



28 June 2022

Dear Mr Percival,

Preapplication REF/NO. - CHCPREAP 22/05-HIS

Description: Single storey boathouse

Location: 70 Seaview Road, Hayling Island, PO11 9PE

Chichester Harbour Conservancy is a unique organisation in that it is the only Harbour Authority with statutory responsibility for an Area of Outstanding Natural Beauty (AONB). Further details are explained in the Appendix to this response.

Please note that the above case has been considered as a fully delegated decision by the Principal Planning Officer at Chichester Harbour Conservancy.

Chichester Harbour Conservancy's Officer opinion

NO OBJECTION WITH CONDITIONS

Conditions:

- 1. Tree protection during the build and hand-digging of supports for the structure**
- 2. Use of oak facing materials (preferably stained a dark colour) and timber shingles to clad the roof**

Conditions are to be read in conjunction with the overall recommendation and should not be separated.

Reasoned Justification:

I refer to our site meeting today and having regard to the policy framework* below, make the following observations on a without prejudice basis, to any alternative view that might be taken to Members of The Conservancy's Planning Committee, were a formal planning application to come before it for consideration.

Before we met, I took the opportunity to walk the foreshore public footpath and could see that to a great extent the site of the proposed boathouse would indeed be largely screened and whilst taller than the existing sun lounge outhouse, would still be sub-ordinate to the existing two storey dwelling on the plot.

The oak cladding you have specified for external walls is a good facing material and we discussed both staining this to give a more muted effect and use of timber shingles to clad the roof.

I saw that tree stems were in close proximity to the footprint of the proposed boathouse, but that the intention was to raise up the structure on 'stilts', which would have little effect on the root systems of those adjacent trees, albeit some modest trimming of overhanging boughs may be necessary.

You said it was your intention to retain all the trees, in order to screen the new boathouse.

Overall, Conservancy Officers can therefore offer support for the modest structure you have proposed.

***Policy framework**

NPPF - 14, 176; **NPPG** –ID 6-8, ID26, ID31; **HBLP**–CS11-CS12, CS16-CS17, DM9-DM10; **HBLPA** –AL1; **SVHLP** –DR1, E1, E3-E5, E14, E16, E22; **CHMP** –1-2; **PP** - 3, 9; **SPD/SPG**.

***Abbreviations used:**

NPPF –National Planning Policy Framework (July 2021)

NPPG –National Planning Practice Guidance (2014 onwards)

HBLP –Havant Borough Core Strategy (2011)

HBLPA –Havant Borough Local Plan Site Allocations DPD (2014)

SVHLP –Submission version Havant Local Plan (updated 2021 - to 2036 N.B. now formally withdrawn)

CHMP –Chichester Harbour Management Plan (2019-2024)

PP –CHC Planning Principles (adopted by The Conservancy 17.10.16 onward)

SPG/SPD –

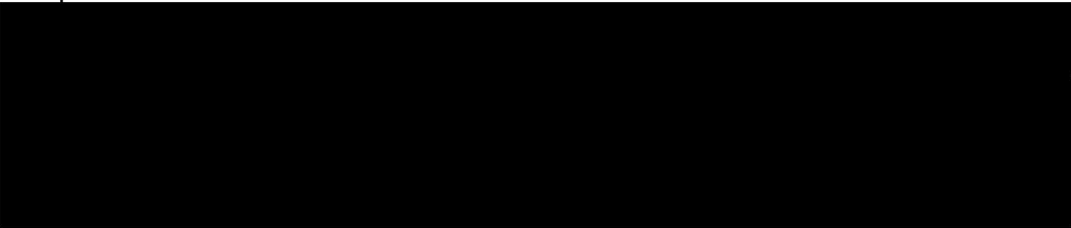
Joint CHAONB Design SPD (2017)

Borough Design Guide (2011)

Yours sincerely,

Steve Lawrence MRTPI

**Principal Planning Officer
Chichester Harbour Conservancy**



Appendix

Chichester Harbour AONB

Chichester Harbour was designated as an Area of Outstanding Natural Beauty (AONB) in 1964. It is the smallest mainland AONB in England, and in terms of moorings, it is largest recreational sailing and boating harbour in Europe. Chichester Harbour is quite rightly regarded as a nationally important protected landscape.

Local Planning Authorities must give great weight to the primary purpose of the AONB designation.

The primary purpose of the AONB designation is to **conserve and enhance the natural beauty**. In pursuing the primary purpose, account should be taken of the needs of agriculture, forestry, other rural industries and of the economic and social needs of local communities. Regard should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment. Recreation is not an objective of designation, but the demand for recreation should be met insofar as it is consistent with the conservation of natural beauty and the needs of agriculture, forestry, and other uses.

The management of the AONB was formalised through the Countryside and Rights of Way Act of 2000 with Chichester Harbour Conservancy appointed as the Joint Advisory Committee (JAC) for the AONB.

Chichester Harbour Conservancy

Chichester Harbour Conservancy was established in 1971. It is a unique organisation in that it is the only Statutory Harbour Authority with responsibility for an AONB. Its purposes extend beyond that of other AONBs, to include leisure, recreation, and the conservation of nature.

Section IV, part 21, of the 1971 Act states:

21.-(1) It shall be the function of the Conservancy, subject to the provisions of this Act, to take such steps from time to time as to them seem meet for the conservancy, maintenance and improvement of—

- a) The harbour, for the use of pleasure craft and such other vessels as may seek to use the same;
- b) The amenity area, for the occupation of leisure and recreation and the conservation of nature:

and the facilities (including, in relation to the harbour, navigational facilities) afforded respectively therein or in connection therewith.

(2) In the fulfilment of the function with which they are charged by subsection (1) of this section, the Conservancy shall have regard to the desirability of conserving the natural beauty and amenity of the countryside and of avoiding interference with fisheries.

The full text of the Chichester Harbour Conservancy Act of 1971 is published on the Conservancy's website.

<https://www.conservancy.co.uk/page/279-the-conservancy>

Chichester Harbour Conservancy's Planning Committee

Chichester Harbour Conservancy utilises a member-led Planning Committee to act on behalf of the Conservancy Board in responding to planning applications and consultations. Membership is derived from the Conservancy Board and the Statutory Advisory Committee. The Planning Committee meet every 6-8 weeks. The Conservancy's Case Officer reports, agendas, and minutes of past meetings are on the Conservancy's website.

<https://www.conservancy.co.uk/page/committees-and-meetings>

Chichester Harbour Statutory Management Plan

The Chichester Harbour Management Plan (2019-2024) details the 10 Special Qualities of the AONB and features 15 policies to guide the management of the protected landscape. Chichester Harbour Conservancy prepared the Management Plan on behalf of the Local Planning Authorities: Chichester District Council, Havant Borough Council, West Sussex County Council, and Hampshire County Council. Prior to adoption, the Plan was subject to a public consultation over 8 weeks. The Plan is a material planning consideration under Policy CS12 of the Havant Borough Core Strategy (2011-2026). This means it is relevant to making planning decisions in and around Chichester Harbour (whether to grant or refuse an application for planning permission).

<https://www.conservancy.co.uk/page/management-plan>

<https://www.havant.gov.uk/local-plan>

Chichester Harbour Planning Principles

Chichester Harbour Conservancy has developed 19 Planning Principles to guide development in and around the AONB. These Planning Principles can be read in Section 3 of the Management Plan. The Planning Principles directly inform whether a planning application is likely to be supported by the Conservancy.

<https://www.conservancy.co.uk/page/planning>

Chichester Harbour AONB Landscape Character Assessment

The purpose of the Landscape Character Assessment is to provide an understanding of the unique landscape character and special qualities of the Chichester Harbour AONB to inform the development of AONB Management Plans and wider planning policy. The Chichester Harbour AONB Landscape Character Assessment was first published in 2005, and subsequently reviewed in 2018. The Landscape Character Assessment is a material planning consideration.

<https://www.conservancy.co.uk/page/management-plan>

The Joint Supplementary Planning Document for the AONB

Chichester Harbour Conservancy supported two Local Planning Authorities (Chichester District Council and Havant Borough Council) to jointly publish guidance on development proposals in Chichester Harbour AONB, which was adopted in 2017. It expands upon the relevant policies in the Local Plans, particularly relating to the design of replacement dwellings and extensions and provides photographic examples showing the impacts of developments and suggested techniques for limiting those impacts. The Joint SPD is a material planning consideration.

In addition to the guidance within the main part of the SPD, there are several further issues to consider if you are proposing to undertake development or works within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). Applicants may need at least one of several consents, including: Planning

Permission; other Local Authority Consents; a Marine Licence from the Marine Management Organisation; Consent from Natural England; Consent from the Environment Agency; and/or a Works Licence from the Chichester Harbour Conservancy (see below).

<https://www.conservancy.co.uk/page/planning>

AONB Impact Statement

It is best practice for all planning applications inside the AONB to submit an AONB Impact Statement to the Local Planning Authority. This Statement will detail how the application: a) will conserve and enhances natural beauty; b) complement the special qualities of the AONB; b) will deliver the adopted policies in the Statutory Management Plan. The level of detail provided in the AONB Impact Statement is expected to reflect the relative complexity of the planning application. An AONB Impact Statement is also a good idea for planning applications outside of the boundary, but close enough to affect the character and setting of the protected landscape (within 500m).

<https://www.conservancy.co.uk/page/management-plan>

Conservancy's Works Licence

The Chichester Harbour Conservancy Act 1971 (Sections 45, 47 and 48) makes it an offence for any person to construct, alter, renew, or extend any works on, under or over tidal waters or tidal lands below the level of Mean High-Water Springs in Chichester Harbour unless licensed to do so by the Conservancy. The only exceptions are works specifically authorised by an Act of Parliament or the renewal of works which were in place on 1st August 1970. Most projects below Mean-High Water Springs are required to apply for a Works License. Approval must be gained before any works commence.

<https://www.conservancy.co.uk/page/planning>

Addendum

Natural England

Natural England is a non-departmental public body sponsored by the Department for Environment, Food and Rural Affairs. It is responsible for ensuring that England's natural environment, including its land, flora and fauna, freshwater and marine environments, geology, and soils, are protected and improved. It also has a responsibility to help people enjoy, understand, and access the natural environment. Natural England advise that Chichester Harbour Conservancy's "knowledge of the site and its wider landscape setting, together with the aims and objectives of the AONB's Statutory Management Plan, will be a valuable contribution to the planning decision."

Summary of Environmental Designations at Chichester Harbour

Worldwide Designation	Ramsar Site	Wetlands are among the most diverse and productive ecosystems. Chichester and Langstone Harbours were recognised as a wetland of international importance when they were designated as a Ramsar Site in 1987, under the Ramsar Convention.
Nationally Important Designations	Area of Outstanding Natural Beauty	An Area of Outstanding Natural Beauty is a landscape which is considered so precious that it is protected for the nation. The criteria for designating an AONB include valuable wildlife, habitats, geology, and heritage, as well as scenic views. Chichester Harbour was designated as an AONB in 1964.
	Bass Nursery Area	A Bass Nursery Area is a place that is recognised as a haven for small school bass. Fishing for bass, or fishing for any fish using sand-eels as bait, by any fishing boat within any part of the Harbour as defined, is prohibited between 30th April and 1st November each year. Chichester Harbour was designated a Bass Nursery Area in 1990.
	Site of Special Scientific Interest (SSSI)	Chichester Harbour was designated a Site of Special Scientific Interest in 1970 because it was of special interest by virtue of its fauna, flora, geological or physiographical / geomorphological features.
	Special Area of Conservation (SAC)	A Special Area of Conservation is a site designated under the Habitats Directive. These sites, together with Special Protection Areas, are called Natura sites and they are internationally important for threatened habitats and species. Solent Maritime SAC was designated in 1994.
	Special Protection Area (SPA)	A Special Protection Area is a site designated under the Birds Directive. Chichester and Langstone Harbours SPA was designated in 1979.
	Water Framework Directive	This aims for good water quality and covers groundwater, surface water (rivers, canals, lakes, reservoirs, estuaries, other brackish waters, and coastal waters) out to one nautical mile from shore as well as wetlands. The Directive, which came into effect in 2000,

		gives shellfish harvesting waters and bathing waters special protection.
Locally Important Designations	Conservation Area	Conservation Areas protect special architectural and historical places of interest. There are ten Conservation Areas in and around Chichester Harbour.
	Dark Sky Discovery Site	Three Dark Sky Discovery Sites were defined in Chichester Harbour in 2017. They are particularly good sites for stargazing.
	Local Nature Reserve	Local Nature Reserves are particularly appropriate for educational, research or public information purposes. There are five Local Nature Reserves in Chichester Harbour.
	Local Wildlife Site	Local Wildlife Sites in West Sussex feature important habitats that complement Local Nature Reserves and the Site of Special Scientific Interest. They are the equivalent of a Sites of Importance for Nature Conservation in Hampshire. There are 16 Local Wildlife Sites in Chichester Harbour.
	Site of Important for Nature Conservation (SINC)	Sites of Importance for Nature Conservation in Hampshire feature important habitats that complement Local Nature Reserves and the Site of Special Scientific Interest. They are the equivalent of Local Wildlife Sites in West Sussex. There are 25 SINC's in Chichester Harbour.



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Chichester Harbour Conservancy The Harbour Office, Itchenor, Chichester, West Sussex PO20 7AW

Celebrating 50 Years of Chichester Harbour Conservancy, 1971 - 2021



Dear Planning Team

We are in the early stages of designing and applying for planning permission for a Boathouse. We would like to ask for pre-application advice on how to ensure any such boathouse would comply with the requirements of the Conservancy. We have read the Supplementary Planning Document and Design & Access guidelines and tried to take on board all the advice

We live at 70 Seaview Road, Hayling Island, PO11 9PE, which backs onto Chichester Harbour, and for 2 hours either side of high tide has direct water access. As such we have some water vehicles (Tender, Canoe, windsurfer) which are licenced with Chichester Harbour. We currently keep them in our conservatory, which makes them difficult to use

We also have a piece of ground we currently use as a dump for garden waste. This piece of ground is almost completely surrounded by trees and bushes, thus the use as a dump. We are considering removing the garden waste (I hired a chipper and got rid of some this weekend) and clearing the space. The space is just over 5m x 3m. It is in this space we propose to build the boathouse

The boathouse would largely be invisible from the harbour due to being surrounded by trees/bushes and an existing summer house which has been in place for >10 years

The boathouse would also fit within the permitted development guidelines, even though not a permitted development – it would be 5m x 3m x 4m high with sides 2.5m high then a peaked roof (see pictures attached). It would be made of Oak or similar wood that will age into keeping with the surroundings and provide further camouflage. It would have small windows, as primarily a store for boats, and a changing space. It would take into account future climate induced flood risk by being mounted on raised ground spikes not a concrete plinth, and by having a raised dry storage area within

I mention it would not be a 'permitted development' as it is within the AONB boundary, and the need for planning permission has been confirmed by Havant Planning department. They have explained that its acceptance would in part depend on your input. Before we go to full Planning Application, with its cost of £462, I would like your advice on whether this boathouse would contravene any conservancy planning rules, and what if anything needs to be done to ameliorate any issues. If not, would you be OK to support the application?

Thank you for your help





Dear Mr Percival,

Thank you for your enquiry – apologies for the delayed reply. The Conservancy does offer pre-application advice – please find attached our pre-application advice charging schedule where you will see that we offer a first contact for free. I would advise that you send us as much information as possible to enable us to give you informed advice – as a minimum, the address, photographs, sketches or plans of your proposal and an explanation. Please send your enquiry to planning@conservancy.co.uk so that it can be allocated to one of our Principal Planning Officers.

I hope this helps.



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Chichester Harbour is a Protected Landscape



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See below

Kind regards



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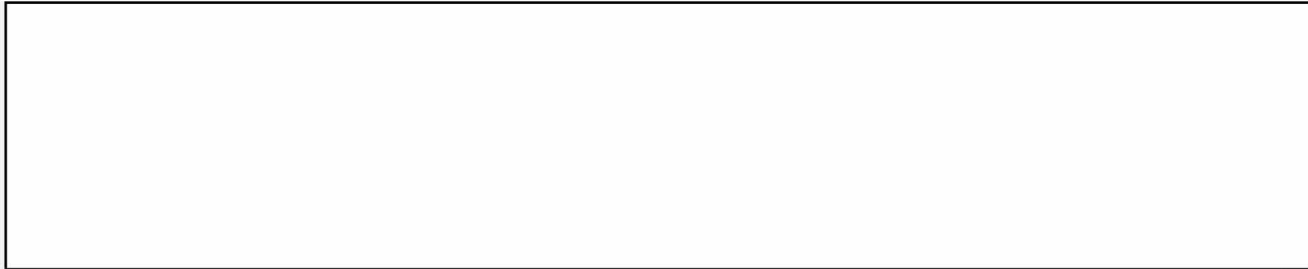
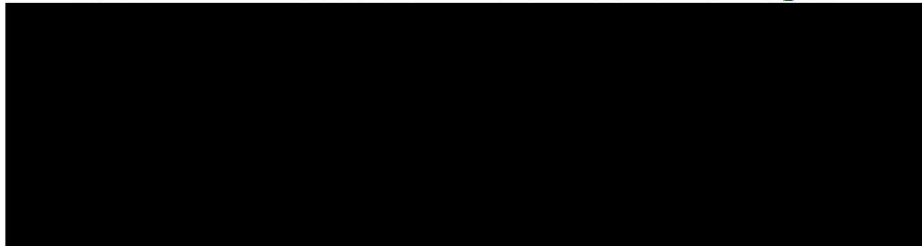
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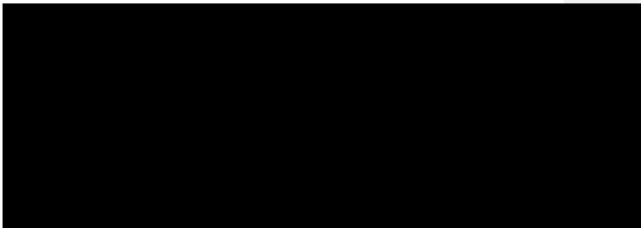
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message:

Hi



I'm thinking of building a boathouse to house the collection of watercraft currently in my conservatory. I've checked with Havant Planning and they say you need to be consulted. Do you offer a pre-planning consultancy service?

Or even someone to talk to we intend to follow your guidance from the and Design & access guidelines.

Please let me know if we can discuss with you directly or if we need to go through Havant planning department to get your feedback

Thanks Dave Percival

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