. The high quality design embodies good amenities and whole lifetime accommodation. It responds to the low potential for flooding and coastal erosion. It will respect and enhance the local environment, especially views from My Lords Pond and reuse a previously developed site of low environmental value.

4.2.9. In requiring good design paragraph 56 states “Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”. Paragraph 57 adds “It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings...”

4.2.10. The proposal does both of these.

4.2.11. Paragraph 58 continues with “Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development,
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, ...
- optimise the potential of the site to accommodate development,...
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation,
- are visually attractive as a result of good architecture and appropriate landscaping.”

4.2.12. This proposal embodies good attractive innovative architecture and a simple appropriate landscape setting that responds to the location. It optimises use of the land and will function well throughout its life adding to the quality of the area. It will provide an attractive, appropriate and better closing vista to Swans Walk.

4.2.13. Paragraph 59 includes “...design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally”. Paragraph 60 continues with “Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through

unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness”.

4.2.14. The proposed solution is the result of much pre application discussion with the Chichester Harbour Conservancy team and the Borough Council Planning Service. As a result, it conforms to the Chichester Harbour Design Guidance (see below) without undue prescription.

4.2.15. Paragraph 61 affirms that, “Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment”.

4.2.16. The plot has two frontages: Swans Walk and My Lords Pond. So, in addition to relating the scale, massing and materials of the south elevation to the mix of properties in Swans Walk, particular attention has been paid to the setting in relation to the AONB. The potential detrimental environmental impacts that can be seen in the use of permitted development rights on the existing nearby properties facing My Lords Pond has been avoided. The removal of all garden structures by providing enough space for paraphernalia within the dwelling will add to the visual benefits of the AONB.

4.2.17. Paragraph 63 requires “In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area”. Paragraph 64 goes to say; “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”. Paragraph 65 advises that “Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design...”

4.2.18. Historic design standards in the area were generally mundane and to seek a solution that closely resembles this will simply perpetuate this and miss an opportunity to improve things. It is believed that the design will set a benchmark for the quality of other new buildings in the area. Sustainability measures will be embodied within and throughout the design.

4.2.19. In ‘Meeting the challenge of climate change, flooding and coastal change’, paragraph 94 states “Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations”. Paragraph 100 states “Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it

safe without increasing flood risk elsewhere”. It goes on to include, “using opportunities offered by new development to reduce the causes and impacts of flooding; and...where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations”.

4.2.20. Paragraph 103 states, “When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems”.

4.2.21. Paragraph 106 states, “Local planning authorities should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast. They should identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, and:

- be clear as to what development will be appropriate in such areas and in what circumstances; and
- make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas”.

4.2.22. Paragraph 107 requires that...”When assessing applications, authorities should consider development in a Coastal Change Management Area appropriate where it is demonstrated that:

- it will be safe over its planned lifetime and will not have an unacceptable impact on coastal change;
- the character of the coast including designations is not compromised;
- the development provides wider sustainability benefits; and
- the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast”.

4.2.23. A flood risk assessment reveals that at present there is a low risk for the dwelling and the potential for some coastal erosion of part of the garden, if unchecked. Neither a Sequential Test nor an Exception Test is required. It is not designated as a Coastal Change Management Area. Notwithstanding

this, prudent mitigation measures have however been incorporated making the development sustainable in the long term. The proposed floor level has been raised and the immediately surrounding external area will be similarly raised to coincide with this. The development footprint is similar to the existing developed area within the plot and this will therefore not increase flooding elsewhere. The coastal regime will be unchanged with the mature trees along the shoreline retained and stabilising the harbour edge.

4.2.24. The section on ‘Conserving and Enhancing the Natural Environment’, (paragraph 109) includes, “The planning system should contribute to and enhance the natural and local environment by...protecting and enhancing valued landscapes...” and paragraph 111 states, “Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value”.

4.2.25. This is a reuse of a brown field site. It is an integral design for new development that, will not rely upon later unsympathetic additions using permitted development rights. It will enhance rather than detract from the natural setting of the AONB.

4.2.26. Paragraph 113 requires that, “Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks”.

4.2.27. The Chichester Harbour Design Guidance has been followed. The site lies within the AONB designation and appropriate weight has been attached to this.

4.2.28. Paragraph 125 recognises that, “By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”.

4.2.29. Detailed consideration has been given, particularly in relation to the north elevation, to ways to reduce and/or eliminate light pollution to the AONB.

4.2.30. On ‘Decision Taking’ paragraph 186 requires that, “Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground”. Paragraph 187 goes on to say, “Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for

sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area”.

4.2.31. In relation to pre application discussions paragraph 190 identifies that, “The more issues that can be resolved at pre-application stage, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process”.

4.2.32. Throughout the design evolution positive discussions have taken place, first with the Harbour Board, who are a statutory consultee and then, when staff resources allowed, with the Borough Council. Both the Board and the Borough Council are parties to the design guidance that has informed these discussions.

4.2.33. In ‘Determining applications’ paragraph 196 recognises that, “The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. This Framework is a material consideration in planning decisions”. This section affirms the importance of the NPPF and how it should be applied.

4.2.34. Paragraph 197 requires that, “In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development”.

4.2.35. Thus, insofar as this proposal conforms to the NPPF guidance set out above, it represents a sustainable development that merits the support of the LPA.

4.3 CHICHESTER HARBOUR AONB DESIGN GUIDELINES (CHDG)

4.3.1 This is a joint design guidance document produced by the Harbour Board and Chichester and Havant Councils. It states that the purpose of the planning system is to ensure that any change through development conserves and enhances the natural beauty of the landscape and that any new development is appropriate and of a high quality. It makes clear that any new development should lift the standard of the built environment and also reflect the marine and leisure influences of the AONB as well as improving the character and appearance of existing settlements.

4.3.2 It does not preclude the redevelopment of and replacement of existing buildings – indeed redevelopment is to be welcomed in strategic terms if by such redevelopment the quality and setting of the AONB is enhanced. Development should complement and enhance the natural beauty of the AONB.

4.3.3 It makes specific reference to “Coastal Strip: South Hayling Island” in which 3 Swans Walk is situated (pp12 and 13). Here the Key Issues statement (p12) makes it clear that mature trees and planting should not be removed, suburban walls, fences and sheds should not be introduced, imitation styles such as mock Georgian should be avoided and that the most appropriate form of development would be marina style housing in areas such as found in Salterns Lane (off which Swans Walk is located).

4.3.4 The design of this proposed replacement dwelling has given careful consideration to this guidance. Firstly, in response to the general CHDG guidelines, using the headings in the guidance as follows.

4.3.5 Landscape and Planting: There are three primary views from which the subject property can be seen from Chichester Harbour and My Lord’s Pond. These primary views (from the north, northeast and northwest) are shown in the Design and Access Statement. It can be seen immediately that from all three angles the background of tall trees softens the visual impact because the trees are higher than both the current and proposed development and therefore there is no stark silhouette against the sky.

4.3.6 The design of the proposed development specifically aims to reduce the impact against the tree backdrop. The existing mature English Oak trees within the garden at the edge of My Lord’s Pond, which significantly camouflage both the current and proposed building are in good condition and are to be retained. It should also be noted that the garden is currently open to the harbour with no fenced boundary and this relationship will not change.

4.3.7 The area of undeveloped land in the current garden between the proposed development and My Lord’s Pond is an unmanaged wildflower meadow and it is proposed to retain this format with no formal planting in

the garden, which will enhance the AONB landscape. All structures in the garden will be removed. The proposed accommodation is slightly increased to cater for this.

4.3.8 Scale and Mass: The design of the development has been carefully tailored to ensure that it is appropriate to the character of the AONB landscape and consistent with the guidelines. The surrounding properties are all chalet style with varied roof heights, most with accommodation at first floor level partially within the roof profile. In this case, to reduce the massing, accommodation in the roof will be an integrated design element: a forethought rather than afterthought. The new development is also carefully designed to preserve the privacy and amenity of neighbouring properties.

4.3.9 Size Increase: The proposed increase to the existing footprint of the new development is less than 50% and therefore within the guidelines. The silhouette, as defined in the guidelines, would be increased by less than 25%. The guidelines make it clear that any increase needs to be assessed on its impact as viewed from the wider landscape and the photo montages within the Design Statement show the replacement dwelling superimposed on the three most important views. Careful thought has been given to siting, silhouette, height, massing and articulation, particularly of rooflines, as required by this guidance.

4.3.10 Design of Extensions: The proposed development is clearly not an extension but is a replacement dwelling and therefore the general guidelines on this are not generally applicable. They are however relevant in terms of ancillary buildings because the proposal will involve the removal of the current garden shed, which is considered to be intrusive and adversely affects current views from the AONB. The proposals do not include any ancillary buildings. This contributes to some additional floor space within the dwelling.

4.3.11 Colour, Appearance and Finish: The guidance carefully illustrates how light colouring in a setting with a backdrop of trees makes developments stand out visually against the natural background. It suggests that it is more appropriate to use predominantly darker tones and matt finishes so that a building blends into its setting. Ideally the development minimises any impact on its surroundings and so far as possible “disappears” into the natural background. It also makes specific comment that dark roofs can help reduce the visual perception of the size of the building. The proposed development has been carefully designed to ensure the minimum visual impact by the use of traditional and natural materials rather than man-made, synthetic or pre-coloured materials.

4.3.12 Windows and Glazing: It can be seen that the principal views from the harbour are angled views of the side of the building. The view from My Lord’s Pond of the north elevation of the building is obviously significantly obscured by the mature oak trees on the boundary of the site at the water’s edge, which are to be retained. Because the main rooms of

the development face north, the main fenestration will face north onto the AONB but, given this, there will be no direct sunlight and therefore there will be no reflection. The first floor windows set within the roof level facing My Lords Pond are also inset into the facade to reduce any impact. All glass will also be specified so that it has a grey tint when viewed externally (internally light levels are not impinged). So that it is closer in hue to the materials selected in the upper storey the framing to windows will be non contrasting. The materials and finishes used have all been selected to minimize impact on the wider environment of the proposed development. It is therefore considered that the proposed development will significantly enhance the setting in terms of the views from the AONB.

4.3.13 In summary, the montages and photographs of housing fronting the AONB (see Design Statement), particularly in the case of those which are on either side of the proposed development, show that there is no consistency or pattern in terms of design and character other than that, where they are “chalet” bungalows, most have accommodation within roof space mansards and dormers. It is therefore considered that the proposed development meets all the Design Guidelines for new dwellings and extensions produced for the Chichester Harbour AONB and revised in August 2010 and should therefore have the support of the planning authority.

4.4 HAVANT BOROUGH COUNCIL LOCAL PLAN

4.4.1 The HBC Core Strategy contains a ‘Vision’ (Table 1.1). This also corresponds with the HBC Sustainable Community Strategy: “Forward Together”. The extracts from this Vision relevant to this proposal are set out below.

5 (and 7) Housing and Infrastructure:

- Ensure a mix of dwelling types is provided, in the right places at the appropriate times...

6 Caring for Our Borough:

- Ensure all new development is built to a high quality sustainable design that is inspired by the character and setting of the local area
- Deliver the effective stewardship of the unique qualities of the borough’s built and historic heritage and natural environment
- Adapt to, and where appropriate mitigate against, the impacts of climate change

4.4.2 This proposal will provide a high quality modern house in an area of mixed housing quality. It will respect and enhance the setting within the AONB designation and embody measures to address the implications of climate change.

4.4.3 Looking at the policies within the Core Strategy: Policy CS9 Housing: states that, “Planning permission will be granted for housing proposals that will (inter alia): -

- Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.
- Provide a mix of dwelling types, sizes and tenures which help ... contribute to the development of mixed and sustainable communities”.

4.4.4 The housing density will be unaltered by the proposal since a new one will replace an existing dwelling. The design will however provide a greater variety of house type, contributing to the mix in the immediate area and embodying sustainable development elements.

4.4.5 Policy CS11, Protecting and Enhancing the Special Environment and Heritage of Havant Borough states that “Planning permission will be granted for development that (inter alia):

- Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced
- Protects and where possible enhances the borough’s statutory and non-statutory designated landscape, habitats and features of biological,

hydrological or geological interest.

- Has particular regard to the hierarchy of nature conservation designations within the Borough”.

4.4.6 The site lies within the edge of the designated AONB and, as seen above, the design reflects the guidance in the Chichester Harbour Design Guidance and has benefited from an extensive pre-application dialogue with officers of the Conservancy Board. The garden will be emptied of all structures and the house will not have any unsympathetic permitted development additions.

4.4.7 Policy CS12, Chichester Harbour Area of Outstanding Natural Beauty (AONB) states that “Development will be permitted where it:

- Carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting.
- Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area.
- Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).
- Meets the policy aims of the Chichester Harbour AONB Management Plan and
- Provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal”.

4.4.8 The dialogue with the Conservancy Board has ensured that the impact of the proposal has been minimised and complies with the Harbour Plan. Existing development already abuts the shore. This proposal will embody all accommodation needs without the need for uncontrolled unsympathetic additions. Care has been taken with the detailing to reduce any detrimental visual impact.

4.4.9. Policy CS15, Flood and Coastal Erosion Risk states that “Development in areas at risk of flooding now and in the future as identified on the latest Environment Agency flood risk maps and Strategic Flood Risk Assessment climate change maps will only be permitted where.

- It meets the sequential and exception test (where required) in relation to PPS25.
- The site is located in a low hazard area as defined in the Strategic Flood Risk Assessment.
- A site-specific flood risk assessment demonstrates that the development will be safe, including the access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- The scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site.

- Appropriate flood warning and evacuation plans are in place.
- New site drainage systems are designed taking account of events which exceed the normal design standard”.

6.4.10 The Flood Risk Assessment demonstrates that only part of the garden is with flood risk zone 3 and measures have already been taken to reinforce the shoreline to prevent coastal erosion. The northern edge of the garden is further reinforced and stabilised by the root systems of a number of Oak trees which are to be retained. The site of the house lies in flood risk zone 1 which covers the whole of Hayling Island and this potentially makes the need for any special measures unnecessary. Nevertheless setting the finished floor level a suitable level AOD will ensure the property will be free from flooding within its expected lifetime and having upper floor accommodation within the building will provide a place of safety, if ever required, during the short period either side of high tide the flood risk is tidal only.

4.4.11 Policy CS16 High Quality Design states “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: (Inter alia)

- Responds to, draws inspiration from and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors; and...
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
- Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b) Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all;
- Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
- Adapts to the changing needs of the users and the changing climate over the lifespan of the building”.

4.4.12 The final design proposal has been the subject of much pre application discussion with the planning service. It has resulted in a

design that will provide an enhancement to the natural environment of My Lords Pond. It will retain existing mature trees and result in a simpler and uncluttered setting to the house. The house itself will be contained on a plot size that closely relates to the existing developed area. The north south orientation of the main ridgeline will add variety to the arrangement of nearby buildings and the massing will relate well to neighbouring dwellings and further add to this variety, in keeping with nearby properties and protecting the amenities and privacy of immediate neighbours.

4.4.13 Natural surveillance is created by the design and placement of windows within the layout. Measures to enable lifetime occupation by the future inclusion, if required, of mechanical means of movement between floors, adequate door widths and plumbing installations will be incorporated. The design also incorporates up to date sustainability measures for energy reduction and waste reduction.

4.4.14 Policy DM9, Development in the Coastal Zone states “Planning Permission will only be granted for development in the coastal zone which addresses all of the relevant criteria as set out below...

- Has no harmful effects on nature conservation within the Chichester and Langstone Harbour SSSIs and SPA, Solent Maritime SAC and Ramsar site, or any SINCs and Local Nature Reserves.
- Contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations.
- Maintains and enhances the appearance and distinctiveness of existing settlements and landmarks along the coast”.

4.4.15 The development will have no harmful effects on the AONB. In views of the coastline from Chichester Harbour the choice of materials and the retention of the mature treed setting will enable the development to blend into the natural landscape. By following the design guidance, it will provide a house design more appropriate and relevant to the coastal location than is provided by the existing house.

4.4.16 It can be seen from the above that the proposal fits the planning policy framework of the Havant Borough Council Local Plan: Core Strategy and should therefore have the support of the planning authority.

5.0 CONCLUSION

The application as proposed would provide a highly sustainable development that complies with the relevant national planning policies and local planning policies

The scheme represents a good example of sustainable development and accords with National Planning Policy Framework which states that with the presumption in favour of sustainable development proposals should be approved unless adverse impacts outweigh the benefits of the scheme.

The agent has previously demonstrated a commitment to exemplar architecture with the recent construction of no. 121 The Kench on Hayling Island. The success of this scheme has been recognised with an RIBA regional award and shortlisting to the last six for the Manser Prize which recognises the best housing in the UK. This application is undertaken with the same commitment.

The three aspects of planning policy and guidance have been thoroughly examined and the proposal found to be in compliance with all of the provisions set out in the attached planning statement. In the light of this and the other reasons given in the supporting statement, the planning authority is asked to approve the proposal.

APPENDIX A

RELEVANT EXTRACTS FROM THE HAVANT BOROUGH COUNCIL CORE STRATEGY

Core Strategy ...Vision: Table 1.1 HBC Sustainable Community Strategy: ‘Forward Together’ aligned with the Core Strategy (Extracts)

5 (and 7) Housing and Infrastructure

- Ensure a mix of dwelling types is provided, in the right places at the appropriate times...

6 Caring for Our Borough

- Ensure all new development is built to a high quality sustainable design that is inspired by the character and setting of the local area
- Deliver the effective stewardship of the unique qualities of the borough’s built and historic heritage and natural environment
- Adapt to, and where appropriate mitigate against, the impacts of climate change

Policy CS9 Housing

Planning permission will be granted for housing proposals that will (inter alia): -

- Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.
- Provide a mix of dwelling types, sizes and tenures which help ... contribute to the development of mixed and sustainable communities.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that (inter alia):

- Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced
- Protects and where possible enhances the borough’s statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest.
- Has particular regard to the hierarchy of nature conservation designations within the borough

Policy CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)

Development will be permitted where it:

1. Carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting.
2. Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area.

3. Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).
4. Meets the policy aims of the Chichester Harbour AONB Management Plan and
5. Provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal.

Policy CS15 Flood and Coastal Erosion Risk

Development in areas at risk of flooding now and in the future as identified on the latest Environment Agency flood risk maps and Strategic Flood Risk Assessment climate change maps will only be permitted where:

1. It meets the sequential and exception test (where required) in relation to PPS25.
2. The site is located in a low hazard area as defined in the Strategic Flood Risk Assessment.
3. A site-specific flood risk assessment demonstrates that the development will be safe, including the access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
4. The scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site.
5. Appropriate flood warning and evacuation plans are in place.
6. New site drainage systems are designed taking account of events which exceed the normal design standard.

Policy CS16 High Quality Design

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: (Inter alia)

1. Responds to, draws inspiration from and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors; and
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

- a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b) Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all;
3. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
 4. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

DM9 Development in the Coastal Zone

Planning Permission will only be granted for development in the coastal zone which addresses all of the relevant criteria as set out below: These include

1. Has no harmful effects on nature conservation within the Chichester and Langstone Harbour SSSIs and SPA, Solent Maritime SAC and Ramsar site, or any SINC’s and Local Nature Reserves.
2. Maintains and enhances the appearance and distinctiveness of existing settlements and landmarks along the coast.
3. Contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations.