



CHICHESTER HARBOUR CONSERVANCY – PLANNING COMMITTEE

A meeting of the Conservancy's Planning Committee will be held at **10.30am** on **Monday 23 January 2023** at County Hall, Chichester.

Richard Craven, Director & Harbour Master

For questions regarding this agenda please email maria.court@conservancy.co.uk.

AGENDA

1. WELCOME AND APOLOGIES

2. DECLARATIONS OF INTEREST

Members and officers are reminded to make declarations of pecuniary or personal interests they may have in relation to items on the agenda and to make any declarations at any stage during the meeting if it then becomes apparent that this may be required when a particular item or issue is considered. Members are also reminded to declare if they have been lobbied in relation to items on the agenda.

3. MINUTES

Minutes of the Planning Committee meeting held on 12 December 2022 (Page 1).

4. APPOINTMENT OF VICE CHAIRMAN

To serve until 17 July 2023 in the first instance.

5. DEVELOPMENT APPLICATIONS

- a. 22/03137/FUL, Paynes Boatyard, Thornham Lane, Southbourne, West Sussex. PO10 8DD (to follow).
- b. WI/22/02717/FUL, Old House Farm, Itchenor Road, West Itchenor, Chichester, West Sussex. PO20 7DH (page 8).
- c. FB/22/02821/FUL, 112 Fishbourne Road West, Fishbourne, West Sussex. PO19 3JR (page 16).
- d. SB/22/02787/FUL, New Life Christian Church, Main Road, Southbourne, West Sussex. PO10 8HA (page 25).
- e. BI/22/03176/FUL, Orchard House, Lock Lane, Birdham, West Sussex. PO20 7BA (page 34).

6. LEVELLING-UP AND REGENERATION BILL: REFORMS TO NATIONAL PLANNING POLICY

To consider the report from the AONB Manager and Principal Planning Officers (page 39).

7. CHICHESTER HARBOUR AONB PLANNING PRINCIPLES

To discuss and review Planning Principle 10: Shoreline Defences (page 56).

8. TABLE OF DELEGATED DECISIONS

To consider the report from the Principal Planning Officers (page 59).

9. DATE OF NEXT MEETING

Monday 6 March 2023 at Eames Farm from 10.30am.

Planning Committee members: Heather Baker, Jackie Branson, Jane Dodsworth, John Goodspeed, Pieter Montyn, Adrian Moss, Nicolette Pike, Lance Quantrill, Sarah Payne, and Alison Wakelin (Chairman). Two Conservancy Board vacancies.

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

Minutes of the meeting held on Monday 12 December 2022 at Eames Farm, Thorney Road, Thorney Island.

Present

Alison Wakelin (Chairman), John Goodspeed, Pieter Montyn, Adrian Moss, Lance Quantrill, Heather Baker.

In attendance

John Curry - Observer

Officers

Richard Austin (RA) Linda Park (LP) Steve Lawrence (SL) Michelle Rossiter (Minutes)

1.0 WELCOME AND APOLOGIES FOR ABSENCE

- 1.1 Apologies for absence were received Nicolette Pike, Sarah Payne, Jane Dodsworth and Jackie Branson.

2.0 DECLARATIONS OF INTEREST

- 2.1 Adrian Moss declared an interest in Longshore, Bosham Hoe. The Chairman reminded Members that declarations can be made during the meeting as well, if it becomes apparent that an interest does need declaring.

3.0 MINUTES

- 3.1 The minutes of the meeting held on Monday 14 December 2022 were agreed as a true and accurate record of the meeting.

4. DEVELOPMENT APPLICATIONS

4a. 22/02938/DOM – West Winds, Westlands Lane, Bridham, West Sussex, PO20 7HH

- 4.1 The Principal Planning Officer (LP) presented her report to members on the application for the construction of a boat store/garage to front of dwelling and new building for a home office/ancillary accommodation in rear garden following demolition of the existing garden room/boat store. The Officer recommended no objection.
- 4.2 A Member commented that the site was well shielded by trees and the new boat house would be barely visible from the road. All agreed that the design was an improvement on the current outbuildings.

Recommendation

- 4.3 That Chichester District Council, as Local Planning Authority (LPA), be advised that Chichester Harbour Conservancy raises no objection to the proposed development subject to conditions as outlined in the Committee paper and those subsequently discussed. The decision was unanimous.

4.b. 22/02804/FUL – Longshore, Bosham Hoe, Bosham, West Sussex, PO18 8EU

- 4.4 The Principal Planning Officer (LP) presented her report to the members on the application for demolition of existing 1 no. dwelling and 1 no. detached garage with ancillary accommodation above, replaced with the construction of 1 no. dwelling with detached store and pergola. The application included the installation of photovoltaic panel array on roof of the existing boat house.
- 4.5 The Officer commented that the application has been carefully thought out and clearly considered the previous pre-application advice from Conservancy Officers and the relevant guidance contained within the AONB SPD. Whilst the design was somewhat utilitarian and contemporary, the dwelling was to be set well back from Harbour in a treed setting and the modest increase in size and muted materials should ensure that the dwelling did not create an intrusive feature in the wider AONB landscape. The Officer recommended no objection.
- 4.6 A Member said the replacement house and outbuildings were a sensitive replacement which would be very well screened. Members agreed with the suggested planning conditions proposed.

Recommendation

- 4.7 The Chichester District Council, as Local Planning Authority (LPA), be advised that Chichester Harbour Conservancy raises no objection to the proposed development subject to the conditions as outlined in the Committee paper and those subsequently discussed. The decision was unanimous.

4.c 22/02531/FUL – Five Elms, Stumps Lane, Bosham, West Sussex, PO18 8QJ

- 4.8 The Principal Planning Officer (SL) presented his report to members on the demolition of existing 1 no. dwelling and garage and erection of replacement dwelling and garage, and amendments to site levels and additional planting. The Officer commented the house, as now designed would conserve and enhance the natural beauty of the AONB and that the submitted detailed landscape design would embed the new dwelling into the landscape, replacing built form at the eastern end of the site with new tree planting and an open garden space.
- 4.9 He commented that the existing dwelling related poorly to the street and had an unsympathetic roof addition during its lifetime. Replacement dwellings have been accepted in the past and the fact that only one was now being proposed, was to be welcomed in principle. The proposed dwelling was a thoughtful alternative design that had evolved to create a striking alternative contemporary dwelling. The Officer recommended no objection.
- 4.10 A Member said that the property had been flooded in the past and fell within flood zone 3. It was noted the raised profile of the planned replacement took the flood risk into account. A Member commented that whilst this was better than the previous proposed scheme, the balcony still overlooked neighbouring residents. He reported this aspect had been discussed by the Bosham Parish Council, but no objection raised. A Member commented that whilst the plan represented a real change in the character of the building, it was an improvement on the previous approved plan.

Recommendation

- 4.11 That Chichester District Council, as Local Planning Authority (LPA), be advised that Chichester Harbour Conservancy raises no objection to the proposed

development subject to conditions as outlined in the Committee paper and those subsequently discussed. The decision was unanimous.

5. SOUTHBOURNE NEIGHBOURHOOD PLAN

- 5.1 The Officer (LP) gave a report on the Southbourne Neighbourhood plan. She reported that on review, the Conservancy congratulated the Parish Council on its hard work in producing such a comprehensive and well-written document, and supported the greater detail and additional policies contained within the pre submission modified plan (SNP3) in comparison with the 'made' plan (SNP1) and the improvements made in comparison with SNP2.
- 5.2 The Officer put forward some minor as detailed below:
- In Policy SB4, the plan should remove the wording "avoiding significant harm" as this suggests some harm may be acceptable – and revert to the previous wording of the legal requirement to "conserve and enhance the natural beauty of the AONB".
 - Policy SB6 (Design and Heritage in Hermitage) – this Policy should include a reference to the Chichester Harbour AONB and the need to conserve and enhance.
 - The Plan should include a map detailing the extent and boundary of the AONB.
- 5.3 The Officer commented that with the suggested minor modifications set out above which would give greater acknowledgement to the AONB, including its inclusion on the maps, in the Conservancy's view it was felt that this would be an excellent plan going forward. It was hoped that an independent examiner would be able to approve the plan soon so that the Parish of Southbourne had the adopted guidance and protection it needed until the new Local Plan was adopted.
- 5.4 The Member discussed and approved the suggested amendments.

6. DRAFT HAYLING ISLAND COASTAL MANAGEMENT STRATEGY

- 6.1 The AONB Manager gave a report to the Committee on the Draft Hayling Island Coastal Management Plan and requested Member feedback before submitting a response. The Conservancy response concentrated on the East Side of the Island which is part of the Chichester Harbour AONB.
- 6.2 Members considered each proposed answer and commented as follows:

Draft Consultation Numbers	Title	Planning Committee Feedback
ODU1	Langstone Bridge to Northney Marina – Do you support the draft Strategy options for ODU 1	No – The Conservancy does not support the installation of new defences along Northney Road (ODU 1a). The new defences would likely have a detrimental impact on the saltmarsh directly to the north as sea level rises, and the habitat would be prevented from moving inland. It is advised that the junction to Northney Road is moved 350m south, directly south of the Tyre Shop. Northney Marina would therefore only be accessible from

		the south. Ref: SSSI Condition Review (2021).
ODU2	Northney Marina – Do you support the draft strategy options for ODU2 Northney Marina	Don't Know – Until it is known what the landowner would propose to do to maintain their own flood and erosion protection to assets and businesses, the Conservancy cannot comment. Coastal Partners are hereby invited to consult with the Conservancy over the type of defences proposed. The Conservancy will respond in accordance with the AONB Management Plan and Planning Principles, and our revised and forthcoming Shoreline Defence Guidance (Sustainable Shorelines), due in 2023.
ODU3	Northney Farm to Chichester Road – Do you support the draft strategy options for ODU3.	Yes – The Conservancy assumes that any new defences will be located near the properties and farm buildings, rather than where they are at present.
ODU4	Chichester Road to Mill Rythe Junior School – Do you support the draft strategy option for ODU4.	Don't Know – Until it is known what the landowner would propose to do to maintain their own flood and erosion protection to assets and businesses, the Conservancy cannot comment. Coastal Partners are hereby invited to consult with the Conservancy over the type of defences proposed. The Conservancy will respond in accordance with the AONB Management Plan and Planning Principles, and our revised and forthcoming Shoreline Defence Guidance (Sustainable Shorelines), due in 2023.
ODU5	Mill Rythe Junior School to Salterns Lane – Do you support the draft strategy option for ODU5	Don't Know – Chichester Harbour Conservancy supports ODU5a. On ODU5b, on 15/11/22 Chichester Harbour Trust became the landowner of the land at Tournurbury Farm. The Conservancy hereby declares a personal interest because the Conservancy will take-on the lease for the land once the current Farm Business Tenancy expires on 2037 or sooner. With regards ODU5c, the Conservancy would not want to see hard defences installed around Tournurbury Woods.
ODU6	Salterns Lane to Wilsons Boat Yard- Do you support the draft strategy for ODU6	Yes – No comment.

ODU7	Wilsons Boat Yard to Fishery Creek – Do you support the draft strategy option for ODU7	Yes – No comment.
ODU8	Fishery Creek to Sandy Point Nature Reserve – Do you support the draft strategy option for ODU8	Yes – No comment.
Question	Would your organisation be prepared to help pay for new sea defences?	It depends on the site, the urgency, and the resources available to Chichester Harbour Conservancy at the time.
Question	Any further comments?	The Conservancy would expect all proposals that affect Chichester Harbour to be compliant with the 1971 Act, the Chichester Harbour Management Plan (2019-24) and its future iterations, and in accordance with the recommendations in the 2021 SSSI Condition Review. For the whole Strategy, the starting point must be to consider natural defences as a first resort. The natural beauty of the AONB must be conserved and enhanced. There will likely be opportunities for green finance in the coming years to help pay for the natural defences. Coastal Partners are advised not to be driven by cost at this stage because funding for the natural defences will be forthcoming over the coming years, i.e. do not install hard defences in the short term that will compromise the longer term objective of sustainability. Thank you. Note: the responses from the Conservancy were prepared by the AONB Manager and approved by the Member-led Planning Committee.

- 6.3 A member commented that consideration should be given to the use of saltmarsh/seagrass meadows as a natural means of flood defence – and it was noted that various green finances were available for projects of this sort.

7. CHICHESTER HARBOUR AONB PLANNING PRINCIPLES

- 7.1 The AONB Manager gave an update on Planning Principles PP09 Dark Skies as part of the ongoing review of the Planning Principles. He commented this is one of the most cited policies in the Planning Officers responses and that there is a constant challenge to decrease light pollution.
- 7.2 A member said particular care should be given to dark skies and reduction of light pollution near wildlife corridors both within the AONB and in the buffer zones around it. The AONB Manager said the Conservancy had three designated dark sky discovery sites and are keen to define further dark sky sites. It was noted that Parishes in the Harbour area all support dark skies policies. A member suggested

that the principle should refer to a need to consider dark skies for all developments and not just major ones. Also, it was agreed guidance on the use of automatic blinds on sky lights which close automatically at dusk, should be incorporated into all planning applications.

- 7.3 A member said that the reference to the Institute of Lighting Professionals needs to be updated and that there needs to be stronger consideration of lighting in the 'buffer zone' around the AONB.

- 7.4 A member asked whether the Conservancy should try and expand the coverage of the defined dark sky discovery sites. The AONB Manager said that could be an objective in the next Management Plan.

8. TABLE OF DELEGATED DECISIONS

- 8.1 The Principal Planning Officer (LP) said Officers had made 7 objections since the last meeting. Most of the cases the officers responded to were small scale.

9. QUARTERLY REPORT

- 9.1 Members considered the Quarterly report as submitted with the Agenda Documents. The Chair requested the return of the use of bold to highlight conflicts as this made it easier to note key points. A member noted that some of the planning applications were more than one year old and it was commented that there were currently long delays in Chichester for Planning Applications.

10. OTHER CASE UPDATES

Church Lane/Birdham Hearing

- 10.1 The AONB Manager reported the hearing took place recently for 25 dwellings all of which would be located within the AONB. Steven Lawrence from the Conservancy attended. The Developers were trying to argue that permission should be granted on the basis that that this was not a major development. The Conservancy had objected. The Inspector's Decision was awaited.

Tournerbury Woods

- 10.2 The AONB Manager reported that this application had gone to the Planning Committee of the Havant Borough Council and been debated for two hours. There was a strong difference of opinion between the applicant and other parties. The Planning Officers recommendation was a refusal based on the large increase in the volume of traffic that would pass the Phillip's Farm. The Phillips had suggested the alternative use of a new road that they had constructed but the Developer was arguing the new road was not to specification. A member commented that the crux of the matter was the usage of the roadway, and this matter was still ongoing.

BO/22/01722/FUL – Walled Garden adjacent to Nursery Cottage, Bosham.

- 10.3 The AONB Manager reported that the owner had received notification from Chichester District Council that the application is likely to be refused. The Applicant was currently trying to rework the application to see what would be acceptable. The Committee agreed to reconsider the application if the Applicant submitted a fresh set of plans.

11. DATE OF NEXT MEETING

Monday 23 January 2022 at County Hall from 10.30am.

Meeting closed at 16.25

Signed(Chairman)

Date.....

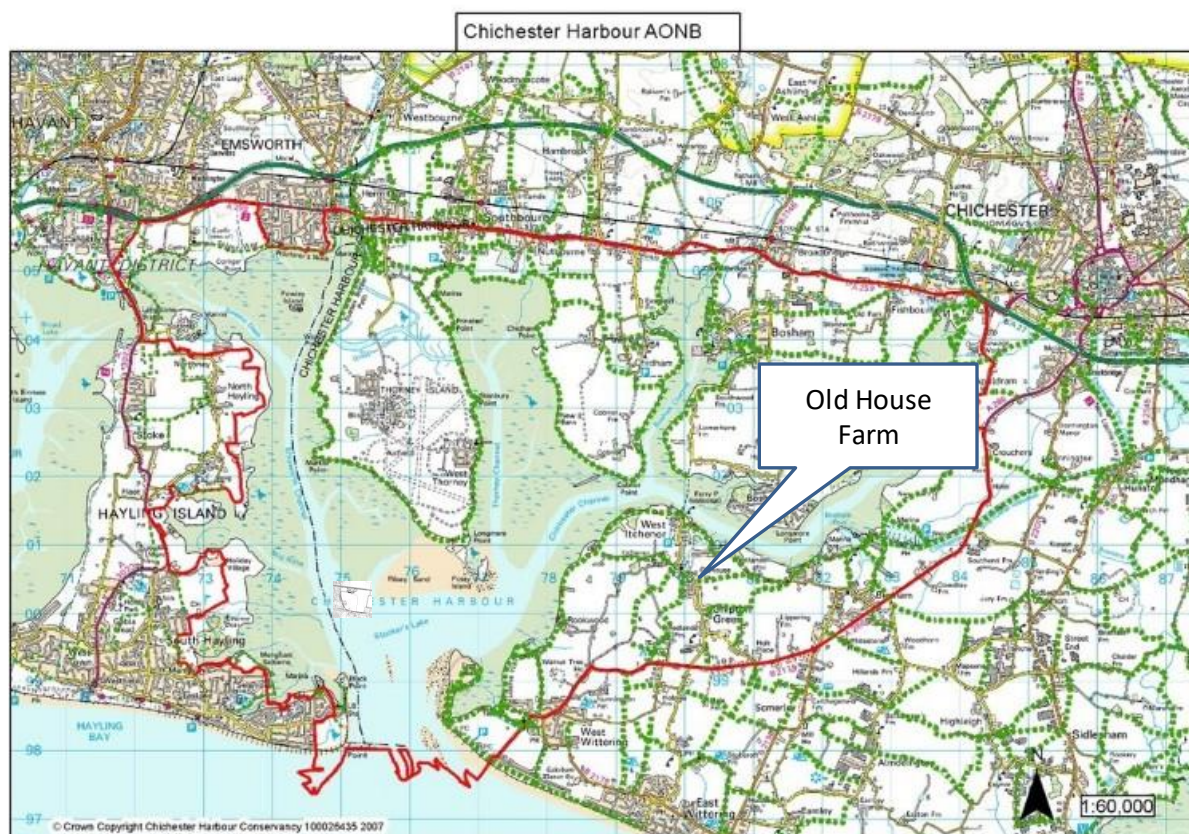
Local Planning Authority planning application reference: 22/02717/FUL

Site: Old House Farm Itchenor Road West Itchenor Chichester West Sussex

Proposals: Change of use of existing barn to 1 no. dwelling and associated works.

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RKH0SVER0ZU00>



RECOMMENDATION

- (a) That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **an objection** to the proposed development for the following reasons:-

The proposed conversion fails to address the criteria set out in Local Plan Policy 46 and Planning Principle PP06 in that there has been no evidence put forward that the barns are no longer required for agricultural purposes or that an alternative economic use has been considered for the buildings other than that which was presented to the Council at the pre-application stage.

The proposals would involve the creation of a very large dwelling within the countryside in an unsustainable location and is designed to reflect the appearance of the existing barns appearance despite their lack of architectural merit. The resulting enclosure of a residential curtilage with fencing and hedging and likely resulting pressure for outbuildings and other paraphernalia would alter the open character of the rural landscape as seen from the public footpath and would therefore fail to conserve and enhance the natural beauty of the AONB or the adjacent Conservation Area. As such, the proposals are

contrary to NPPF paragraph 176, Local Plan Policies 43, 45 and 46, AONB Management Plan Policies 1 and 2, and Planning Principles PP01 and PP06.

Conservancy Officers' comments and reasoned justification

1.0 Site description

- 1.1 The site comprises a large double agricultural barn located behind houses on the east side of Itchenor Road. The site lies within the countryside and AONB, and a public footpath runs directly past the barns which leads from Itchenor Road and across the open agricultural fields to the east. Clear views of the barns are obtainable from the footpath, particularly as there are no boundary walls or planting surrounding the buildings. The site lies just outside the West Itchenor Conservation Area.



View from Itchenor Road

- 1.2 The barns are attached to each other. The large barn is constructed from blockwork and brickwork with corrugated metal sections and a corrugated metal roof and galvanised steel doors. The smaller barn is constructed from box profile steel in a green colour.



View from public footpath across fields

2.0 Site history

- 2.1 There is no recent history relating to the barns, although Old House Farm the residential property, which lies to the northwest of the site, has had various domestic applications approved for extensions and a detached triple timber framed garage.

3.0 Proposed development

- 3.1 The application seeks to convert the barns into a single dwelling. This would retain the existing footprint and would involve the re-facing of the building using natural timber planks to the elevations, with glazed openings some of which would incorporate black metal reveals/louvres, and the retention of the existing galvanised steel barn door and corrugated metal roof.
- 3.2 The statement indicates that a timber post-and-rail fence would be erected around the site to enclose the garden, with a native mixed species hedgerow inside the fencing. Much of the current area of hardsurfacing to the west of the buildings would be planted with grass and trees, with parking spaces to the northwest corner closest to the private vehicular access track leading to the site.



Proposed site plan



Computer visuals of proposed west (above) and east (below) elevations



4.0 Related Planning Policy framework

National Planning Policy Framework (NPPF) (Revised July 2021), paragraphs 11, 176, 180-182

National Planning Practice Guidance (NPPG) (2014 onwards)

Chichester Local Plan: Key Policies (2014-2029), Policies 33, 43, 45, 46, 48, 49, 50

West Itchenor Village Design Statement (2012)

Chichester Harbour Management Plan 2019-2024

Chichester Harbour Landscape Character Assessment (CBA update 2019)

CHC Planning Principles (adopted by CHC 17.10.16 onwards), PP01, PP06, PP09

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

4.1 Key issues: Principle of the development

- 4.2 Local Plan Policy 46 sets out how proposals for alterations, change of use and re-use of buildings in the countryside will be assessed, and requires that the building is structurally sound; it has been demonstrated that economic uses, including live/work units, have been considered before residential and are unviable; the proposal is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses; the form, bulk and design of the building is in keeping with its surroundings and the proposal and any associated development will not harm its landscape character and setting; for residential, the proposal would involve the re-use of a traditional building or architectural or historic merit; and the proposal will not damage the fabric or character of any traditional building or the historic character and significance of the farmstead. This policy states that conversions that would create new isolated

homes in the countryside will be avoided unless there are special circumstances as outlined in Government guidance.

- 4.3 The key points in Local Plan Policy 46 are reflected in Planning Principle PP06, which states that it should be demonstrated that the building is no longer required for its original purpose; should be structurally sound; protected species are not detrimentally affected; an alternative employment or tourism use is first evaluated for the building and shown by the applicant to be unviable, before dwellings are proposed; and the design of any alterations and materials used are sympathetic to the character of the existing building and its rural location. This policy also points out that for conversion to residential, the Conservancy will request that occupation is restricted to those needing a countryside location owing to their employment and/or on the basis of a rural exception site to provide affordable housing.
- 4.4 The current application does not appear to attempt to meet the criteria within these policies which requires the applicant to demonstrate that the building is no longer required for its original purpose; or that economic uses have been considered before residential. The supporting statement describes the barns as 'redundant' but does not provide any explanation of why they are no longer needed for agricultural purposes.
- 4.5 The supporting statement briefly mentions obtaining pre-application advice from the District Council, in which converting into a number of live/work units was apparently criticised for the number of alterations that were proposed to the buildings, and the lack of amenity space relating to the proposed units, as well as the impact on the residential amenity of adjoining residential properties. The Conservancy was not consulted on this pre-application enquiry.
- 4.6 No further argument or information is put forward in this application to demonstrate that the above criteria of Local Plan Policy 46 or Planning Principle PP06 have been met. Furthermore, caution is given against conversions that would create new isolated homes in the countryside in Local Plan Policy 46 and it is considered that the current proposal would do just that – the creation of a dwelling in the countryside, in an unsustainable location, away from local amenities and services. As such, the proposal is contrary to both of these policies.

5 Impact on Chichester Harbour AONB

- 4.1 The application includes a detailed Design and Access Statement setting out the evolution of the proposed design and inspiration for the approach. The proposed timber planks and louvres would complement the form of the existing building whilst utilising a natural material which would not increase the visual prominence of the building within the landscape per se; however, the existing buildings are of little architectural merit, being large, modern and utilitarian barns, and therefore it seems surprising to aim to reflect and complement the existing appearance of the buildings, and again, this conflicts with Local Plan Policy 46 which states that for residential, the proposal should involve the re-use of a traditional building of architectural or historic merit.
- 4.2 Whilst the proposed changes to the external appearance of the buildings themselves would be relatively sympathetic to the AONB landscape and

incorporate features which are encouraged within the AONB SPD, such as the use of louvres to mitigate the impact of glazed areas; the proposed conversion into a dwelling would create a curtilage surrounding the building marked by fencing and hedging, which would create an enclosing effect and would reduce the open character of the rural landscape in this location.

- 4.3 The proposals would create a very large dwelling and it is likely that outbuildings such as sheds, summerhouses or garages would be proposed in the future, as well as other paraphernalia that tend to be associated with residential properties. This would add to the creeping domestication of the site and the loss of open rural character within the AONB landscape. Views of the site from the public footpath are clear and unobstructed, both from within close proximity and from some distance to the west from the wider AONB, and therefore the impact of the proposed changes would be clearly felt by those using the footpath.
- 4.4 As such, it is considered that the proposed conversion would fail to conserve and enhance the natural beauty of the AONB in this location.

4.2 Impact on nature conservation

- 4.2.1 The existing site consists of modern barns and hardsurfacing and an ecological impact assessment has been submitted with the application which concludes that the buildings offer negligible bat roost potential.
- 4.2.2 The application proposes mitigation for the additional nitrates produced from the proposed dwelling by taking 0.05 hectares of the adjacent field out of cereal production and replanting as woodland.
- 4.2.3 The issue of recreational disturbance from an additional dwelling in close proximity to the Harbour could be addressed through a financial contribution to the Bird Aware scheme, as is the standard approach currently.
- 4.2.4 The proposals offer some potential for ecological enhancements through the new soft planting and through enhancements including the installation of bat roost features, bird boxes and a bug hotel to the buildings, as well as the nitrate mitigation land.
- 4.2.5 The Council's Environment Officer points out the necessary conditions which would help to ensure that the necessary mitigation and enhancement measures would be secured should permission be granted.

5 Conclusion

- 5.1 The proposed conversion fails to address the criteria set out in Local Plan Policy 46 and Planning Principle PP06 in that there has been no evidence put forward that the barns are no longer required for agricultural purposes or that an alternative economic use has been considered for the buildings other than that which was presented to the Council at the pre-application stage.
- 5.2 The proposals would involve the creation of a very large dwelling within the countryside in an unsustainable location and is designed to reflect the appearance of the existing barns appearance despite their lack of architectural merit. The resulting enclosure of a residential curtilage with fencing and hedging and likely

resulting pressure for outbuildings and other paraphernalia would alter the open character of the rural landscape as seen from the public footpath and would therefore fail to conserve and enhance the natural beauty of the AONB or the adjacent Conservation Area. As such, the proposals are contrary to NPPF paragraph 176, Local Plan Policies 43, 45 and 46, AONB Management Plan Policies 1 and 2, and Planning Principles PP01 and PP06.

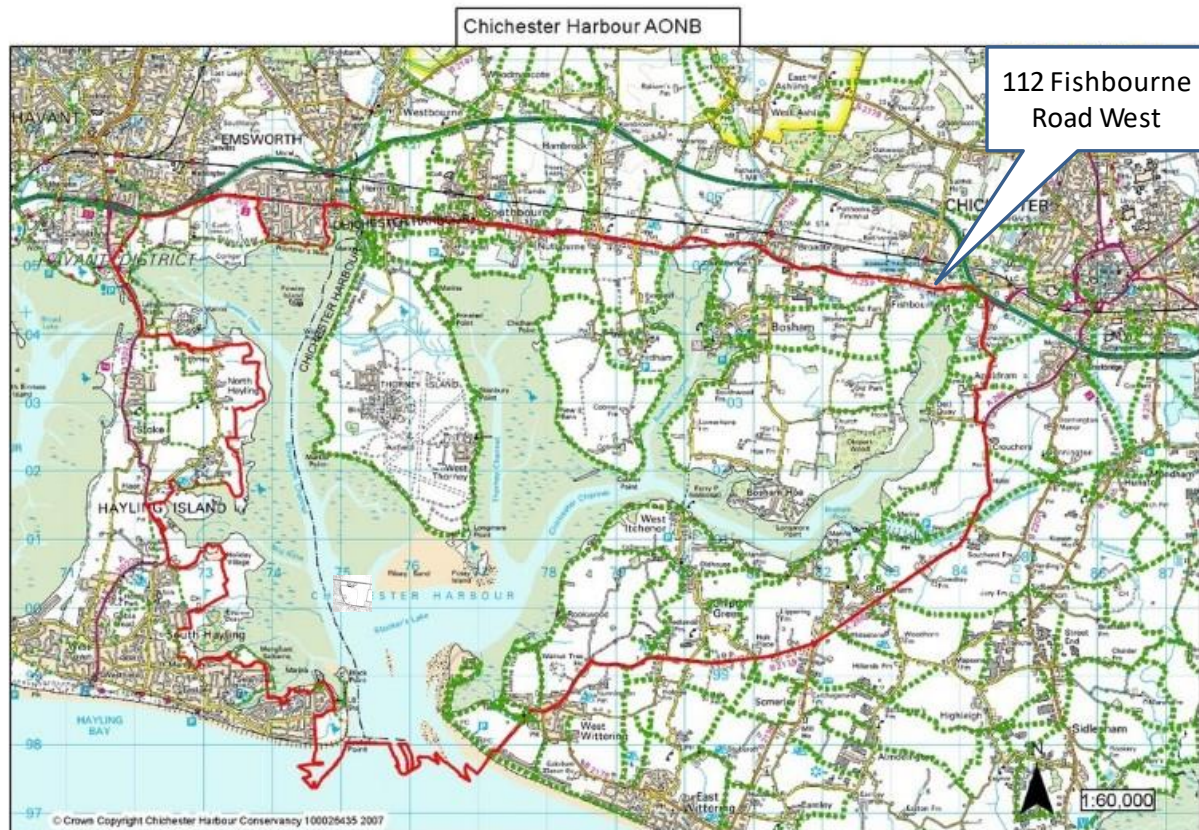
Local Planning Authority planning application reference: **22/02821/FUL**

Site: 112 Fishbourne Road West Fishbourne West Sussex PO19 3JR

Proposals: Demolishment of existing dwelling replaced with 5 no. apartments and change of use of existing outbuilding to create 1 no. two-bedroom dwelling with alterations to fenestration, 1 no. bike/bin store, alterations to access, parking, landscaping and associated works.

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RL1D3QERFL300>



RECOMMENDATION

- (a) That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy **raises an objection** to the proposed development for the following reason(s):-

The proposed replacement building would be sited in a much more prominent position which would be far more visible and dominant as viewed from the AONB than the existing building. As such, the proposal would result in an intrusive development which would be harmful to the sense of space and semi-rural character of this part of the village and would therefore fail to conserve and enhance the setting of the Fishbourne Conservation Area and Chichester Harbour AONB, contrary to NPPF paragraph 176, Local Plan Policy 43, AONB Management Plan Policies 1 and 2, and Planning Principle PP01.

Conservancy Officers' comments and reasoned justification

1.0 Site description

- 1.1 The site relates to a detached dwelling and outbuilding located on the north side of Fishbourne Road West. The site lies within the settlement boundary of Fishbourne, and within the Fishbourne Conservation Area according to the Local Plan policies map (although lies just outside the Conservation Area according to the Conservation Area Character Appraisal maps). The site lies outside but directly adjacent to the AONB boundary.
- 1.2 The dwelling is set well back from the road frontage behind a large area of lawn and trees, and is therefore only glimpsed from Fishbourne Road West at an angle from opposite the neighbouring properties. It is a simple brick house of utilitarian design from the later half of the twentieth century, with brick elevations and a tiled pitched roof.
- 1.3 On the south side of the road directly opposite the site is a wooded area and Fishbourne Meadows, including the SSSI, SPA, SAC and Ramsar designations which come close to the road in this location.





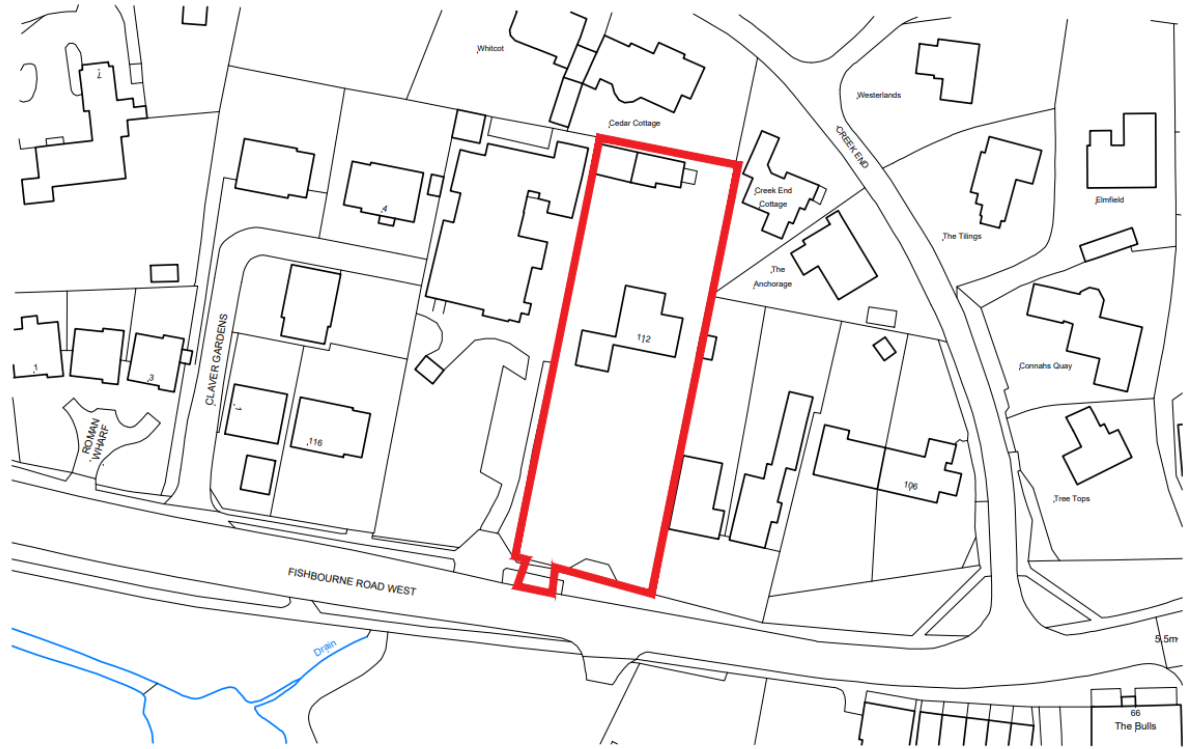
View of the site from Fishbourne Road West / AONB boundary.

2.0 Site history

- 2.1 There is no relevant history on the site itself, however, there have been several redevelopments of nearby sites to the west, including the redevelopment of former No.116 Fishbourne Road West with 5 detached dwellings in 2012 (FB/11/05225/FUL refers – now called 'Claver Gardens'). There is also a further recent development of 4 detached dwellings immediately west of this ('Roman Wharf' and 'Tanglewood').

3.0 Proposed development

- 3.1 This application proposes to demolish the existing dwelling on the site and to build a new building containing 5 no. two and three-bedroom flats. This new building would be sited much further forward (southwards) within the plot than the existing dwelling. 14 car parking spaces would be provided to the rear of the building.
- 3.2 It is also proposed to extend and convert the existing outbuilding adjacent to the rear boundary into a separate dwelling ('Mews Cottage').

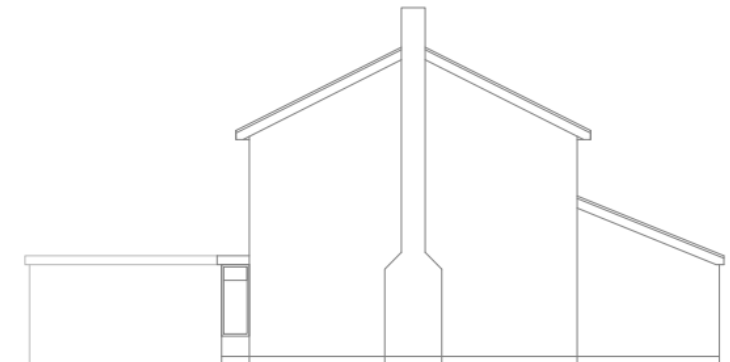




Proposed street scene drawing



South Elevation



East Elevation
Scale 1:100 @ A3

Existing dwelling - south and east elevations



Proposed South Elevation



Proposed East Elevation

Scale 1:100 @ A3

Proposed apartment block - south and east elevations



Existing and proposed west and south elevations of outbuilding to north end of site

4.0 Related Planning Policy framework

National Planning Policy Framework (NPPF) (Revised July 2021), paragraphs 11, 176, 180-182

National Planning Practice Guidance (NPPG) (2014 onwards)

Chichester Local Plan: Key Policies (2014-2029), Policies 33, 43, 44, 48, 49, 50

Fishbourne Neighbourhood Plan 2016

Chichester Harbour Management Plan 2019-2024

Chichester Harbour Landscape Character Assessment (CBA update 2019)

CHC Planning Principles (adopted by CHC 17.10.16 onwards), PP01, PP04, PP09

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

4 Key issues: Principle of the development

- 4.1 The Conservancy has no objection in principle to new housing within the Settlement boundaries provided there is no detrimental impact on the landscape or nature conservation interests of the AONB, in accordance with Planning Principles PP01 and PP04.

5 Impact on Chichester Harbour AONB

- 5.1 The site is visible from Fishbourne Road West which forms the AONB boundary; however, views of the existing dwelling are limited due to it being set well back into the site behind tree and hedge/shrub screening. The proposed new building would be sited much further forward and would necessitate the removal of various trees which would open-up views of a much larger building.
- 5.2 The result of the combination of a much larger, bulkier building sited much closer to the AONB boundary and the loss of planting would create a contrast with the character of the site at present, whereby views consist of trees and planting, creating a breathing space between built development along this side of the road and contributing to the semi-rural character of this part of Fishbourne.
- 5.3 The existing house is just over 7 metres tall, and the proposed replacement building would be approximately 9.4 metres tall, sited much further forward and of significantly greater scale, bulk and width than the existing dwelling or the dwellings immediately to the east or those to the west which sit on the same building line as the proposed building. The proposal would be more akin to the scale of the residential care home directly to the west, which is set much further back into the site than the proposed building, with soft landscaping to the south.
- 5.4 Policy D1 of the Fishbourne Neighbourhood Plan states that 'good design' means, amongst other things, restricting houses to 2 storeys where possible. The proposed apartment building would be three-storeys with a 2-bedroom flat occupying the roof space with a sizeable flat roofed dormer extension to the front.
- 5.4 Whilst the Conservancy has no objection in principle to redevelopment of sites within the existing settlement boundaries, this needs to be done sensitively, particularly where there is an impact on the setting of the Conservation Area and the AONB, as in this instance.
- 5.5 The proposed development, due to its size, bulk, forward position and the loss of planting, would fail to conserve and enhance the setting of the AONB. We consider that any proposed larger building should be sited further into the site as per the adjacent residential care home, with parking provided to the south, in combination with appropriate screen planting and the retention of existing planting where possible, to soften the impacts of a larger building and associated parking area on the setting of the Conservation Area and AONB.
- 5.6 The site sits directly opposite a wooded area and the top of the Fishbourne channel which is subject to the various international and national nature conservation designations (Ramsar, SPA, SAC and SSSI). There is a glimpsed view towards Dell Quay and the Harbour through a gap in these trees from directly opposite the existing site entrance, and therefore whilst views of the proposed building from the shoreline footpath and Harbour are unlikely to be significant at present, if any further trees were removed from this area, the site would become more exposed to view from the Harbour and wider AONB landscape which is closely connected to the southern side of Fishbourne Road West directly opposite the site.

6 Impact on nature conservation

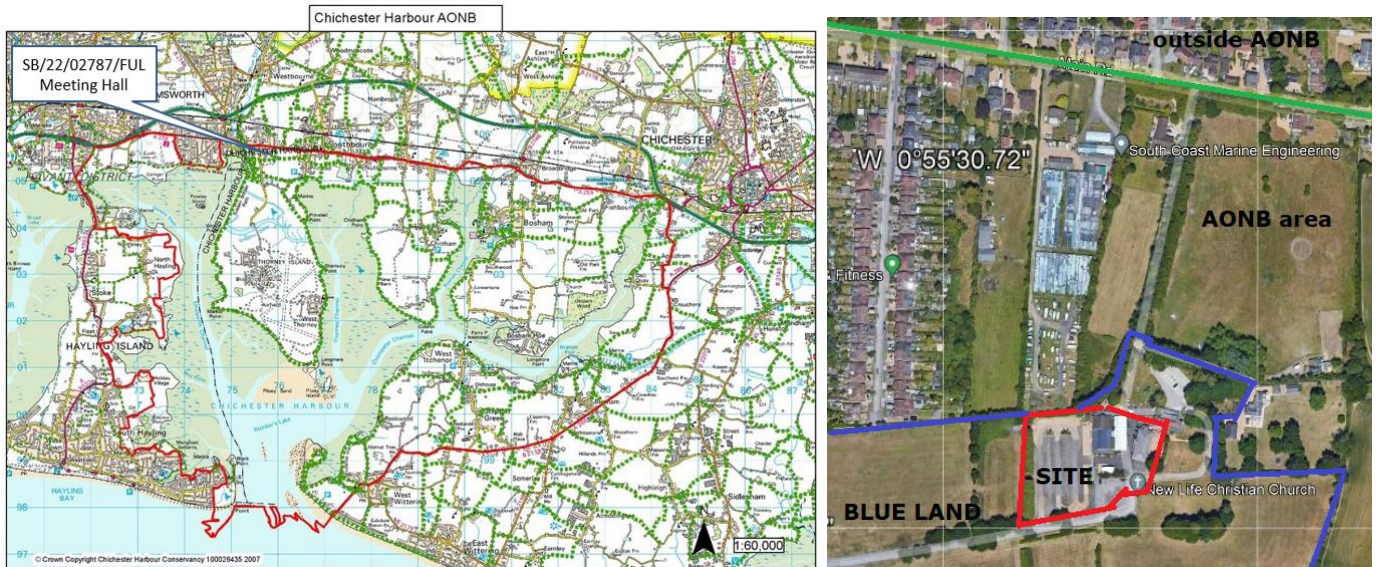
- 6.1 The proposed development would result in a net increase of 5 dwellings on the site, and therefore the application includes proposed mitigation measures for nitrates (taking a land parcel within the South Downs at Droke Lane out of cereal production) and recreational disturbance (a financial contribution towards the Bird Aware Solent scheme).
- 6.2 The application includes an ecological and bat roost assessment and appropriate mitigation has been proposed to ensure that bats continue to use the site during and post-construction. This could be secured through conditions, along with other influencing factors such as the proposed lighting scheme.
- 6.3 Whilst the loss of trees is regrettable from a landscape and AONB perspective, none of the trees to be removed are of significant landscape value in themselves or subject to Tree Preservation Orders, and from an ecological perspective, the assessments and mitigation proposed appear to be sufficient to avoid any significant adverse impacts on the nature conservation interests of the AONB or use of the site by bats, subject to suitable conditions, including necessary biodiversity enhancements such as planting at a ratio of 2:1 as set out by the Council's Environment Officer.

7 Conclusion

- 7.1 The site currently has a very limited visual impact on the AONB but contributes to the sense of space and semi-rural character of this part of Fishbourne. The proposed replacement building would be sited in a much more prominent position which would be far more visible and dominant as viewed from the AONB than the existing building, and would therefore fail to conserve and enhance the setting of the Fishbourne Conservation Area or AONB, contrary to NPPF paragraph 176, Local Plan Policy 43, AONB Management Plan Policies 1 and 2, and Planning Principle PP01.

Local Planning Authority planning application reference: **SB/22/02787/FUL**
 Location: **New Life Christian Church, Main Road, Southbourne, West Sussex**
 Proposal: **Construction of replacement church hall building, landscaping, car parking and associated works, following demolition of existing church meeting hall and temporary reception structure**

LPA webpage <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RKTYMERN4A00>

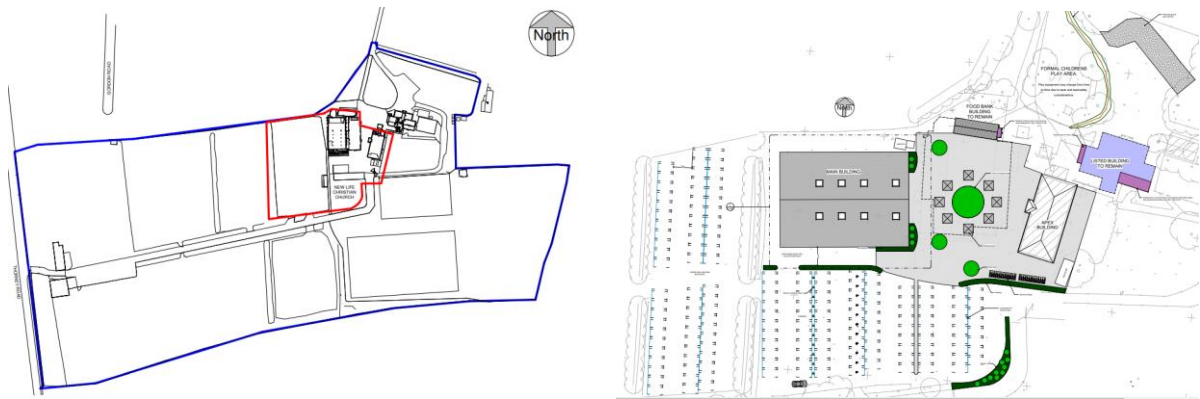


RECOMMENDATION

- (a) That Chichester District Council, as local planning authority be advised that Chichester Harbour Conservancy raises **OBJECTION** to the proposed development.
- (b) Refusal Overview:
 - This application contravenes the Joint Chichester Harbour AONB SPD, and AONB guidance AONB PP01(AONB as a protected area), and AONB PP09 (Dark Skies). The adopted guidance requires a clear demonstration that no harm is caused to the AONB. This has failed to be demonstrated.
 - The site is located within an open countryside location within the AONB. The proposal for the replacement church meeting hall is a physically and visually large structure with a ridge roof height of 9.41m from ground level, and dimensions of 40m in length (east-west) by 29m in width (north-south) which would have a significant impact on the character and appearance of the AONB protected national landscape.
 - The building includes eight large roof lights and glazed window openings to the walls, particularly a concourse glazed area to the south elevation that is approx. 3m high, all of which would result in unacceptable light display into this countryside locality.

1.0 Proposed development and Supporting Documents

- 1.1 The current application proposal is for the building of a church meeting hall to replace the existing building which is to be demolished. The replacement building would be located to the west of the existing structure and be orientated broadly east-west along the northern boundary of the site (ground floor dimensions 40m by 29m). Access remains from the long driveway taken from Main Road to the north. Other buildings on the site would remain in place, as would the carparking area to the west and south of the proposed replacement church meeting hall. Proposed changes to the car parking area to reduce spaces from 198 to 157 would be considered by the LPA. There appears to be no additional land take for such parking arrangement. The LPA / LHA will need to verify this situation.



- 1.2 The proposed building is indicated to be a single-span ridged roof structure. The ridge height is indicated as being 9.1m above actual on-site ground level (submitted elevation plans / PDAS para 5.9) and 4m to eaves height. However, there is some apparent confusion as to the height in the submitted documentation provided.
- 1.3 Ridge height = 9.1m from ground level (elevation drawings / Planning DAS para 5.9)
Ridge height = 14.64m above ordinance datum (AOD) (AONB Lighting Assmt para 3.2). Whilst these different measurements may represent the same physical height of the proposed structure, being referenced to potentially different starting points (ground level and AOD)*, the confusion remains from the consideration of comparison with other structures on the site.
- 1.4 Furthermore, there is clearly misleading statement made to indicate that the proposed building is BOTH higher than the existing hall AND lower than the existing hall.
- 1.5 From the submitted AONB Lighting Assessment :
Para 3.2 : The existing church hall and temporary reception structure comprise approximately 776sqm GIA (gross internal area). The church hall at its highest point has a ridge height of 11.95m from datum. The new replacement building is proposed to be approx. 2.69m higher so 14.64m from datum to ridge.
- 1.6 From the submitted Planning Design and Access Statement :
Para 5.9 : The existing church building at its highest point has a ridge height of 11.95m and the Apex building is 11.65m. The new replacement building is 9.1m to ridge. It is lower than Winsley House at 15.3m.
- 1.7 After seeking and following clarification from the applicant's agent (email exchange 10 January 2023), the current situation appears to be, the building **proposed height is 9.41m** measured from the ground, which **equates to a 14.8m height AOD.** This is an **increase by 2.85m** in the overall buildings ridgeline height as compared to the existing church meeting hall building.
- 1.8 The submission makes reference to the sites location within the context and setting of the Area of Outstanding Natural Beauty protected national landscape, in both the Planning Design and Access Statement (PDAS) and in the AONB Lighting Assessment. Whilst the latter is not a full AONB Landscape Visual Impact Statement that would be normally a requirement of the LPA Local Validation List, it is assumed that this has been considered as such by the LPA, even though it does not fully meet the specifications of such an assessment.
- 1.9 The submitted 'AONB Lighting Assessment' makes reference to the Chichester Harbour AONB planning policy documents relevant to the consideration of the proposal (AONB Management Plan [para 2.9], and AONB Planning Principles

[para2.10]). No reference is alluded to the AONB Landscape Assessment, or the Joint Chichester Harbour AONB SPD policies.

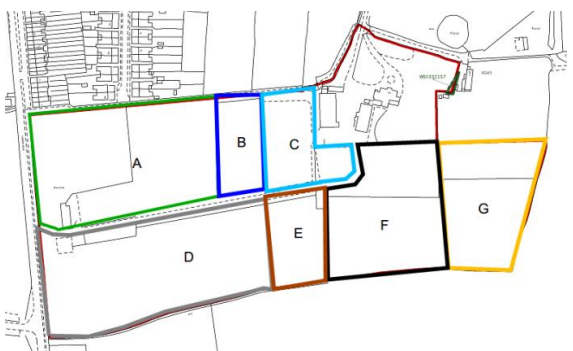
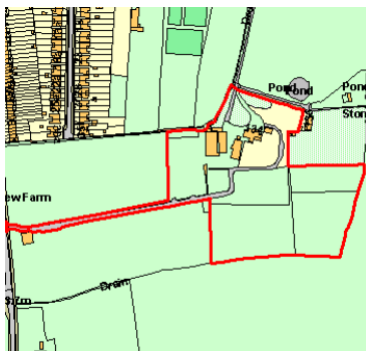
- 1.10 The proposal has therefore apparently been made with an informed level appreciation for the Chichester Harbour AONB protected national landscape. However, the demonstrated understanding that would be considered necessary and appropriate given the nationally recognised protected status of the AONB is not clearly made, nor is it consistent with the AONB's own approach.

2.0 AONB Planning Considerations

- 2.1 The site lies inside the AONB protected national landscape. The relevant AONB Planning Principle guidance is part of the due diligence scrutiny of this planning proposal. Any development in, or affecting the setting of, the AONB should be guided by the four principles as indicated in Section 2 of the Chichester Harbour AONB Joint SPD (2017) in order to protect, conserve and enhance natural beauty and wildlife.

1. Relevant and/or recent planning history implications for the proposal

- 2.2 **SB/20/01991/FUL** – Retention of entrance lobby/reception to existing meeting hall permitted under SB/06/05792/FUL dated 26 June 2007. The Chichester Harbour Conservancy delegated comments (DR) dated 16 September 2020 raised no objection to the proposal relating to the continued use of the temporary permission up to 20 Sept 2025. The LPA approved the application on 1 October 2020.
- 2.3 **SB/16/03299/FUL** – Retention of entrance lobby/reception to existing meeting hall permitted under SB/06/05792/FUL dated 26 June 2007. The Chichester Harbour Conservancy delegated comments (SL) dated 15 November 2016 raised no objection to the proposal relating to the continued use of the temporary permission up to 30 Nov 2021. The LPA approved the application on 2 December 2016.
- 2.4 **SB/15/01294/ELD** – Established Use Certificate for the use of land and buildings for, or in connection with, public worship or religious instruction and the social and recreational activities of the religious body occupying the land and buildings. The Chichester Harbour Conservancy have no comment recorded. The LPA approved the EUC application on 6 May 2016.



- 2.5 **SB/06/05792/FUL** – Proposed entrance lobby/reception to existing meeting hall. The approved drawings show the entrance lobby to the east side of the hall having a ridge height of 4.5m and eaves line of 2.4m and dimensions of 27m by 9m. The Chichester Harbour Conservancy delegated comments dated 19 February 2007 raised no objection to the proposal. The LPA approved the application on 26 June 2007.

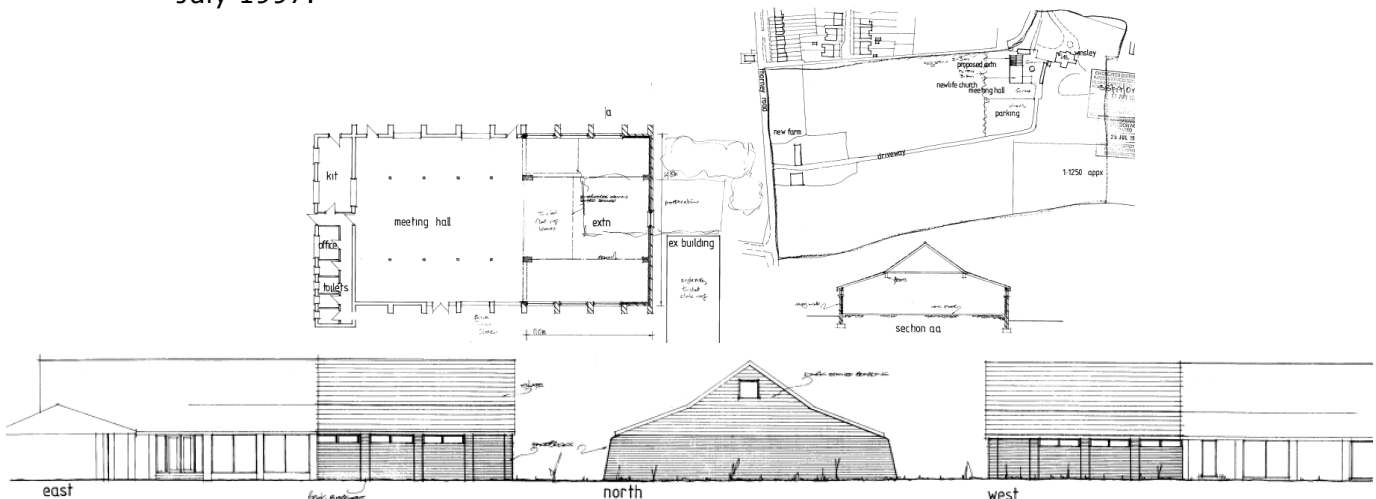
THIS IS EFFECTIVELY REPRESENTS THE EXISTING DEVELOPMENT ON SITE



- 2.6 **SB/06/01577/FUL** – Proposed improvements to existing vehicular entrance to new life Christian church realignment of access drive from Thorney Road, landscaping of existing western car parks and creation of layby for delivery vehicles. The Chichester Harbour Conservancy delegated comments dated 25 May 2006 raised no objection to the proposal. The LPA approved the application on 21 July 2006.



- 2.7 **SB/97/01256/FUL** – Proposed extension to meeting hall. The Chichester Harbour Conservancy have no comments registered. The LPA approved the application on 30 July 1997.



- 2.8 **SB/16/88** : Extension to meeting hall for toilets, changing rooms and boiler room at The Barn, Winsley, 134 Main Road, Southbourne. LPA approved application on 23 August 1988.

- 2.9 **SB/196/83** : Additions to existing barn to form meeting hall for Christian worship adj Winsley, 134 Main Road. LPA approved application on 9 January 1984 subject to planning conditions to improve the vehicular access from Thorney Road (Cond 5 and 7) and to close up permanently and obliterate the access from Chichester Road A27 (Cond 9).

2. The principle of the use and activity of the development to the AONB landscape

- 2.10 The use of the host building and site are not changed. An area of the car park appears to be taken as part of the reorientation of the proposed hall, but this is not clearly addressed within the documents supporting the proposal. The Transport Statement refers to the existing car park providing 198 spaces and the proposed car park following the replacement of the meeting hall to provide 157 parking spaces.

3. The locational positioning and layout site arrangement to the AONB

- 2.11 The current proposal is within a countryside location within the AONB protected national landscape. The proposed works are positioned on the northern boundary of the site, in the location of the building to be replaced and in close proximity to other buildings on the site. The on-site works would likely be visible from surrounding public vantage points including a footpath to the north side of a drainage ditch / stream that runs to the northern boundary of the site and south of the Gosden Green nursery site. From this vantage point the proposed building would have a 4m high eaves-line running alongside the boundary hedgerow/fenceline to the ditch/stream along the footpath, with the ridge-roof sweeping upwards and away into the site up to the 9.41m height. *(9.41m is equivalent to half the length of a cricket pitch)*

4. Consideration against the relevant AONB Planning Principle guidance

- 2.12 AONB PP01 and PP09, together with the associated Joint SPD considerations have been part of this AONB planning assessment.

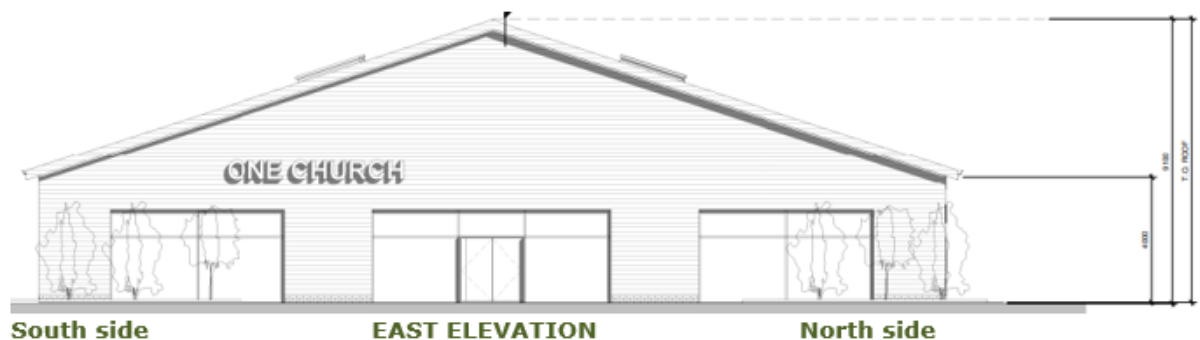
4A. The proposed physical scale, structure bulk and perceived massing

- 2.13 The proposed works would alter the visual scale, orientation, structural shape, and building massing of the building as currently provided on the site. There would be a clear increase in the visual bulk of the building, in height (an increase of 2.85m as confirmed by agents email exchange of 10 Jan 2023) and length as viewed from outside the site. The works are substantial but would be a replacement to an existing larger building in the same proximity on the site. There would be a noticeable change in the visual impact to the surrounding environment. This change, whilst accepted as being a replacement to the existing large building, due to the increased vertical height (9.41m to ridge) and the building dimensions (40m by 29m), together with the structural change in building shape, from a apex Dutch barn cross-section to a utilitarian A-frame roof cross-section industrial scale shed, is likely to be a significant visual change within the wider character of the AONB protected national landscape area.
- 2.14 The AONB Planning Principles currently do not have any specific approach relating solely to community and/or assembly uses within the AONB. In this situation, the character and appearance of the proposal has been considered against the closest similar AONB guidance consideration, that is under AONB PP07 (Farm and Woodland Buildings).
- 2.15 Under this consideration, the structure would fail against criteria requiring the building to be sub-ordinate to the host building on the site (the host building being taken as Winsley House, the original listed building to the east of the existing hall). The structure would also fail the criteria relating to being away from visually exposed locations, given the siting alongside the footpath route to the northern boundary.

- 2.16 Other criteria relating to the buildings necessity, being grouped alongside other buildings, adjacent to existing mature landscape screening, could be considered having been addressed to some level.

4B. Architectural character, structural design, visual appearance & finished treatment

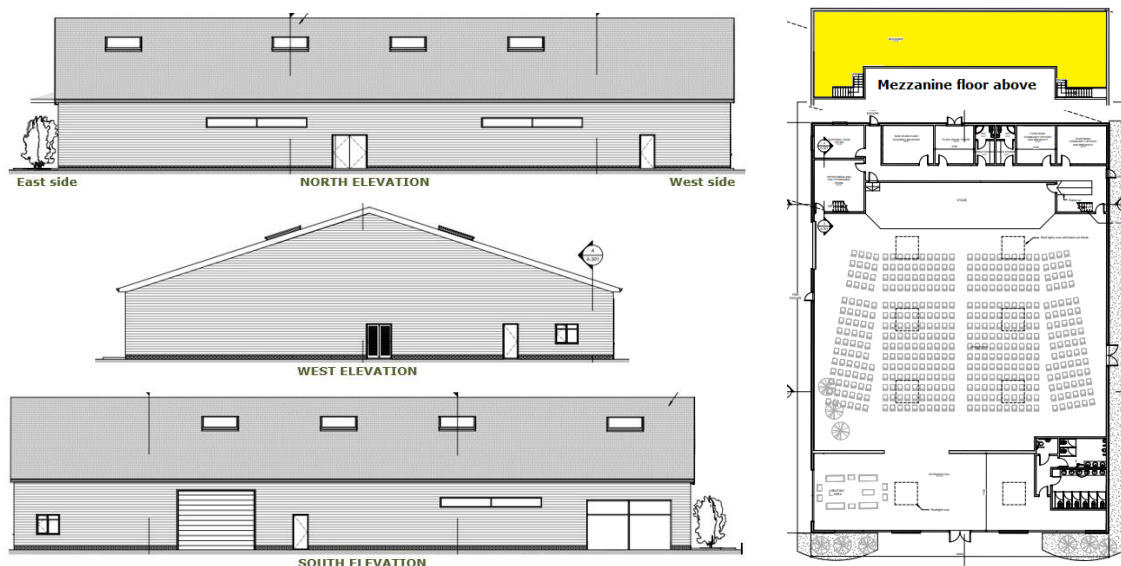
- 2.17 The design is of a significantly large single-span building with a ridged roof. The dimensions are 40m long and 29m across, with a ridge height of 9.41m and eaves of 4.0m (according to submitted drawings). The building enables a mezzanine floor to be provided to the first-floor area to the western fifth of the building. The proposed materials are to incorporate brick upstands and Cedral click fibre cement cladding in black colour finish with chrome signage. The roof is indicated to be slate tile.



- 2.18 The structure could be considered in both scale and appearance as a very large industrial shed or agricultural barn, or more appropriately an aircraft hangar. This building bulk could be reduced with the removal of the mezzanine floor, or if that was an essential part of the proposed function of the building, the reduction of the roof scale across 80% of the non-mezzanine ground floor space to provide a more human scale structure. However, this is not an option submitted for current consideration.

4C. The environmental character of the AONB landscape

- 2.19 AONB PP09: Dark Skies, is applicable to proposals within a countryside, coastal or semi-rural location where light illumination would have a wider impact and influence than only to the site and immediate surrounds, and could create a visual impact to the AONB protected landscape setting.



- 2.20 Internal lighting sources are likely to have an increase impact due to the larger area of glazing from the eight rooflights and the large glazed concourse windows to the south elevation. The risk of lighting seepage and spill into the dark night sky is clearly possible. Light pollution can be controlled through the glazing being in full compliance with screening / window black-out blind criteria, but given the use of the building and possibility of different user groups, consistency of adhering to black-out screening to window glazing cannot be assured.

5. The impact on the tranquillity of / disturbance to, the AONB landscape

- 2.21 The character and atmosphere / ambiance of the AONB locality is unlikely to be substantially altered by this proposal. The use of the hall would continue with worshipers and other users (the submitted case makes indication of community use activity being potentially possible) as currently. The reduction in the carparking spaces would infer a possible reduction in transport generation.

6. Biodiversity, ecology, wildlife, environmental quality and any disturbance mitigation

- 2.22 In matters of ecology, biodiversity, or wildlife habitat, hibernation, foraging, mating, or spawning / nesting / rearing areas, the development proposal in the AONB would be unlikely to have any identifiable harmful impact. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection. There are no mitigation measures necessary in relation to this proposal.

3.0 Other Matters

- 3.1 The LPA have another current planning application submitted on other parcels of the site. Application **SB/22/02788/FUL** - Replacement of plastic UPVC windows with timber, replacement/repair of existing conservatory with timber and glass. Erection of new serving kiosk, fence around a play area and equipped play area. Gravel hard standing and renovation of single storey barn (rear of the temporary reception structure) and removal of a front porch. There is also a complementary Listed Building application **SB/22/02789/LBC** which relates to the works to the listed building.



- 3.2 This application is subject to a Conservancy consultation consideration, likely under delegated powers given the nature of the proposal. The works relate to Winsley House, 134 Main Road, a Listed Building to the east of the current church meeting hall replacement proposal. The serving kiosk, playground, and single storey barn are linked to the site's religious activities. The barn is annotated as a food bank in terms of its use, the serving kiosk is a lean-to structure to the west side of the house, and the playground area was fenced as part of a failed application for other buildings, so the current submission seeks to rectify this element of works carried out without the benefit of the required and acknowledged granting of planning permission.

Conclusion

1. The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The development area of the red-line site lies within a countryside area.
2. The replacement of the existing church meeting hall on the site would not alter the spatial pattern within the context of surrounding development. Surrounding existing buildings would remain and be used as currently alongside a larger and reorientated replacement meeting hall.
3. The positioning of the proposals would have a localised impact on the character and visual appearance of the site and the immediate surrounds. The structures scale, design and appearance would sit obtrusively within its visual setting, notwithstanding the scale of the existing hall building to be replaced. The proposal would have a clear visual impact on the wider AONB protected national landscape character.
4. The proposal would retain the current use and activity associated with it, but would result in greater visual intrusion from artificial light generated within and displayed from the eight large glazed rooflights and the larger concourse glazed area to the south elevation. The potential use by other community groups, whilst a welcome opportunity for the local community, leads to the potential for possible inconsistency of addressing black-out screening to all window glazing during evening and dark-hour activity use of the building. This would have a negative and harmful impact on the character and appearance of the countryside within the AONB protected national landscape. Measures to limit and/or restrict, or remove unnecessary night-time illumination would need to be provided and suitably enforced (to comply to AONB PP09) and without a legal mechanism to secure this, this is subject to failure.
5. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection.

Other Comment

The planning application will be considered by the LPA in terms of other aspects applicable to the planning merits of the proposal, such as any overlooking impact to neighbouring property and gardens, any perceived loss of privacy, any equated loss of light and cause of shadowing, noise generation and disturbance, traffic generation and on-site parking provision, and in terms of overall good building design and land-use neighbourliness.

CHC Planning Committee Process

DR for **23-01-2023 CHC Planning Committee** (public open meeting) – ref **SB/22/02787/FUL**
Assessment 10-01-2023 LPA request reply 05-01-2023 Comment to LPA to follow CHC committee
Chichester Harbour AONB Case Assessor: David Rothery LPA Planning Case Officer: Sascha Haigh

This recommendation is made having regard to the Policy framework:

- Chichester Harbour **Landscape Character Assessment** (CBA update 2019)
- Chichester Harbour **AONB Management Plan** (2019-2024)
- Chichester Harbour **AONB Planning Principles** (Management Plan version April 2019)
- Chichester Harbour **AONB Joint Supplementary Planning Document SPD** (2017)
- National Planning Policy Framework (July 2018) -National Planning Practice Guidance (March 2014)

Chichester Harbour Conservancy manage and advise on the
Chichester Harbour Area of Outstanding Natural Beauty
One of the UK's National Landscapes

Note * from para 1.3 of this report

The submitted application documents appear to utilise two methodologies of measurement. One, is above ground level measurement (as depicted by the annotations on the submitted elevation drawings and referenced in the submitted supporting documents). The other, only referenced in the supporting documents, is an AOD or Above Ordinance Datum measurement reference. Whilst these different measurement source points may be the same (above ground level and AOD) that is not generally the case.

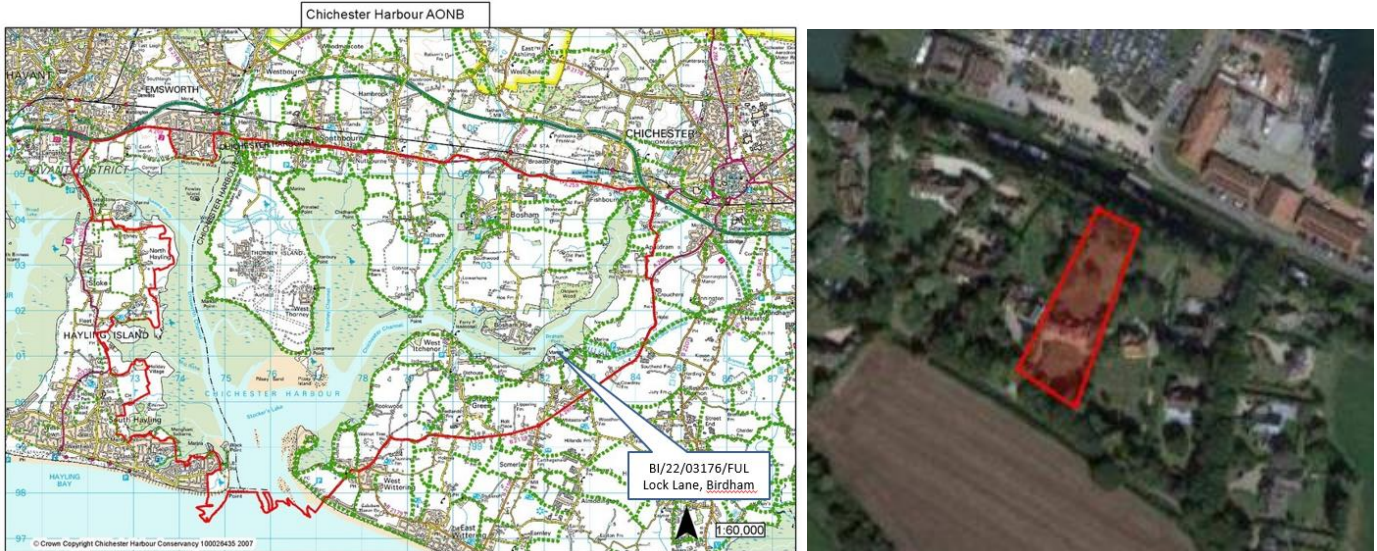
On site ground levels are usually taken for construction purposes as the starting or reference point to measure the scale of a building structure. The height taken from the perceived natural actual ground level under the measurement takers feet.

The AOD measure is a notional starting referenced point used for the land heights that appear on Ordnance Survey maps. It is standard national reference base line essentially the mean sea level at Newlyn in Cornwall and is sometimes called Ordnance Datum Newlyn.

Unless the actual ground level on the site happens to be exactly the same as the AOD Newlyn, the two forms of measurement, designed for different practical purposes, should not be intermixed when considering a measurement exercise. It is similar to mixing imperial feet and inches on the same measuring task as metric metres and centimetres, or measuring temperature using degrees Fahrenheit and degrees Celsius / Centigrade or even degrees Kelvin. Consistency in the use of the measuring tool is required across the whole process, otherwise the numbers become meaningless and confusing.

Local Planning Authority planning application reference: **BI/22/03176/FUL**
 Location: **Orchard House, Lock Lane, Birdham, Chichester, West Sussex**
 Proposal: **Construction of replacement detached dwelling, with rear garden pool house and shed outbuildings and associated works**

LPA webpage <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RN70BCERH7N00>



RECOMMENDATION

- (a) That Chichester District Council, as local planning authority be advised that Chichester Harbour Conservancy raises no objection to the proposed development.
- (b) Suggested considerations: -
 - schedule/samples of materials to be agreed prior to construction, use of a natural / neutral coloured cladding is preferred by the Conservancy, no light or pale colours
 - for glazed surfaces, the use of coated surface glass that is non-reflective to mitigate external reflective glare which might also assist with keeping heat in and radiation out for the respective seasonal changes
 - any and all glazed windows / doors / skylights should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times in order to minimise and reduce the amount of light illumination of the new window openings to comply with the Dark Skies protocol operating within the AONB protected national landscape designated area to limit disturbance to wildlife
 - any and all external lighting on the pool house outbuilding / leading to the outbuilding / serving the patio/terrace area should be fitted with a suitable and effective cowl to focus the light-beam and illumination downwards and prevent light spillage above the horizontal and into the night sky so as to comply with the Dark Skies approach and to limit disturbance to wildlife
 - retention of all boundary hedgerows, planting shrubbery and trees and replacement of any part of the hedgerow or planting as existing which is removed with a hedge of a similar size and species

1.0 Proposed development and Supporting Documents

- 1.1 The current application proposal is for the building of a replacement two-storey detached dwelling house on the site of the existing dwelling which is to be demolished. The replacement building would be set back from the front boundary and located to the middle of the site, orientated broadly east-west across the width of the plot. Access would remain from Locks Lane from the south.

- 1.2 The proposed building is indicated to be timber clad walls and a zinc standing seam profiled roof. This would be a visual change to the existing dwelling and the neighbouring properties which have white wall finishes and tiled roof areas.



- 1.3 The submission makes reference to the sites location within the context and setting of the Area of Outstanding Natural Beauty protected national landscape, in the submitted Design and Access Statement (DAS). Whilst this is not a full AONB Landscape Visual Impact Statement that would be normally a requirement of the LPA Local Validation List, it is assumed that the DAS has been considered by the LPA as providing this role, even though it does not fully meet the specifications of such an assessment (see DAS page 1.09).
- 1.4 The submitted DAS makes reference to the Chichester Harbour AONB Management Plan and the Joint AONB SPD policies (see DAS page 1.09). There is no reference alluded to the AONB Planning Principles or the AONB Landscape Assessment. The proposal has therefore apparently been made with a basic level appreciation for the Chichester Harbour AONB protected national landscape. However, the demonstrated understanding that would be considered necessary and appropriate given the nationally recognised protected status of the AONB is not clearly made, nor is it consistent with the AONB's own approach.

2.0 AONB Planning Considerations

- 2.1 The site lies inside the AONB protected national landscape. The relevant AONB Planning Principle guidance is part of the due diligence scrutiny of this planning proposal. Any development in, or affecting the setting of, the AONB should be guided by the four principles as indicated in Section 2 of the Chichester Harbour AONB Joint SPD (2017) in order to protect, conserve and enhance natural beauty and wildlife.

1. Relevant and/or recent planning history implications for the proposal

- 2.2 **BI/94/01255/DOM** - Proposed conservatory and garage with minor alterations. The Chichester Harbour Conservancy delegated comments raised no objection to the proposal. The LPA approved the application on 4 August 1994.

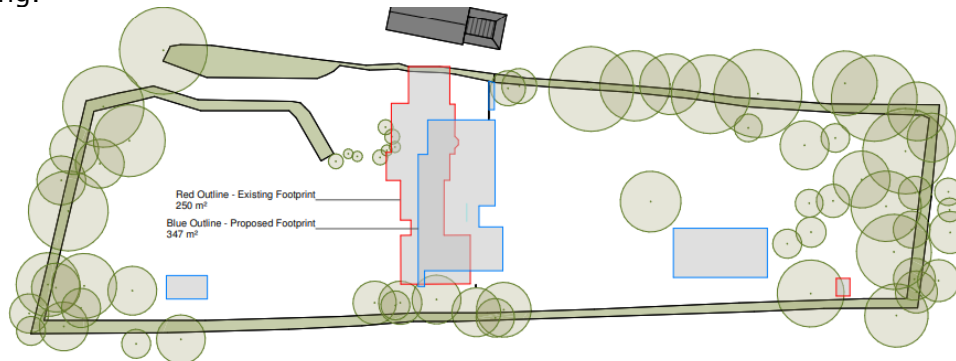


2. The principle of the use and activity of the development to the AONB landscape

2.3 The use of the site is not changed.

3. The locational positioning and layout site arrangement to the AONB

2.4 The current proposal is within a countryside location within the AONB protected national landscape. The proposed replacement dwelling is shown positioned in the location of the building to be replaced. The on-site works would likely be visible from surrounding public vantage points from Locks Lane subject to boundary landscape screening.



4. Consideration against the relevant AONB Planning Principle guidance

2.5 AONB PP01, PP03 and PP09, together with the associated Joint SPD considerations have been part of this AONB planning assessment.

4A. The proposed physical scale, structure bulk and perceived massing

2.6 The proposed replacement dwelling would be similar in scale to the existing dwelling. The building height and elevation spread across the site would be similar, if not smaller than the current situation.

2.7 The proposal would involve an increase in the dwelling ground floor area footprint for consideration under AONB PP03 and Joint SPD Section 12 calculations. This would approximate to a 97sqm increase (proposed 347sqm to existing 250sqm) representing an approx. 38% increase overall. The ground floor footprint calculations would fall within the guidance allowance of 50% increase for ground footprint increase.

2.8 Similarly, the proposal would result in an increase in the building envelope silhouette, for the east/west side elevation envelope silhouette this would be approx. 14% increase, whilst the north/south front/rear elevation envelope silhouette would change in positioning but would not increase overall. The silhouette calculations would fall within the guidance allowance of 25% increase building silhouette profile increases.



4B. Architectural character, structural design, visual appearance & finished treatment

- 2.9 The architectural design is a modern contemporary approach of a traditional dwelling. The use of timber cladding and a zinc roof is a step change from the traditional brick / render wall treatment and tile / slate roof covering of traditional houses. This visual appearance can be seen as a harsh outcome, but given the buildings set-back within the site and boundary landscaping, the view is tempered.



4C. The environmental character of the AONB landscape

- 2.10 AONB PP09: Dark Skies, is applicable to proposals within a countryside, coastal or semi-rural location where light illumination would have a wider impact and influence than only to the site and immediate surrounds, and could create a visual impact to the AONB protected landscape setting.
- 2.11 Internal lighting sources are likely to have an increase impact due to the larger area of glazing. The submitted DAS indicates (page 1.13) that the main elevations would have a glazing element coverage of 37sqm (12%) to the south / front elevation, and 53sqm (17%) to the north / rear elevation. A comparison to the existing dwelling is not provided. A visual comparison would infer there is only slightly more glazing to the principal elevation facing the public realm, and this set back into the site.
- 2.12 The risk of artificial internal lighting seepage and spill into the dark night sky is clearly possible. Light pollution can be controlled through the glazing being in full compliance with screening / window black-out blind criteria.

5. The impact on the tranquillity of the AONB landscape

- 2.13 The character and atmosphere / ambiance of the AONB locality is unlikely to be substantially altered by this proposal. The use of the house would continue as currently.

6. Biodiversity, ecology, wildlife, environmental quality & any disturbance mitigation

- 2.14 In matters of ecology, biodiversity, or wildlife habitat, hibernation, foraging, mating,

or spawning / nesting / rearing areas, the development proposal in the AONB would be unlikely to have any identifiable harmful impact. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection. There are no mitigation measures necessary in relation to this proposal.

Conclusion

1. The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The development area of the red-line site lies within a countryside area.
2. The replacement of the existing house on the site would not alter the spatial pattern of surrounding development.
3. The positioning of the proposals would have a localised impact on the character and visual appearance of the site and the immediate surrounds. The structures scale, design and appearance would sit unobtrusively within its visual setting. The proposal would have a minor visual impact on the wider AONB protected national landscape character.
4. The use and activity associated with the site would not significantly change. Artificial light generated leads to the potential for concern to the Dark Skies environment, but adherence to glazing black-out screening to all windows during evening and dark-hour activity use of the building would mitigate these concerns. Measures to limit and/or restrict, or remove unnecessary night-time illumination would need to be provided and suitably enforced (to comply to AONB PP09).
5. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection.

Other Comment

The planning application will be considered by the LPA in terms of other aspects applicable to the planning merits of the proposal, such as any overlooking impact to neighbouring property and gardens, any perceived loss of privacy, any equated loss of light and cause of shadowing, noise generation and disturbance, traffic generation and on-site parking provision, and in terms of overall good building design and land-use neighbourliness.

CHC Planning Committee Process

DR for **23-01-2023 CHC Planning Committee** (public open meeting) – ref **BI/22/03176/FUL**
Assessment 12-01-2023 LPA request reply 25-01-2023 Comment to LPA to follow CHC committee
Chichester Harbour AONB Case Assessor: David Rothery LPA Planning Case Officer: Sascha Haigh

This recommendation is made having regard to the Policy framework:

- Chichester Harbour **Landscape Character Assessment** (CBA update 2019)
- Chichester Harbour **AONB Management Plan** (2019-2024)
- Chichester Harbour **AONB Planning Principles** (Management Plan version April 2019)
- Chichester Harbour **AONB Joint Supplementary Planning Document SPD** (2017)
- National Planning Policy Framework (July 2018) -National Planning Practice Guidance (March 2014)

Chichester Harbour Conservancy manage and advise on the
Chichester Harbour Area of Outstanding Natural Beauty
One of the UK's National Landscapes

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

23 JANUARY 2023

LEVELLING-UP AND REGENERATION BILL: REFORMS TO NATIONAL PLANNING POLICY

REPORT BY THE AONB MANAGER

1.0 Introduction

- 1.1 The Department for Levelling Up, Housing, and Communities is seeking views on revisions to national planning policy. The consultation opened on 22 December 2022 and closes on 2 March 2023. There are 58 questions. This paper considers the draft response from the Conservancy, in the form of the Q&A format.

<https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy>

- 1.2 For the purposes of clarity, the Conservancy is principally responding in the context of the AONB. It is therefore appropriate that the Conservancy does not comment on some questions, which are outside of the remit of the organisation. The answers have also been prepared in a general sense since this is about the formation of national government policy. Therefore, there are few references to Chichester Harbour and the Conservancy.
- 1.3 It is recommended that the Conservancy's final response is submitted using the online form, as is simplest. However, it is also recommended that a cover letter is sent to the Secretary of State, also requesting Statutory Consultee status, and extending an invitation to visit Chichester Harbour AONB. A draft of this letter is included with the papers and is subject to consideration.

2.0 Draft Consultation Responses

- 2.1 Do you agree that local planning authorities should not have to continually demonstrate a deliverable five year housing land supply (5YHLS) as long as the housing requirement set out in its strategic policies is less than five years old?

Yes / No / **Indifferent**

Reasons

Any changes to streamline the process will likely help the LPAs by supporting the preparation of Local Plans. Requirements and targets should not be enlarged during the lifetime of a Local Plan, otherwise it would be self-defeating.

However, it is unclear what mechanism would replace the 5YHLS, and how this would affect the tilted balance policy in Paragraph 11. It is unclear how LPAs will engage the tilted balance policy in future.

Furthermore, it is not explained what the consequences to the successor of the 5YHS will be to the planning system. The concern is that the current system of planning by appeal will continue, when a purpose of the revisions is to stop these time-consuming, expensive, and quite often inappropriate occurrences, which can gain permission much to the frustration of the LPA.

The government are also reminded that financial pressures continue to hinder LPA resources and threats of costly appeals are inevitably having an impact on the decision-making process, which is unjust and means decisions are being made not on planning merits alone.

- 2.2 Do you agree that buffers should not be required as part of 5YHLS calculations (this includes the 20% buffer as applied by the Housing Delivery Test)?

Yes / No / **Indifferent**

Reasons

This is an artificial measure that does not guarantee more housing will be delivered.

- 2.3 Should an oversupply of homes early in a plan period be taken into consideration when calculating a 5YHLS later on?

Yes / No / Indifferent

Reasons

Housing supply figures should not be revised upwards, and LPAs should not be penalised for delivery, whether over or under supply, especially when they are working hard to deliver national government targets and to an extent success or otherwise is out of their control.

Or is there an alternative approach that is preferable?

No.

- 2.4 What should any planning guidance dealing with oversupply and undersupply say?

Answer

Any revised text to the planning guidance should state that the individual circumstances of LPAs will be considered when dealing with the oversupply and undersupply of houses.

- 2.5 Do you have any views about the potential changes to paragraph 14 of the existing Framework and increasing the protection given to neighbourhood plans?

Answer

Local communities have invested significant time with the development of Neighbourhood Plans. They should continue to be supported and given great weight in planning terms.

- 2.6 Do you agree that the opening chapters of the Framework should be revised to be clearer about the importance of planning for the homes and other development our communities need?

Yes / **No** / Indifferent

Reasons

The NPPF should not be about focussed on homes and other development. To do so would be a step away from sustainable development and result in a document that lacks balance. The opening chapters should acknowledge the importance of the English countryside and that our protected landscapes are of the highest importance and were designated for the benefit of future generations.

- 2.7 What are your views on the implications these changes may have on plan making and housing supply?

Answer

Any attempts to reducing the bureaucracy whilst protecting the countryside would likely be positive changes.

- 2.8 Do you agree that policy and guidance should be clearer on what may constitute an exceptional circumstance for the use of an alternative approach for assessing local housing needs?

Yes / No / Indifferent

Reasons

The lack of clarity in some sections of the NPPF has resulted in substantial time spent debating what the text means in practice. All parties, LPAs, developers, statutory consultees, non-statutory consultees, the public, would like much more clarity. A lot of problems have been caused because guidance leaves too much open to interpretation, with a reliance on the LPAs and PINs to navigate a path through. This situation inevitably resulted in the inconsistent application of policies across the country.

Are there other issues we should consider alongside those set out above?

Please refer to the National Trust publication, AONBs and Development (2015), which can be found by searching online. This document highlights the way in which AONBs have been exposed to major developments much more than the National Parks, despite supposedly having the same level of protection.

We would like to see the wording around AONBs strengthened.

- 2.9 Do you agree that national policy should make clear that Green Belt does not need to be reviewed or altered when making plans, that building at densities significantly out-of-character with an existing area may be considered in assessing whether housing need can be met, and that past over-supply may be taken into account?

Yes / No / **Indifferent**

Reasons

The government should be aware that making Green Belt land sacrosanct may result in further pressures on neighbouring AONBs. The protections afforded to Green Belt land should be equal or greater for AONBs.

- 2.10 Do you have views on what evidence local planning authorities should be expected to provide when making the case that need could only be met by building at densities significantly out-of-character with the existing area?

Answer

If a Local Plan can only be met by building out-of-character developments, then the need/target is clearly wrong, and should be revised downwards. Out-of-character developments should not be permitted.

- 2.11 Do you agree with removing the explicit requirement for plans to be 'justified', on the basis of delivering a more proportionate approach to examination?

Yes / **No** / Indifferent

Reasons

Due to the exceptionally high level of local interest, Local Plans need to be properly justified.

- 2.12 Do you agree with our proposal to not apply revised tests of soundness to plans at more advanced stages of preparation?

Yes / No / Indifferent

Reasons

This move would reduce bureaucracy. If a Local Plan has got to an advanced stage of preparation, with proper scrutiny to get there, it should not be necessary to undertake a revised test of soundness.

If no, which if any, plans should the revised tests apply to?

Revised tests should be discontinued.

- 2.13 Do you agree that we should make a change to the Framework on the application of the urban uplift?

Yes / No / **Indifferent**

Reasons

No comment.

- 2.14 What, if any, additional policy or guidance could the department provide which could help support authorities plan for more homes in urban areas where the uplift applies?

Answer

No comment.

- 2.15 How, if at all, should neighbouring authorities consider the urban uplift applying, where part of those neighbouring authorities also functions as part of the wider economic, transport or housing market for the core town/city?

Answer

No comment.

- 2.16 Do you agree with the proposed four-year rolling land supply requirement for emerging plans, where work is needed to revise the plan to take account of revised national policy on addressing constraints and reflecting any past over-supply?

Yes / No / **Indifferent**

Reasons

Changing from a five-year rolling land supply to a four-year rolling land supply will unlikely make much difference.

If no, what approach should be taken, if any?

- 2.17 Do you consider that the additional guidance on constraints should apply to plans continuing to be prepared under the transitional arrangements set out in the existing Framework paragraph 220?

Yes / No / Indifferent

Reasons

This is so that emerging Local Plans are as comprehensive as required.

- 2.18 Do you support adding an additional permissions-based test that will 'switch off' the application of the presumption in favour of sustainable development where an authority can demonstrate sufficient permissions to meet its housing requirement?

Yes / No / Indifferent

Reasons

Without the additional test LPAs will suffer from 'planning by appeal'. Developers are not always committing to the Local Plan process when the system should be Plan-led

Furthermore, the existing presumption in favour of sustainable development is not really 'sustainable development' at all – in practice it is regular development that has been rebranded as 'sustainable' development. Again, this needs properly defining otherwise it will continue to be misinterpreted.

The existing NPPF and the proposed revision do not adequately deal with sustainable development.

- 2.19 Do you consider that the 115% 'switch-off' figure (required to turn off the presumption in favour of sustainable development Housing Delivery Test consequence) is appropriate?

Yes / No / **Indifferent**

Reasons

No comment.

- 2.20 Do you have views on a robust method for counting deliverable homes permissioned for these purposes?

Answer

No comment.

- 2.21 What are your views on the right approach to applying Housing Delivery Test consequences pending the 2022 results?

Answer

No comment.

- 2.22 Do you agree that the government should revise national planning policy to attach more weight to Social Rent in planning policies and decisions?

Yes / No / **Indifferent**

Reasons

No comment.

If yes, do you have any specific suggestions on the best mechanisms for doing this?

- 2.23 Do you agree that we should amend existing paragraph 62 of the Framework to support the supply of specialist older people's housing?

Yes / No / **Indifferent**

Reasons

No comment.

- 2.24 Do you have views on the effectiveness of the existing small sites policy in the National Planning Policy Framework (set out in paragraph 69 of the existing Framework)?

Answer

No comment.

- 2.25 How, if at all, do you think the policy could be strengthened to encourage greater use of small sites, especially those that will deliver high levels of affordable housing?

Answer

In practice, small sites do not deliver affordable housing, often quite the contrary where there is pent-up demand.

- 2.26 Should the definition of "affordable housing for rent" in the Framework glossary be amended to make it easier for organisations that are not Registered Providers – in particular, community-led developers and almshouses – to develop new affordable homes?

Yes / No / **Indifferent**

Reasons

No comment.

- 2.27 Are there any changes that could be made to exception site policy that would make it easier for community groups to bring forward affordable housing?

Answer

No comment.

- 2.28 Is there anything else that you think would help community groups in delivering affordable housing on exception sites?

Answer

No comment.

- 2.29 Is there anything else national planning policy could do to support community-led developments?

Answer

No comment.

- 2.30 Do you agree in principle that an applicant's past behaviour should be taken into account into decision making?

Yes / **No** / Indifferent

Reasons

Decision-making should remain focussed on planning merits only.

If yes, what past behaviour should be in scope?

- 2.31 Option 1: making such behaviour a material consideration when local planning authorities determine planning applications so that any previous irresponsible behaviour can be taken into account alongside other planning considerations.

Option 2: allowing local planning authorities to decline to determine applications submitted by applicants who have a demonstrated track record of past irresponsible behaviour prior to the application being considered on its planning merits - similar to the amendment already made to the Levelling Up and Regeneration Bill allowing local planning authorities to decline to determine new applications on sites where the build out of development has been too slow.

Of the two options above, what would be the most effective mechanism?

Option 1 / Option 2 / **Neither** / Indifferent

Reasons

Decision-making should remain focussed on planning merits only.

Are there any alternative mechanisms?

No.

- 2.32 a) The Government will publish data on developers of sites over a certain size in cases where they fail to build out according to their commitments.
- b) Developers will be required to explain how they propose to increase the diversity of housing tenures to maximise a development scheme's absorption rate (which is the rate at which homes are sold or occupied).
- c) The National Planning Policy Framework will highlight that delivery can be a material consideration in planning applications. This could mean that applications with trajectories that propose a slow delivery rate may be refused in certain circumstances.

Do you agree that the three build out policy measures that we propose to introduce through policy will help incentivise developers to build out more quickly?

Yes / No / **Indifferent**

Reasons

No comment.

Do you have any comments on the design of these policy measures?

No comment.

- 2.33 Do you agree with making changes to emphasise the role of beauty and placemaking in strategic policies and to further encourage well-designed and beautiful development?

Yes / No / Indifferent

Reasons

This is a leading question – who does not want well-designed and beautiful development? However, just emphasizing the desire for beauty might not make much difference on its own, since it is subjective.

- 2.34 Do you agree to the proposed changes to the title of Chapter 12, existing paragraphs 84a and 124c to include the word 'beautiful' when referring to 'well-designed places' to further encourage well-designed and beautiful development?

Yes / No / **Indifferent**

Reasons

If something is well-designed in the first place, then beauty should be incorporated into the plans.

- 2.35 Do you agree greater visual clarity on design requirements set out in planning conditions should be encouraged to support effective enforcement action?

Yes / No / Indifferent

Reasons

Planning conditions should not be vague. Developers tend to do the minimum required to meet the permissions. If the intention is to reduce enforcement action, then greater clarity is needed with the wording planning conditions, so there is less wriggle room available for interpretation. Some LPAs might benefit from guidance in preparing planning conditions, bearing in-mind that generally enforcement teams are very stretched and officers should have not have to try and interpret wordings and meanings at a later date.

- 2.36 Do you agree that a specific reference to mansard roofs in relation to upward extensions in Chapter 11, paragraph 122e of the existing Framework is helpful in encouraging LPAs to consider these as a means of increasing densification/creation of new homes?

Yes / **No** / Indifferent

Reasons

Decision-making should remain focussed on planning merits only.

If no, how else might we achieve this objective?

- 2.37 How do you think national policy on small scale nature interventions could be strengthened? For example in relation to the use of artificial grass by developers in new development?

Answer

Yes. Nature interventions are critically important as we are living in a biodiversity crisis. Developers are generally driven by profit and may cut corners with the biodiversity credentials of any given development. Nature interventions should be approved by a suitably qualified person in the LPA to maximise the environmental benefit (rather relying on the developer's own consultant to provide impartial advice).

The use of artificial grass should only be applied in exceptional circumstances as it is not an eco-friendly alternative to natural grass. It blocks access to the soil beneath for burrowing insects, such as solitary bees, and the ground above for soil dwellers such as worms, which will be starved of food beneath it. There has also been a dramatic decline of wildflowers over the past generation, which artificial grass will have contributed to, notwithstanding that it is also a single use plastic. There is a genuine opportunity in the NPPF to positively contribute towards Defra's 25 Year Plan for the Environment.

The NPPF should recognise adopted countywide Nature Recovery Strategies and more localised Nature Recovery Plans as a material planning consideration, with a clear link explained to biodiversity net gain targets. Compensation from developers should be used to pay to deliver those Strategies and Plans.

- 2.38 Do you agree that this is the right approach to making sure that the food production value of high value farmland is adequately weighted in the planning process, in addition to current references in the Framework on best and most versatile agricultural land?

Yes / **No** / Indifferent

Reasons

In practice, the high value farmland is given very little weight and is subject to major development applications. In many cases, this land should either be farmed or rewilded since it is simply not suitable for housing. The existing protections are nowhere near strong enough, and in terms of seizing the opportunities of Brexit, safeguarding food security is imperative.

- 2.39 What method and actions could provide a proportionate and effective means of undertaking a carbon impact assessment that would incorporate all measurable carbon demand created from plan-making and planning decisions?

Answer + Supporting Evidence

The government should create a carbon impact assessment tool that developers and LPAs can use to work out the footprint and therefore the required offsetting needed. By centralising the tool, it will enable its use to be consistently applied.

- 2.40 Do you have any views on how planning policy could support climate change adaptation further, including through the use of nature-based solutions which provide multi-functional benefits?

Answer

This is fundamentally important to the next iteration of the NPPF. Nature-based solutions should be defined, explained, and prioritised. Along the coast, the rollback of the footpaths should be considered (rather than installing hard defences), bridges and infrastructure should be made higher, and sustainable drainage systems should become standard (SuDS).

There is a role for the Government to better explain the why climate change adaptation is needed and what it will look like in practice. This will help local people to understand that business as usual is no longer an option.

- 2.41 Do you agree with the changes proposed to Paragraph 155 of the existing National Planning Policy Framework?

Yes / No / Indifferent

Reasons + views on specific wording changes to the existing paragraph

Climate change mitigation is critically important. As a society, we must look to renewable energy and wean ourselves off fossil fuels.

However, where onshore wind turbines are in or visible from a protected landscape, additional financial compensation should be considered for the National Park Authority, AONB Conservation Board, or Joint Advisory Committee for the AONB, to offset the landscape impact, e.g., a contribution towards the Nature Recovery Plan.

- 2.42 Do you agree with the changes proposed to Paragraph 158 of the existing National Planning Policy Framework?

Yes / No / Indifferent

Reasons + views on specific wording changes to the existing paragraph

Climate change mitigation is critically important. As a society, we must look to renewable energy and wean ourselves off fossil fuels.

- 2.43 Do you agree with the changes proposed to footnote 54 of the existing National Planning Policy Framework?

Yes / No / Indifferent

Reasons + views on specific wording changes to the existing paragraph

No comment.

Do you have any views on specific wording for new footnote 62?

Suggested changes: Wind energy development involving one or more turbines can be granted through Local Development Orders, Neighbourhood Development Orders and Community Right to Build Orders, if it can be demonstrated that the planning impacts identified by the affected local community have been appropriately addressed and the proposal has community support, including from the National Park Authority, AONB Conservation Board, or the Joint-Advisory Committee for the AONB, if within or visible from a protected landscape.

- 2.44 Do you agree with our proposed new Paragraph 161 in the National Planning Policy Framework to give significant weight to proposals which allow the adaptation of existing buildings to improve their energy performance?

Yes / No / Indifferent

Reasons + views on specific wording changes to the existing paragraph

No comment.

- 2.45 Do you agree with the proposed timeline for finalising local plans (30 June 2025), minerals and waste plans and spatial development strategies being prepared under the current system?

Yes / No / **Indifferent**

Reasons

No comment.

If no, what alternative timeline would you propose?

- 2.46 Do you agree with the proposed transitional arrangements for plans under the future system?

- 11 May 2022, Levelling Up and Regeneration Bill is introduced.
- Spring 2023, Subject to Parliamentary approval, Levelling Up and Regeneration Bill receives Royal Assent.
- November 2024, Expected earliest date when LPAs with a plan which is more than 5 years old must begin new plan-making process.
- 30 June 2025, Cut-off date for old-style plans to be submitted for examination.
- October 2026, Earliest date that the first new-style examinations commence.

- 31 December 2026, Latest date for any old-style local and minerals and waste plans to be adopted (or in the case of Strategic Development Strategies, published).
- April 2027, First new-style plans are adopted.
- 31 December 2031, Latest date when LPAs must begin the new style plan-making process (if their previous plan was adopted on 31 December 2026).

Yes / No / **Indifferent**

Reasons

No comment.

If no, what alternative arrangements would you propose?

- 2.47 Neighbourhood plans submitted for examination after 30 June 2025 will be required to comply with the new legal framework. 'Made' neighbourhood plans prepared under the current system will continue to remain in force under the reformed system until they are replaced.

Do you agree with the proposed timeline for preparing neighbourhood plans under the future system?

Yes / No / **Indifferent**

Reasons

No comment.

If no, what alternative timeline would you propose?

- 2.48 Current SPDs will automatically cease to have effect at the point at which authorities are required to have a new-style plan in place.

Do you agree with the proposed transitional arrangements for supplementary planning documents?

Yes / No / **Indifferent**

Reasons

No comment.

If no, what alternative arrangements would you propose?

- 2.49 Do you agree with the suggested scope and principles for guiding National Development Management Policies?

Yes / No / **Indifferent**

Reasons

Until the detail of the new national policies is established, we will reserve judgement.

- 2.50 What other principles, if any, do you believe should inform the scope of National Development Management Policies?

Answer

If National Development Management Policies are to proceed, there should be a strong approach to safeguarding the 34 AONBs and their character and setting, including a buffer zone surrounding each protected landscape. This would likely save a significant amount of Officer time in dealing with speculative applications close to the boundary.

The National Development Management Policies could also recognise the value of local design guides, so developers are directed to adhere to the guides, rather than disregard them in preference of their own vision.

- 2.51 Do you agree that selective additions should be considered for proposals to complement existing national policies for guiding decisions?

Yes / No / **Indifferent**

Reasons

Until the detail of the new selective additions is established, we will reserve judgement.

- 2.52 Are there other issues which apply across all or most of England that you think should be considered as possible options for National Development Management Policies?

Answer

The National Development Management Policies need to support Defra's 25 Year Plan for the Environment, for example, by using the planning system to improve water quality and reverse the trend of biodiversity decline.

- 2.53 What, if any, planning policies do you think could be included in a new Framework to help achieve the twelve levelling up missions in the Levelling Up White Paper?

Answer

No comment.

- 2.54 How do you think the Framework could better support development that will drive economic growth and productivity in every part of the country, in support of the Levelling Up agenda?

Answer

The bar needs to set much higher for development in South East England, so the rest of the country becomes more attractive to economic and productivity opportunities.

- 2.55 Do you think that the government could go further in national policy, to increase development on brownfield land within city and town centres, with a view to facilitating gentle densification of our urban cores?

Yes / No / Indifferent

Reasons

Greenfield land should not be considered before all brownfield sites have been ruled out of contention for development.

- 2.56 Do you think that the government should bring forward proposals to update the Framework as part of next year's wider review to place more emphasis on making sure that women, girls and other vulnerable groups feel safe in our public spaces, including for example policies on lighting/street lighting?

Yes / No / Indifferent

Reasons

Any additional street lighting, or replacement street lighting, must be compliant with the latest guidance from the Institute of Lighting Directors.

- 2.57 Are there any specific approaches or examples of best practice which you think we should consider to improve the way that national planning policy is presented and accessed?

Answer

It would be helpful if definitions were clarified, for example, major developments, the character and setting of an AONB, etc.

The NPPF has eight references to the Broads, but none to Chichester Harbour AONB. Chichester Harbour is the AONB equivalent of the Broads, which also has its own Act of Parliament (1971). Perhaps the wording should be updated to: When considering applications for development within National Parks, the Broads, Areas of Outstanding Natural Beauty, and Chichester Harbour, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

Perhaps it is time for AONBs to have their own dedicated Local Plans.

- 2.58 We continue to keep the impacts of these proposals under review and would be grateful for your comments on any potential impacts that might arise under the Public Sector Equality Duty as a result of the proposals in this document.

Answer

No comment.

3.0 Recommendation

- 3.1 Members are recommended to discuss and agree the responses, advising the AONB Manager accordingly, so as help finalise the Conservancy's consultation response.
- 3.2 Members are also recommended to consider the draft letter to the Secretary of State and advise the AONB Manager of any revisions as required.

Richard Austin
AONB Manager

David Rothery

Linda Park
Principal Planning Officer

Steve Lawrence

Principal Planning Officer

Principal Planning Officer

Ref: Planning and Development in AONBs

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**CHICHESTER
HARBOUR
CONSERVANCY**

Rt. Hon. Michael Gove MP
House of Commons
London
SW1A 0AA

23 January 2023

Dear Rt. Hon. Michael Gove MP,

LEVELLING-UP AND REGENERATION BILL: REFORMS TO NATIONAL PLANNING POLICY

Founded by its own Act of Parliament in 1971, Chichester Harbour Conservancy is a unique organisation in that it is the only Statutory Harbour Authority with responsibility for an Area of Outstanding Natural Beauty (AONB). One of the ways in which we look after the landscape, habitats, and wildlife, is by providing recommendations to the Local Planning Authorities on development applications in and around the AONB. The boundary straddles Hampshire and West Sussex.

- Feedback on the NPPF Consultation.
- Request for Statutory Consultee status.
- Invite to Chichester Harbour AONB.

Feedback on the NPPF Consultation

With regards to the current NPPF consultation, the Conservancy's Planning Committee has discussed and agreed their response. We have some concerns about the lack of clarity as to what will ultimately replace the 5YHLS, how LPAs will engage with the tilted balance policy in future, and how we can move away from current system of planning by appeals, which is extremely costly to LPAs and Rule 6 parties, like the Conservancy.

Whilst we were encouraged by the suggestion of new National Development Management Policies, we would urge your department to use this opportunity to strengthen the protection for AONBs, including their character and setting. We feel this move would help to deliver Defra's 25 Year Plan for the Environment, and the subsequent Landscapes Review.

Statutory Consultee Status

In planning terms, the Conservancy is currently a 'Non-Statutory Consultee'. At its Board Meeting of 27 January 2020, it was resolved to seek a change of status to 'Statutory Consultee'. The main reasons for this were as follows:

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- The Conservancy is a legal entity (unlike many other AONBs) and was established through the Chichester Harbour Conservancy Act of 1971. This means that the foundations for becoming a Statutory Consultee are already in place.
- The high level of development pressure in and around Chichester Harbour AONB. This was recognised in our 5-year Management Plan (2019-24).
- Proposal 6 of the Landscapes Review, published in September 2019, recommended that all AONBs should become Statutory Consultees.
- The AONB has a resident population of around 10,000 people, and the Conservancy responds to around 330 planning applications per year.
- The Conservancy operates its own professional Planning Committee.
- There is presently no Statutory Consultee for landscape matters at Chichester Harbour AONB.

The following organisations have written letters of support for the Conservancy becoming a Statutory Consultee (all available on request): Chichester District Council, Havant Borough Council, West Sussex County Council, Hampshire County Council, Natural England, the Environment Agency, Historic England, Sussex Wildlife Trust, Hampshire & The Isle of Wight Wildlife Trust, Sussex Ornithological Society, Hampshire Ornithological Society, Chichester Harbour Trust, and the Friends of Chichester Harbour (all available on request). Furthermore, please be advised that the Rt Hon. Gillian Keegan MP has also enquired about Chichester Harbour Conservancy becoming a Statutory Consultee. In summary, there is a very high level of local support.

As I understand matters, the decision to make an organisation a Statutory Consultee is at the sole discretion of the Secretary of State for Levelling Up, Housing and Communities. We hope you will look upon our case for support favourably.

Invite to Chichester Harbour AONB

Chichester Harbour AONB remains under severe pressure, with the main water body of the Harbour, the SSSI, downgraded to 'unfavourable declining' condition in February 2021 by Natural England, due to a combination of deteriorating water quality, coastal squeeze, climate change, and recreational disturbance. The Conservancy remains firmly committed to improve the state of the Harbour by working in partnership with the statutory bodies.

Should you wish to find out more about the work we are doing, we would positively welcome a visit during 2023. Thank you.

Yours sincerely,

Cllr Ann Briggs
Chairman
Chichester Harbour Conservancy

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CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

05 SEPTEMBER 2022

REVIEWING PLANNING PRINCIPLE 10: SHORELINE DEFENCES

REPORT BY THE AONB MANAGER & PRINCIPAL PLANNING OFFICERS

1.0 Introduction

- 1.1 The Planning Principles were last reviewed in 2018. It was resolved at the Planning Committee meeting of 7 March 2022 that the Members would review the Planning Principles at each meeting as a standing item until complete, and in order.
- 1.2 Section 2 of this report reproduce the Planning Principle 10 verbatim from the Management Plan, with Officer comments in Section 3.
- 1.3 David Rothery is the Officer responsible for drafting the next iteration of the Planning Principles.

2.0 PP10: Shoreline Defences

- 2.1 The Conservancy has a hierarchy of preferred approaches to shoreline defences, as detailed in the Sustainable Shorelines: General Guidance document. The Conservancy is unlikely to object to proposals that entail:
 - Removing and not replacing existing defences; or
 - Managed realignment, where appropriate; or
 - Adaptive management, where appropriate.
- 2.2 In locations where existing defences are present, the Conservancy is unlikely to object to a 'like-for-like' replacement providing that the applicant demonstrates that the defences are still required. The Conservancy prefers the use of materials that naturally degrade (i.e. timber rather than rock or concrete).
- 2.3 The Conservancy is likely to object to the installation of new, strengthened, or improved defences if they will have an adverse impact on habitats, species or safety of navigation.

Reasoned justification

- 2.4 Chichester Harbour covers 75 square kilometres and 86 kilometres of shoreline. The natural shoreline has a wooded fringe of coastal oaks with extensive saltmarshes, mudflats and sub-tidal channels. Approximately 41% of the Harbour is fully submerged at high tide and around two-thirds of the Harbour has shoreline defences.
- 2.5 Strategic guidelines for Chichester Harbour are outlined in the North Solent Shoreline Management Plan (2010) and at a local level through the Chichester Harbour Sustainable Shorelines: General Guidance document. The Environment Agency also published Estuary Edges: Ecological Design Advice (2013), which provides guidance on making a positive contribution towards estuary management. The Conservancy's preferred shoreline defence is a soft approach using natural vegetation that is sympathetic to the landscape character and visual amenity of the AONB.

- 2.6 The choice of shoreline defence will depend on the existing and adjacent defences, the degree of exposure to wave action, the potential impact on the local environment, and any special requirements relating to access, amenity, etc.
- 2.7 The shoreline defences in the Harbour are constructed with varying designs and materials. Many have degraded over time and will require repair or enhancement to keep in line with sea level rise in the future. Where works on existing shoreline defences are modest in scale or constitute 'like for like' repairs, these are likely to be supported by the Conservancy as they are unlikely to have an adverse effect on the adjacent habitats or a harmful visual impact.
- 2.8 Larger-scale works are likely to have greater landscape and nature conservation impacts. The Conservancy will require justification for the works and details of how landscape and nature conservation impacts will be addressed, avoided or compensated for. The Conservancy will also seek the opportunity to replace an existing defence with natural solutions.
- 2.9 The Conservancy will also need to consider the potential impacts of any shoreline defence works on navigation within the Harbour, both from direct impacts and those arising from any change in hydro-dynamics and sediment movement. Where shoreline defences do not currently or historically exist, the Conservancy is unlikely to support an application for new defences because of the landscape character, visual amenity and nature conservation impacts.
- 2.10 In order to address the gradual loss of intertidal habitats over time as sea levels rise (known as 'coastal squeeze'), the Conservancy is likely to support appropriate managed realignment sites as a preference to maintaining existing coastal defences. Any such scheme should also adequately address the outer defences, which should not just be abandoned and left to degrade to the detriment of the landscape and nature conservation interests.

3.0 Officer Comments

- 3.1 Although PP10 is rarely cited, the Planning Principle has grown in importance following the SSSI Condition Review of 2021.
- 3.2 The Sustainable Shorelines: General Guidance document is also being revised in 2023, under the auspices of the CHaPRoN Coastal Resilience Group. This will affect PP10 in that they will eventually be aligned.
- 3.3 One of measures under consideration is to encourage the owners of Harbourside properties to relocate failed sea defences closer to the dwelling, rather than holding the line at the end of a domesticated garden.
- 3.4 In accordance with the Works Licence guidance, like-for-like replacements will be afforded greater scrutiny, in terms of what the defences are defending, before any consents will be given.

4.0 Recommendation

- 4.1 Members are recommended to discuss the paper and advise Officers on any changes as agreed by the Committee.
- 4.2 All Planning Principles will be collectively revisited at a late date, after each individual Principle has been considered.

Richard Austin
AONB Manager

Linda Park
Principal Planning Officer

Steve Lawrence
Principal Planning Officer

David Rothery
Principal Planning Officer

Delegated Decisions Report

From 03/12/2022 to 13/01/2023

Total Cases 26

No Objection 22

Pre-App Advice Given 0

EIA Screen - No ES Sought 0

Total CHC Delegated 23

Objection 0

No Comment Made 3

EIA Screen - ES Requested 0

Total CHC Consulted Delegated 0

Holding Objection 0

Clarification Requested 1

EIA Scope - ES Content Required 0

Total CHC Committee 3

EIA Scope - ES Content Acceptable 0

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
05/12/2022	APP/22/01066	David Rothery	Saxted House, 5 Tower Street, Emsworth, PO10 7BH	Tree works to 1x Lime (T1) to prune crown by 2m to previous pruning points leaving a crown height of 5m high by spread 4m wide (within Emsworth Conversation Area – tree located to western side of property)	No Objection Bird Nesting, Bat Roosts, Other Conditions to be read in conjunction with overall recommendation and should not be separated and are subject to the comments of the LPA Arboriculturist / Tree Officer / Landscape Architect advisor to the planning office.
	CHC Delegated				
06/12/2022	APP/22/01065	David Rothery	2 South Street, Emsworth, PO10 7EH	Tree works to 1x Plum (T1) to reduce crown by 1.5m to previous pruning points leaving a crown height of 4m by 3m spread (Emsworth Conversation Area)	No Objection Bird Nesting, Bat Roosts, Other Conditions to be read in conjunction with the overall recommendation and should not be separated and are subject to the comments of the LPA Arboriculturist / Tree Officer / Landscape Architect advisor to the planning office.
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
06/12/2022	APP/22/01104	David Rothery	54 Bracklesham Road, Hayling Island, PO11 9SJ	Construction of single-storey east side extension, redesign second floor with replacement of ridged roof with lower height metallic flat roof, extension and balcony terrace, glazing fenestration changes, wall cladding alteration, external rear staircase,	No Objection Matching Materials / fenestration, Cowled Lighting, Internal Blinds, Appropriate planning conditions to control the materials of construction and the finished appearance, and measures to limit light pollution within the Dark Skies protocol, should be considered and applied by the LPA. Conditions to be read in conjunction
	CHC Delegated				
06/12/2022	BO/22/02857/DOM	David Rothery	Southwood Farm, Flint Barn, Shore Road, Bosham, West Sussex, PO18 8QL	Installation of conservation rooflight to rear elevation	No Objection Matching Materials / fenestration, Cowled Lighting, Internal Blinds Conditions are to be read in conjunction with the overall recommendation and should not be separated.
	CHC Delegated				
07/12/2022	CH/22/02617/DOM	Linda Park	Herons Mead , Chidham Lane, Chidham, West Sussex, PO18 8TQ	Single-storey extension, new bay window, 2 no. pitched roofs, replacement windows and associated internal and external alterations	No Objection Matching Materials / fenestration, Ecological mitigation measures Ask that window frames be a muted or dark colour, rather than white.
	CHC Delegated				
07/12/2022	WI/22/02740/FUL	Linda Park	Orchard House, Orchard Lane, Itchenor, West Sussex, PO20 7AD	Variation of condition 2 of permission 22/00374/FUL for r- Replacement dwelling, outbuildings and associated works. (amendments to facade, fenestration changes, infill to southwest corner and roof alterations).	No Objection Tree safeguarding, Bird Nesting, Bat Roosts, Planting & Maintenance, As per approval
	CHC Delegated				
07/12/2022	WI/22/02826/TCA	Linda Park	Fosse Cottage Itchenor Road West Itchenor West Sussex	Notification of intention to prune back to previous wound points on 1 no. Arbutus tree (T1), 1 no. Bay tree (T2) and 1 no. Pittosporum tree (T3). Re-pollard to previous wound points on 1 no. Willow tree (T4). Fell 1 no. Bay tree (T5). From Weekly list 23	No Objection Replace tree to be felled
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
07/12/2022	EWB/22/02214/FULEIA	David Rothery	Stubcroft Farm, Stubcroft Lane, East Wittering, Chichester, West Sussex, PO20 8PJ	Erection of 280 residential dwellings (including affordable housing), associated highway and landscape works, open space and flexible retail and community floorspace (Use Classes E and F)	No comment made Other, All mitigation measures to safeguard quality of AONB. Outside AONB boundary therefore no visual impact on its character and appearance. Appropriate conditions suggested to control matters that have a bearing on the AONB acknowledging the sites proximity to the protected national landscape.
	CHC Delegated				
07/12/2022	EWB/22/02235/OUTEIA	David Rothery	Land At Stubcroft Farm, Stubcroft Lane, East Wittering, Chichester, West Sussex, PO20 8PJ	Outline application (with all matters reserved except for Access) for the construction of sheltered living accommodation	No comment made Other, All mitigation measures to safeguard quality of AONB. Outside AONB boundary therefore no visual impact on its character and appearance. Appropriate conditions suggested to control matters that have a bearing on the AONB acknowledging the sites proximity to the protected national landscape.
	CHC Delegated				
07/12/2022	WI/22/02927/FUL	David Rothery	Sanderlings , Spinney Lane, Itchenor, West Sussex, PO20 7DJ	Construction of domestic tennis court (alternative positioning to earlier permission 21/03159/DOM dated 31 May 2022)	No Objection Other Appropriate conditions to control materials of construction and the finished appearance, measures to limit light pollution within the Dark Skies protocol. Conditions are to be read in conjunction with the overall recommendation and should not be separated
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
07/12/2022	SB/22/03012/DOM	David Rothery	4 The Square , Prinsted Lane, Prinsted, Southbourne, West Sussex, PO10 8HT	Add false pitch to rear single-storey extension roof together with replacement fenestration to rear elevation and recessed west elevation	No Objection Other Appropriate conditions to control materials of construction and the finished appearance, measures to limit light pollution within the Dark Skies protocol. Conditions are to be read in conjunction with the overall recommendation and should not be separated
	CHC Delegated				
12/12/2022	BO/22/02933/TPA	Linda Park	Reedness Cottage Bosham Lane Bosham West Sussex PO18 8HG	Remove 1 no. limb at 6m height on the south sector, remove 1 no. limb at 6m height on the north sector and reduce 1no. limb by 3m at 8m height on the south west sector on 1 no. Horse Chestnut tree (T1) subject to 72/00046/TPO.	No Objection
	CHC Delegated				
12/12/2022	WI/22/02876/DOM	David Rothery	Martlet Cottage , Itchenor Road, West Itchenor, West Sussex, PO20 7DA	Amendments to previously permitted north and west elevation boundary treatments [NO DETAILS AVAILABLE TO VIEW]	Clarification Requested Other APPN WITHDRAWN AS INCORRECT VALIDATION FROM LPA
	CHC Delegated				
12/12/2022	APP/22/01036	Steve Lawrence	70 Sea View Road, Hayling Island, PO11 9PE	Construction of an outbuilding to rear to accommodate a boathouse.	No Objection Other 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
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
12/12/2022	BO/22/03066/ELD	David Rothery	Broadbridge Farm House , Delling Lane, Bosham, West Sussex, PO18 8NN	Lawful Development (Existing Use) Certificate submission for the use of land to the south and west surrounding the residential curtilage of dwelling as garden land	<p>No comment made</p> <p>Other</p> <p>Location lies within the AONB designated national landscape boundary. No direct knowledge of this site from AONB Unit records. The AONB Unit cannot therefore offer either support/opposition to the LDC submission on this basis of the information provided.</p>
	CHC Delegated				
19/12/2022	SB/22/02616/DOM	David Rothery	21 Frarydene, Prinsted, Southbourne, West Sussex, PO10 8HU	Construction of single-storey rear extension with pitched roof and single storey rear extension with flat roof and lantern light	<p>No Objection</p> <p>Matching Materials / fenestration, Internal Blinds</p> <p>Conditions to be read in conjunction with the overall recommendation and should not be separated</p>
	CHC Delegated				
19/12/2022	BO/22/02838/DOM	David Rothery	16 Fairfield Road, Bosham, West Sussex, PO18 8J	Construction of two- storey 4.25m rear projecting extension, together with replacement front porch and rooflights to side accommodation	<p>No Objection</p> <p>Matching Materials / fenestration, Internal Blinds</p> <p>Conditions are to be read in conjunction with the overall recommendation and should not be separated.</p>
	CHC Delegated				
19/12/2022	APP/22/01027	David Rothery	Marina Developments Ltd, Northney Marina, Hayling Island, PO11 0NH	Construction of 3x storage units for use by residents of The Roundhouse following demolition of redundant laundry building	<p>No Objection</p> <p>Matching Materials / fenestration</p> <p>Conditions are to be read in conjunction with the overall recommendation and should not be separated.</p>
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
19/12/2022	APP/22/01192	David Rothery	South Winds, Woodgaston Lane, Hayling Island, PO11 0RL	Tree works to 3x Black Pines (T1, T2, T3) to crown raise by 4m to lower branches and remove dead / broken wood (within Group G23, subject to TPO 0567)7.	No Objection Bird Nesting, Bat Roosts No works carried out during bird nesting season (Apr to Sept) or if evidence of bat roosting (hibernation or maternity roosts). Conditions are to be read in conjunction with the overall recommendation and should not be separated and are subject to the comm
	CHC Delegated				
21/12/2022	APP/22/01119	Linda Park	66-67 Bath Road, Emsworth, PO10 7ES	Willow tree (1) pollard - Re-pollarding to previous works within conservation area of Emsworth	No Objection
	CHC Delegated				
21/12/2022	APP/22/00959	Linda Park	1 My Lords Lane, Hayling Island, PO11 9PW	1No Ash (T30) uplift 4 metres, reduce crown by 1/3 and prune to previous pruning points. Subject to TPO 0916.	No Objection
	CHC Delegated				
11/01/2023	BO/22/03025/DOM	Linda Park	Coppice Field, Bosham Hoe, Bosham, West Sussex, PO18 8ET	Change of use of garage to create habitable accommodation, single storey front extensions to porch areas and various alterations with changes to fenestration including replacement of garage door with winwo	No Objection Matching Materials / fenestration
	CHC Delegated				
11/01/2023	SB/22/02788/FUL	Linda Park	Winsley House , 134 Main Road, Southbourne, West Sussex, PO10 8HA	Replacement of plastic UPVC windows with timber, replacement and later repairs of existing conservatory with timber and glass. Erection and later repairs of existing serving kiosk, erection of fence around a play area and equipped play area. Gravel hard	No Objection Matching Materials / fenestration, Planting & Maintenance
	CHC Delegated				

Recomm Date	Reference	CHC Officer	Site	Application Details	Recommendation
12/12/2022	BO/22/02531/FUL	Steve Lawrence	Five Elms , Stumps Lane, Bosham, West Sussex, PO18 8QJ	Demolition of existing 1 no. dwelling and garage and erection of replacement dwelling and garage and amendments to site levels and additional planting.	No Objection Planting & Maintenance, Other, Permitted Delopment Rights Subject to the recommendations of Section 5 of the bat activity ecological report and suitable external hard surfacing, facing and roofing materials being agreed; existing hedge on the southern boundary to be safeguarded during construction and retained
CHC Committee					
14/12/2022	BI/22/02938/DOM	Linda Park	West Winds , Westlands Lane, Birdham, West Sussex, PO20 7HH	Construction of a boat store/garage to front of dwelling and new building for home office/ancillary accommodation in rear garden following demolition of existing garden room/boat store.	No Objection Matching Materials / fenestration, Tree safeguarding, Ecological Outbuildings for ancillary use only
CHC Committee					
14/12/2022	BO/22/02804/FUL	Linda Park	Longshore , Bosham Hoe, Bosham, West Sussex, PO18 8EU	Construction of 1x detached replacement two-storey dwelling with rear pergola to terrace and detached store following demolition of existing chalet dwelling and detached domestic garage and ancillary accommodation above, and installation of photovoltaic p	No Objection Internal Blinds, Tree safeguarding, Other, Lighting plan, Ecological Details of solar panels; Construction Environmental Management Plan
CHC Committee					