

## DELEGATED OFFICER REPORT

|                                  |                                                                                                                                                                                                                                                                                                                      |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSAL</b>                  | Replacement of the existing galvanised chain-link and barbed wire boundary fencing, pedestrian and vehicular gates with green powder coated (RAL code 6020 dark green) Securifor 358 type wire weld mesh security fencing, pedestrian and vehicular gates 2.4m high with three strand razor tape above of 0.6m high. |
| <b>LOCATION:</b>                 | Land at Junction Opposite 115, Havant Road, Emsworth                                                                                                                                                                                                                                                                 |
| <b>REFERENCE NO:</b>             | APP/25/00842                                                                                                                                                                                                                                                                                                         |
| <b>APPLICANT:</b>                | Mr M Jarvest                                                                                                                                                                                                                                                                                                         |
| <b>APPLICATION TYPE:</b>         | Full planning permission                                                                                                                                                                                                                                                                                             |
| <b>CONSULTATION EXPIRY DATE:</b> | 28/11/2025                                                                                                                                                                                                                                                                                                           |
| <b>APPLICATION EXPIRY DATE:</b>  | 12/12/2025                                                                                                                                                                                                                                                                                                           |
| <b>WARD:</b>                     | Emsworth                                                                                                                                                                                                                                                                                                             |
| <b>SUMMARY RECOMMENDATION:</b>   | Approve with Conditions                                                                                                                                                                                                                                                                                              |

### 1. Site Description

- 1.1 The application site is an existing gas compound, operated and owned by Southern Gas Network (SGN) Plc., located to the east of the Warblington Interchange between the A27 to the north and Havant Road to the south and west. The compound can be accessed via a private trackway from Havant Road to the east that is closed off to vehicles and runs adjacent to a cycle way and footpath under the A27. Other than the approach from the trackway, the site is entirely surrounded by mature trees and shrubs. The boundaries of the site are fenced off in approximately 2.8m high galvanised chain-link and barbed wire between concrete posts and timber entrance gates with barbed wire above.
- 1.2 The area immediately surrounding the application site is mostly comprised of vegetated areas between the road junction layout, although there is a telecommunications compound and mast immediately adjacent to the site. Further to the south beyond Havant Road there are open fields and to the north-east and north-west there are residential developments
- 1.3 The site is included in land beyond the settlement policy boundary within a strategic gap. However, due to the high level of tree and shrub planting around the compound it has little visual presence within the surrounding area.

### 2. Planning History

Is there any planning history relevant to the current application?

[Planning Application - APP/14/00440](#)

Erection of building to house gas regulator equipment. Land at Junction Opposite 115, Havant Road, Emsworth. PERMIT.

### 3. **Proposal**

Replacement of the existing galvanised chain-link and barbed wire boundary fencing, pedestrian and vehicular gates with green powder coated (RAL code 6020 dark green) Securifor 358 type wire weld mesh security fencing, pedestrian and vehicular gates 2.4m high with three strand razor tape above of 0.6m high.

#### **Officer Comment**

*The description originally stated that the three strand razor tape would be 0.8m high, however when a discrepancy with the submitted drawings was noted the agent confirmed that this was an error and the description was corrected.*

### 4. **Policy Considerations**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016  
Chichester Harbour Management Plan 2024-2025  
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

#### **Havant Borough Local Plan (Core Strategy) March 2011**

|      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS12 | (Chichester Harbour Area of Outstanding Natural Beauty (AONB))                    |
| CS16 | (High Quality Design)                                                             |
| DM8  | (Conservation, Protection and Enhancement of Existing Natural Features)           |

#### **Havant Borough Local Plan (Allocations) July 2014**

|     |                                                                  |
|-----|------------------------------------------------------------------|
| AL2 | (Urban Area Boundaries and Undeveloped Gaps between Settlements) |
|-----|------------------------------------------------------------------|

#### **Emsworth Neighbourhood Plan Post Examination Version 2020**

|    |                            |
|----|----------------------------|
| D1 | (General Design Policy)    |
| D2 | (Height, Mass & Materials) |
| D3 | (Layout, Form & Density)   |

Listed Building Grade: N/A  
Conservation Area: N/A

### 5. **Statutory and Non Statutory Consultations**

|                              |
|------------------------------|
| Arboriculturist/Tree Officer |
|------------------------------|

We would require an AMS for this application, I don't believe there is an issue in terms of facilitation of this project and the AMS can either be upfront or part of a condition.

**Officer Comment**

*The agent was contacted and provided further information on how the proposed works would be implemented. The Council's Arboriculturist has since confirmed that the agent's response is acceptable and that further information is not required.*

**Ecologist**

Thank you for consulting me on this application. Based on my review of the application documents, I am content that the proposal is highly unlikely to result in ecological impacts. The proposal to replace the existing fencing will not – on the basis of the submitted details – require any habitat loss and the total extent of impacts is estimated to be well below the 25m<sup>2</sup> threshold for triggering mandatory Biodiversity Net Gain.

Overall, no further information is required in relation to ecological matters.

**Chichester Harbour Conservancy**

**RECOMMENDATION**

That Havant Borough Council, as local planning authority be advised that Chichester Harbour Conservancy has **no objection**.

**Conservancy Officers' comments and reasoned justification**

**1.0 Site and its context**

1.1 This 0.02 ha enclosed site/compound is located within the Chichester Harbour National Landscape (NL), in a wooded margin at the junction of the A27 with the A259 (Emsworth) mostly within the NL and wholly within the defined DM9 'Coastal Zone', but outside any defined 'urban area' or statutory nature conservation designations. The site is not in an area at risk of flooding and not visible from either carriageway of the A27 which is raised up from the application site level, nor the sliproad and roundabout off the A27, owing to tree cover. Similarly, views from the A259 heading west towards the A27 junction are screened by trees. A public footpath leads from the A259 and passes under the A27 leading to Havant Road. Again, views of the compound are screened by the trees surrounding it. The northern part of the compound has been sub-divided to allow the installation of a telecommunications mast and there is only the most fleeting of glances of this from the sliproad as this passes over the aforementioned public footpath.

**2.0 Proposed development**

2.1 New means of enclosure to same height above site level, but with three strand razor tape above of 0.8m high.

2.2 Fencing would be plastic coated, coloured green.

**3.0 Relevant planning history**

3.1 The existing building/compound is authorised, through the granting of planning permission in November 1980.

3.2 Under APP/14/00440 planning permission was granted 3.7.2014 for “Erection of building to house gas regulator equipment”

#### **4.0 Key issue and related Policy framework\***

4.1 Safeguarding intrinsic character and beauty of National Landscape/countryside/biodiversity from inappropriate development - NPPF – 1-3, 6-12, 29, 40, 43, 48-50, 56, 85, 89, 96, 102, 131, 135, 139-140, 161, 170, 181, 187, 189, 193, 231-232; NPPG ID's – 6-8, 26; HBLP – CS11, CS12, CS16, DM9, DM10, DM14; HBLPA – AL1, AL2, DM25; HBLPBaBF – 2, 4, 8, 10, 12, 21, 28-29, 31, 43; CHMP 1-2; PP – 1.

4.1.1 The new means of enclosure are very utilitarian in appearance, but at least would be still fully screened by trees.

4.1.2 These are work to safeguard essential infrastructure supplying gas safely to local housing. No net harm to the NL would result.

#### **5.0 Conclusion**

5.1 The LPA be advised that the Conservancy has no objections.

#### **Councillor Reuben Mychalecky**

No comments received.

#### **Councillor Grainne Rason**

No comments received.

#### **Councillor Charles Robert**

No comments received.

## **6. Publicity and Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 2

Number of site notices: 1

| <b>Publicity Type</b> | <b>Publicity Details</b> | <b>Start Date</b> | <b>End Date</b> | <b>Reasons</b>                       |
|-----------------------|--------------------------|-------------------|-----------------|--------------------------------------|
| Site Notice           | First site notice        | 11/11/2025        | 03/12/2025      | Is advertised in the public interest |

Statutory advertisement: N/A

Number of representations received: 0

| Comment               | Officer Comment |
|-----------------------|-----------------|
| No comments received. |                 |

Material planning considerations are addressed in Section 7.

## **7 Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area and on the Chichester Harbour National Landscape
- (iii) Impact upon residential amenity
- (iv) Impact to trees
- (v) Impact to ecology
- (vi) Biodiversity Net Gain

(i) Principle of development

7.2 The site is located outside of the settlement policy boundary and within a strategic gap where there is presumption against inappropriate development. However, the site is an existing gas regulator compound and the works seek to improve the existing facilities on-site. Therefore subject to compliance with Policies CS11, CS12 and CS16 of the Havant Borough Core Strategy 2011 the development would, in principle, be acceptable.

(ii) Impact upon the character and appearance of the area and on the Chichester Harbour National Landscape

7.3 The proposal is to replace the existing approximately 2.8m high chain link and barbed wire fencing with 3m high weld mesh security fencing and barbed wire over. The mesh fencing would be in RAL 6020, which is a dark grey-green. The existing 2.8m high timber and barbed wire gates would also be replaced with 3m high gates in weld mesh and barbed wire above to match the proposed replacement fencing. Within the submitted Planning Statement the agent has explained that the reason for the replacement fencing is that the current fencing is not secure and the compound has been broken into several times.

7.4 Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 requires that new development responds to, draws inspiration from and respects local context and identifies and responds positively to existing features of natural or local character within or close to the proposed development site. Policy CS12 of the Core Strategy requires, amongst other matters, that development will conserve and enhance the special qualities of the Chichester Harbour National Landscape (formerly AONB).

7.5 Chichester Harbour Consultancy have been consulted with regards to potential impact on the Chichester Harbour National Landscape and have raised no objection to the development, noting that the compound is well screened from public view.

- 7.6 The site is heavily screened such that it is not readily visible within the wider area, with the gates only visible from the private trackway. Given the relatively minor nature of the proposed works they are not considered to have a significant visual impact and are therefore considered to be acceptable.
- 7.7 The design and appearance of the proposal is deemed appropriate in the context of the site and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality and would conserve the visual amenity of the Chichester Harbour National Landscape in accordance with Policy CS12 of the Havant Borough Local Plan (Core Strategy) 2011 and the tests in the Chichester Harbour National Landscape under Section 84 of the Countryside and Rights of Way Act 2000.

(iii) Impact upon residential amenity

- 7.8 The closest residential properties are Nos.113 and 115 Havant Road, located at least 108m from the site. The proposals would not be visible from these properties and would not result in any increase in activity or use. The impact to Nos.113 and 115 is therefore considered to be minimal.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Impact to trees

- 7.10 The Council's Arboriculturist was consulted and requested further information regarding the method of installation. The agent subsequently provided this and the Arboriculturist has concluded that the proposals are acceptable and has raised no objection. The proposals are therefore considered to accord with Policies DM8 and CS11 of the HBLP (Core strategy).

(v) Impact to ecology

- 7.11 The Council's Principal Ecologist was consulted and has provided comments indicating that they consider proposal is highly unlikely to result in ecological impacts and is therefore in line with Policy CS11 of the HBLP (Core strategy).

(vi) Biodiversity Net Gain

- 7.12 The Council's Principal Ecologist has reviewed the information provided and is satisfied that this application meets the de minimis exemption requirements relating to Biodiversity Net Gain.

## **8 Conclusions**

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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## 9. RECOMMENDATION:

That the Development Manager be authorised to GRANT PERMISSION for application APP/25/00842 subject to the following conditions:

### Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan and Fencing Details as Proposed 100-25-500  
Pedestrian Gate Details 100-25-501  
Vehicular Gate Details 100-25-502  
Planning Statement  
Biodiversity Net Gain Statement

**Reason:** To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing fencing so far as practicable.

**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

### Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.