

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 15 December 2021 11:57
To: Terzoudis, Julie
Cc: [REDACTED]
Subject: APP/21/01204 - Sparkes Marina, 38 Wittering Road, Hayling Island, PO11 9SR

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Dear Julie

Apologies for the slightly delayed response.

Local Planning Authority planning application reference: APP/21/01204

Site: Sparkes Marina, 38 Wittering Road, Hayling Island, PO11 9SR

Proposals: Engineering works to reinforce ground slab to facilitate launching of boats

RECOMMENDATION

That Havant Borough Council, as local planning authority, be advised that Chichester Harbour Conservancy has no objection to the proposed development, subject to –

- Non-percussive piling measures being employed;
- Works not being carried out over the winter period; and,
- Approval of a Construction Environment Management Plan, to otherwise control the potential for noise disturbance and prevent pollution of Chichester Harbour waters and the interntioinally important ecological designations therein.

Conservancy Officers' comments and reasoned justification

1.0 Site and its context

- 1.1 Sparkes Marina is located in the southwest corner of Chichester Harbour AONB, immediately within the entrance and on the south-eastern tip of Hayling Island. It is at the end of its own dredged channel that makes it one of the two marinas in the harbour that are accessible at all states of the tide. It caters for 140 berths with some being reserved for visitors. Though small it can nevertheless accommodate vessels of up to 20 metres in up to 2.5 metres when berths are available.
- 1.2 The site is within the defined 'Urban Area' (Policy AL2, where new development is to be focused – Policy CS17) and sits in the A1, Chichester Harbour Mouth Landscape charcter area, as defined by the CBA 2005 Landscape Character assessment for the Conservancy (recently updated), exhibiting the following relevant key characteristics:-
- Narrow opening to the sea enclosed by the projecting shingle and sand spits of East Head, Black Point and Eastoke Point.
 - Large sandbars of The Stocker and The Winner exposed at low tide.
 - Constantly shifting sands and shingle are subject to strong prevailing winds and currents.
 - Sandy beaches at East Head attract colourful summer crowds.
 - Dune systems, dominated by distinctive marram grass vegetation at East Head and Eastoke Point.

- Long views out to sea, including to the Isle of Wight and inland across the Chichester Harbour Central Basin.

1.3 The quay wall of the marina of course directly abuts the Harbour, with its SPA/SAC/SSSI/Ramsar protected ecological designations of international importance.

2.0 Relevant planning history

2.1 The Marina appears on an O.S. map from 1955, but not on one from 1919, so it is assumed it was developed in between those years.

2.2 89/51335/001 - Excavation of mudland and the transfer of 30 existing moorings into pontoon berths and construction of 30 visitors berths (withdrawn 17.5.1990).

2.3 90/51335/003 - Raise sea wall and fill in two slipways to prevent flooding and provide floating walkways to existing mud berths (granted permission 1.10.1990).

2.4 90/51335/004 - Excavation of Mudlands and the transfer of 30 existing moorings into pontoon berths & construction of 30 visitors berths (withdrawn 25.7.1990).

2.5 91/51335/005 - Proposed construction of a travel lift dock and the installation of a 45 ton hoist (granted permission 17.4.1991).

2.6 96/51335/009 - New pontoons to provide 30 additional visitor berths extending 112m to the north (granted permission 5.9.1996).

2.7 98/51335/010 - Installation of new visitor pontoons and associated no 4 new dolphin piles to north east of boatyard (granted permission 24.3.1998).

2.8 98/51335/011 - New craning quay and extended pontoons (granted permission 11.6.1998).

2.9 03/51335/024 - Alterations to pontoon dolphin piles (granted permission 9.5.2003).

2.10 05/51335/027 - Repair and upgrading works to existing sea wall on east side of marina (granted permission 24.8.2005).

2.11 APP/20/00610 - Replacement sheet piled quay wall with concrete capping beam (granted condition permission 26.2.2021).

3.0 Proposed development

3.1 The red line identifying the application site is slightly confusing as a smaller red line area seems to exist within a larger red line. Conservancy Officers have assumed that the 10m x 10m smaller area is where the main reinforcement work is taking place and that the height of the proposed works is merely the height of the existing concrete capping beam, when looking at the proposed section drawing.

4.0 Key issues and related Policy framework*

***NPPF** -76, 93; **NPPG** – ID's 6-8, 21a, 21b, 26, 37; **HBLP** – CS11-CS12, CS16-CS17, DM8-DM10; **HBSADPD** – AL1-AL2; **HBPVLP** – DR1, KP3 (tt); E1, E3-E5, E11, E14-E16, E22; **CHMP** – 1-2, 6, 10; **PP** - 01-02; **SPD**.

4.1 Safeguarding intrinsic character and beauty of Chichester Harbour AONB/biodiversity/navigational safety from inappropriate development –

4.1.1 The work would have little to no additional visual impact on the AONB landscape and would not impinge on intertidal land.

5.0 Conclusions

- 5.1 No increased visual impact per se would occur at the shoreline.
- 4.0 The Conservancy is supportive of marine enterprise through its Planning Principle PP02.
- 5.3 Provided safeguarding conditions are imposed to minimise potential for ecological disturbance/impact, no objections are raised.

***Abbreviations used:**

NPPF – National Planning Policy Framework – (July 2021)

NPPG – National Planning Practice Guidance – (March 2014 onwards)

HBLP – Havant Borough Local Plan: Core Strategy (2011)

HBSADPD – Havant Borough Local Plan: Site Allocations DPD (2014)

HBPVLP – Havant Borough Local Plan: Pre-submission version (2019)

CHMP – Chichester Harbour AONB Management Plan (2019-2024)

PP – Planning Principles (first adopted by Conservancy 17.10.16, with some later revisions)

SPG/SPD – Planning guidance published by Chichester District Council relating to:-

- Joint CHAONB SPD
- Havant Borough Design Guide (2011)

Yours sincerely

Steve Lawrence MRTPI
Principal Planning Officer



CHICHESTER
HARBOUR
CONSERVANCY

01243 512301

info@conservancy.co.uk

www.conservancy.co.uk

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

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