



Havant Borough Council
Development Management
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

VIA PUBLIC ACCESS / E-MAIL ONLY

26th October 2026

Dear Jennie,

Application: APP/26/00616 - Demolition of existing detached dwelling and garage outbuildings and construction of new detached dwelling with garage and ancillary accommodation.

Location: 50 Beach Road, Emsworth, PO10 7HR

Thank you for consulting Chichester Harbour Conservancy on the above planning application. Chichester Harbour Conservancy is a unique organisation in that it is the only Harbour Authority with statutory responsibility for conserving natural beauty within a National Landscape (formerly AONB). Further details are explained in the Appendix to this response.

Please note that the above case has been considered following consultation with the Members of the Conservancy's Planning Committee.

Chichester Harbour Conservancy's Response

NO OBJECTION WITH CONDITIONS:-

- 1) Materials in accordance with plans;**
- 2) Ecological mitigation and enhancement measures be secured;**
- 3) Soft landscaping scheme to proposed terrace/frontage and retention of frontage tree to be secured;**
- 4) Construction and Environment Management Plan be agreed prior to construction;**
- 5) Roof lights be fitted with internal blinds;**
- 6) Garage/annex to remain ancillary to 50 Beach Road and not to be sold or let as a separate dwelling or holiday let.**

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

Reasoned Justification

1.0 Site description

- 1.1 This is a detached chalet bungalow located on a Harbour-fronting plot on the southern corner of Beach Road and Western Parade in Emsworth. Clear views of the property are obtainable from Beach Road, Western Parade and from the Harbour waters. The Harbour shoreline marks the boundary of the Chichester Harbour National Landscape here, therefore the site lies outside but directly adjacent to the National Landscape, and given the clear intervisibility, is within its setting.
- 1.2 There is a mixture of styles of property but the predominant theme is of pitched roofs, many of the properties having been extended, rebuilt, or modified. The majority of properties are of two-storey scale, and of a relatively uniform scale, height and building line, with the application property (and No.41 on the opposite corner) being smaller-scale properties.
- 1.3 The area has a very pleasant character, with the Harbour and nearby Nore Barn Woods creating a tranquil and beautiful setting for the houses and a natural edge to the built character of this leafy suburban part of Emsworth.

2.0 Relevant recent planning history

- 2.1 On the opposite corner, also facing the National Landscape, is another bungalow (No.41 Beach Road), where an application for a very large flat roofed replacement dwelling was refused (APP/23/00779) and subsequently dismissed on appeal in March 2025, on the grounds of excessive bulk, dominance, and an awkward relationship with its surroundings, overwhelming the general uniformity of properties along this part of the shore. The Inspector concluded that this incongruity would therefore harm the character and appearance of the area and would fail to demonstrate a sensitivity in design that would minimise the impact on the National Landscape.
- 2.2 A pre-application enquiry was submitted for a replacement dwelling at the application property in summer/autumn 2025. This presented the scheme shown below, to which Conservancy Officers responded broadly positively as careful regard had been given to the Chichester Harbour AONB SPD guidance, but we queried the position of the western (left-hand) gable coming forward from the existing bungalow and advised that this should not encroach beyond the existing building line. A later plan was submitted which demonstrated that the western gable would not breach the building line taken from immediate neighbouring properties, which was accepted by Conservancy Officers.

3.0 Proposed development

- 3.1 This application seeks permission for a replacement dwelling on the site, which would be a two-storey dwelling with two gable features facing onto the Harbour, of a very similar design to the pre-application scheme. It would be finished in natural timber cladding with recesses charred timber elements, and a natural slate tiled roof. A balcony would be created between the two gable elements facing the Harbour, as well as a flat roofed

element projecting from this with a green roof, and a projecting canopy with a zinc roof oversailing extensive ground floor glazing.

3.2 The front elevation facing north (away from the Harbour) as well as the west side elevation facing Beach Road would comprise large elements of white render, with a projecting cantilevered bay window element to the side elevation, as a nod to a similar feature on the existing building. The front elevation would also incorporate a flat roofed element with a green roof.

3.3 The detached garage would replace the existing structure with a larger building comprising a garage as well as ancillary accommodation (living/kitchenette and bathroom with bedroom above). Solar panels would be incorporated on both the proposed garage and main house.

4.0 Related Planning Policy framework

National Planning Policy Framework (NPPF) (Revised August 2026) Policies S3, S5, N2, N3 and N4.

National Planning Practice Guidance (NPPG) (2014 onwards).

Havant Core Strategy Policies CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) and CS12 (Chichester Harbour AONB).

Chichester Harbour Management Plan 2025-2030 – Policy Aim 4: Conservation of Nature, and 4.4: A Naturally Beautiful Landscape. Planning Principles PP01 (Great Weight for a Nationally Important Landscape), PP03 (Residential and Householder Development), PP05 (Dark Skies and Light Pollution), PP07 (Development Near the National Landscape Boundary).

Chichester Harbour Landscape Character Assessment (CBA update 2019).

Joint CH AONB Supplementary Planning Document (SPD) (2017).

5.0 Key issues: Impact on Chichester Harbour National Landscape

5.1 This scheme is very similar to that presented at the pre-application stage in 2025. Overall, the design is appropriate reflecting the gable roofs of nearby properties, and utilising materials and finishes that are recommended in the AONB SPD and have been employed on various recent remodelling or replacement schemes in the immediate area, with success. There is a large amount of glazing at ground floor level facing the Harbour; however, the glazing is vertically subdivided and most importantly, would be shaded by an overhanging canopy roof across the whole frontage. This should help to significantly reduce the visual impacts of the glazing, in particular reflective impacts, in the wider landscape.

5.2 The proposed increases in size (footprint and silhouette) over and above the existing dwelling are towards the upper margins of the recommended limits set out in the AONB SPD (the Harbour silhouette would increase by 24.7%, when the recommended limit is

25%). However, this is almost inevitable given the full two-storey height of the proposed dwelling, which would not significantly exceed the two neighbouring properties to the east, and would remain lower than the property to the north, as shown in the street scene images. The footprint of the new dwelling would be increased by 13.25%, with the southernmost gable element remaining on the same building line as neighbouring properties.

- 5.3 The proposed annex/garage, although larger than existing, is unlikely to be dominant as viewed from the shoreline or wider National Landscape due to its location set back within the Beach Road street scene, outside the National Landscape and beyond the main dwelling as viewed from the south. A suitable condition should be included on any permission granted to ensure that the use of this building remains ancillary to the main house and is not turned into a separate dwelling or let out as a holiday let.
- 5.4 The plans show the proposed removal of one small tree adjacent to the east side of the dwelling. Although this is not a large landscape tree, any loss of planting should be compensated for on a 2:1 ratio, as set out in Section 9 of the AONB SPD. We would also encourage the planting of the garden fronting onto the Harbour, which will help to soften the visual impacts of the building and provide shelter and biodiversity benefits.
- 5.5 Any permission granted should secure the ecological mitigation and enhancement measures set out in the submitted Ecological Impact Assessment, including bat and bird boxes. The construction process will need to take account of the highly sensitive adjacent Harbour habitats by avoiding any encroachment of vehicles or materials onto the harbour and avoiding disturbance during the overwintering bird period, and therefore a Construction and Environment Management Plan should be submitted and agreed to secure these mitigation measures.
- 5.6 The scheme incorporates several roof lights as well as solar panels, and these should include black-out blinds to avoid upwards light pollution and safeguard the Dark Skies of the National Landscape. Any external lighting, similarly, should be kept to a minimum and be low-key and sensitive to the location and the National Landscape's Dark Skies.
- 6.0 Conclusion
- 6.1 Overall, the scheme represents a relatively sympathetic design which reflects surrounding development and incorporates materials and design features which are recommended in the AONB SPD and therefore has regard to its sensitive location on the edge of the National Landscape. Any permission granted should be subject to conditions relating to soft planting, ecological mitigation and enhancement measures, a Construction and Environment Management Plan, roof lights incorporating internal blinds, as well as ensuring ancillary use of the proposed garage/annex.

Yours sincerely,

Linda Park

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Appendix

Chichester Harbour National Landscape

Chichester Harbour was designated as an Area of Outstanding Natural Beauty (AONB) in 1964. Since 22nd November 2023, all AONBs are referred to as 'National Landscapes' to better reflect their national importance. Chichester Harbour is the smallest mainland National Landscape in England, and 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 of the area**. 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.

All relevant authorities, including Local Planning Authorities, have a new strengthened duty as of 26th December 2023, under the Countryside and Rights of Way Act 2000, to 'seek to further the purpose' of conserving and enhancing the natural beauty of the AONB (National Landscape).

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 the conservation of natural beauty within a National Landscape. Its purposes extend beyond that of other National Landscapes, to include leisure, recreation, and the conservation of nature.

The management of the National Landscape 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 National Landscape.

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 the larger of more controversial planning applications and consultations. Membership is derived from the Conservancy Board and the Statutory Advisory Committee. The Conservancy's Case Officer reports, agendas, and minutes of past meetings are on the Conservancy's [website](#).

Chichester Harbour Statutory Management Plan

The [Chichester Harbour Management Plan](#) (2025-2030) details the Special Qualities of the National Landscape and features four policy aims to guide its management. Chichester Harbour Conservancy prepared the Management Plan on behalf of the Local Planning Authorities. The Plan was subject to a public consultation over 8 weeks and is a material planning consideration under Policy NE14 of the Chichester Local Plan (2021-2039) and Policy CS12 of the Havant Borough Core Strategy. This means it is relevant in making planning decisions within and around Chichester Harbour National Landscape.

[Chichester Local Plan 2021-2039](#)

[Havant Local Plan \(Core Strategy\) 2011 and Allocations Plan 2014](#)

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Chichester Harbour Planning Principles

Chichester Harbour Conservancy has developed seven Planning Principles to guide development in and around the National Landscape. These Planning Principles can be read on page 41 of the [Management Plan](#). The Planning Principles directly inform whether a planning application is likely to be supported by the Conservancy, therefore applicants for planning permission are advised to meet and demonstrate compliance with these Principles (where appropriate).

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 National Landscape to inform the development of National Landscape Management Plans and wider planning policy. The Landscape Character Assessment is a material planning consideration.

Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document (SPD)

Chichester District Council and Havant Borough Council jointly published guidance on development proposals in Chichester Harbour AONB 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.

National Landscape Impact Statement

All applicants inside the National Landscape are recommended to submit a National Landscape Impact Statement to the Local Planning Authority to show how the application:

- a) will conserve and enhance natural beauty;
- b) complement the special qualities of the National Landscape and
- c) will deliver the adopted Policy Aims and meet the Planning Principles in the Management Plan.

Applicants that spend time on preparing a National Landscape Impact Statement are likely to negate questions along these lines arising at a later date.

Conservancy 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. Approval must be gained before any works commence. Guidance notes can be found [here](#).

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 advises 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."

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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	National Landscape	A National Landscape (formerly AONB) is a landscape which is considered so precious that it is protected for the nation. The criteria for designating a National Landscape 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 Importance 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 SINCs in Chichester Harbour.