



For questions regarding this agenda please contact Pasha Delahunty: pasha.delahunty@conservancy.co.uk

CHICHESTER HARBOUR CONSERVANCY – PLANNING COMMITTEE

A meeting of the Conservancy's **Planning Committee** will be held at **10.30am** on **Monday 13 November 2023** at County Hall, Chichester.

Matt Briers CBE, CEO

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 16 October 2023 (Page 1).

4. DEVELOPMENT APPLICATIONS

- a. SB/23/02114/FUL – Hamcroft, Main Road, Nutbourne, Chichester (Page 8)
- b. APP/23/00779 - Creek Cottage, 41 Beach Road, Emsworth (Page 29)
- c. 23/02148/FUL - Heron House, Taylors Lane, Bosham Chichester (Page 40)

5. TERMS OF REFERENCE

To consider the AONB Manager's proposed changes to the Planning Committee Terms of Reference (page 50).

6. TABLE OF RECENT DECISIONS

To consider the report from the Principal Planning Officers (page 55).

7. QUARTERLY REPORT

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

8. DATE OF NEXT MEETING

Monday 11 December 2023 at Eames Farm, Thorney Island from 10.30am.

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

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

Minutes of the meeting held on Monday 16 November 2023 at Eames Farm, Thorney Island.

Present

Iain Ballantyne, Heather Baker, Jane Dodsworth, John Goodspeed, Pieter Montyn, Nicolette Pike (Chairman), Lance Quantrill, Alison Wakelin

Officers

Richard Austin, Pasha Delahunty (Minutes), Linda Park (LP)

In Attendance

Tim Pike, Nicola Jane-Bascombe

The meeting started at 10:30am

1.0 WELCOME AND APOLOGIES

1.1 Iain Ballantyne was welcomed to his first planning committee meeting. Apologies for absence were received from Jackie Branson, Sarah Payne and Steve Lawrence.

2.0 DECLARATIONS OF INTEREST

2.1 Members who attended the Chichester Harbour Conservancy (CHC) Annual Tour at the end of September visited the Northney Farm site. Lance Quantrill declared a personal not pecuniary interest in Northney Farm. He also noted a cycling promotion that he was involved with through the council and will withdraw from the meeting when that case is presented.

2.2 Pieter Montyn and Iain Ballantyne declared that they have previously involvement with the definitive map modification order (DMMO) being discussed under agenda item 5.

3.0 MINUTES

3.1 The Committee considered the unconfirmed minutes of the meeting held on 18 July 2023.

3.1 **Resolved** – That the minutes of the Committee meeting held on 18 July 2023 be approved as a correct record and that they be signed by the Chairman.

4.0 DEVELOPMENT APPLICATIONS

4.a. APP/23/00507 - Northney Farm, Hayling Island, Hampshire

(Lance Quantrill leaves the meeting)

4.1 As the Case Officer was not present, the AONB Manager presented the report to members. The application is for the partial reinstatement and repair of an existing sea wall to a height of 1.4m and the creation of an inner bund with a maximum height of 2.25m to protect habitat for wintering bird populations. The Principal

Planning Officer recommended that an objection is raised to the that part of the proposed development relating to repairs to the sea wall on ecological impact/coastal squeeze grounds.

- 4.2 The AONB Manager suggested that for the Conservancy the case is about how best to manage the ecology of the site, taking into account the professional views of the CHC Ecologist. The Committee were reminded that the functions of CHC relate to navigation, leisure and recreation, the conservation of nature, and the management of the landscape. This project is being presented as a nature conservation initiative. While it was a benefit for members to have seen the site first hand during the Annual Tour, CHC were not aware of this application when the agenda for that event was set.
- 4.3 A series of pictures from the report were shown to the group including a flood zone map, proposed design of the bund and photos of where the water has breached the farmland. Details of the Brent Geese and Waders was also shared. The Environment Agency (EA) has classed the sea wall to be in very poor condition.
- 4.4 The recommendation of the case officer was to object to the application. This is based on the ecological analysis that queries whether the plans will help improve the environmental state of the Chichester Harbour.
- 4.5 The Chairman highlighted that the Principal Planning Officer had based his opinion on PP10, as set out in point 4.1. The group discussed the wording of PP10 and the likelihood of Natural England consent for the project given the SSSI status of the site. The need for a works licence from CHC was also mentioned, but it was agreed that this was a separate issue.

Deputation – Nicola Jane-Bascombe

- 4.6 The Chairman invited Nicola Jane-Bascombe, the land manager at Dandara Ltd, to make a deputation to the Committee. She explained that the proposals are intended to provide a suitable mitigation to existing wintering birds to off-set the development of 628 dwellings at Campdown, Purbrook. She referenced a housing positioning paper and noted that wintering birds is a complex matter, especially given coastal squeeze in the area.
- 4.7 Dandara has appointed ecological consultants who they had initially hoped would be at the meeting to present their findings. Ms. Jane-Bascombe advised the group that the comments made in the case report and from the RSPB have been forwarded to their consultants as the company is looking to work with partners.

Deputation - Tim Pike

- 4.8 The Chairman invited Tim Pike, the landowner, to make a deputation to the Committee. Mr Pike clarified that while he was the landowner, he was not the applicant in this case. His needs are agricultural and sees the application as a way to protect both the land and birds in the area. Fundamentally his cows need grass and less land means less cows for his business.
- 4.9 Mr. Pike explained that the cows are important to the birds as they come to that area to eat what the cows leave behind. Without the cows there would be no birds. This project seeks to protect the farmland from the forecasted rise in sea level. His family have been farming in North Hayling for generations and he hopes CHC will endorse this application.

- 4.10 Ms. Jane-Bascombe confirmed that a meeting was due to take place with NE once all the responses have been compiled. They will discuss and address the concerns raised.
- 4.11 It was noted that the repairing of the sea wall in the worst flooded area to the northern coastal area is not being sought. It was suggested by Mr Pike that this area of land will be lost to the birds.
- 4.12 Members commented on the issues raised by the CHC Ecologist and asked if it was really mitigating. He suggested that while the developer wishes to improve the site, it already provides a habitat and does not believe that the creation of a saltmarsh or other intertidal habitats would be established during the 80-year term of the mitigation agreement proposed. While there was a wider discussion on principle to mitigate for one place where cattle and birds are already present, it was agreed that the Committee needed to focus on the Northney sea defence application.
- 4.13 Some members generally agreed that there are cases where sites might need protection and a balanced approach to the decision making was needed. Members were concerned with the insufficient timeline of 80 years highlighted by the Ecologist.
- 4.14 As highlighted in PP10, it states that the Conservancy is 'likely' to object, not that it 'will' object. Members discussed that as part of the sea defence was not being repaired, an area of the site could be considered managed realignment.
- 4.15 Mr Pike believes that without the cows, there would be no birds. This is not the opinion of the CHC Ecologist. As expected, ecological interpretation is key to this case. The economic benefits for the farm versus the ecological benefits of the saltmarsh.
- 4.16 A vote was taken on agreeing to object to the application as set out in the report by the Principal Planning Officer. The vote was lost.
- 4.17 Pieter Montyn proposed a holding conditional agreement to the application dependent on the Natural England (NE) assessment. If NE objects, CHC will follow suit. The proposal was seconded by Iain Ballantyne. The vote was successful.

Recommendation

- 4.18 That Havant Borough Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy maintains a **holding but conditional no objection** to the proposed development subject to the decision of Natural England as set out above. The decision was not unanimous.

(Ms Jane-Bascombe and Mr Pike left the meeting.)

(Mr Quantrill rejoined the meeting)

- 4.b. 23/01554/FUL - Gosden Green Nursery, 112 Main Road, Southbourne, Emsworth, West Sussex**

- 4.19 The Principal Planning Officer (LP) presented her report to members on the application for retention of an extended southern storage area on the site. The Officer advised that no objections are raised.
- 4.20 The site is a former horticultural nursery and is within the AONB and a rural area, set well back from the south side of the A259. A series of photos and plans were shown to the committee. The site is currently called Gosden Business Park and Storage.
- 4.21 On the eastern side of the site there is a public footpath with open fields adjacent. The glasshouses can be seen from the footpath in glimpses. A tall fence at the south boundary screens the site from the footpath.
- 4.22 There is a complicated history of planning on the site. Repeated attempts have been made for housing on the site. CHC has objected and the most recent attempt in 2020 was refused and dismissed at appeal. A certificate for lawful storage applies for part of the site. The current application is for the southern area not included in this certificate.
- 4.23 The proposal is for storage of no higher than 3 metres with a 3 metre deep planting belt at the southern border of the site. Once this planting is established, the fence would be removed. From the AONB landscape perspective, the vehicles currently stored there are not seen from the footpath and there is little activity in that area of the site.
- 4.24 Members agreed that the additional planting at the southern edge is beneficial and noted that the applicant has also agreed to sympathetic lighting and height of storage be limited to 3 metres. The Planning Officer advised that the Certificate of Lawfulness would not include restrictions on the times of day the site would be accessed.
- 4.25 **Action Point** – The Planning Officer will amend her report to include boat storage and not just vehicles.
- 4.26 Members agreed that having regularized planning in place as B8 storage, if approved, would be more favourable than having no specific use imposed on the site.

Recommendation

- 4.27 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objection** to the proposed development subject to the suggestions set out above and in the report. The decision was unanimous.

4.c. 23/01991/DOM - South Nore, Snow Hill, West Wittering, West Sussex

- 4.28 The Principal Planning Officer (LP) presented her report to members on the application for the demolition of existing garage replaced with outbuilding for use as garage/boathouse and home office. The Officer advised that the Conservancy raises an objection to the proposed development as it would be excessive in height and scale in relation to the main dwelling and intrusive to the wider AONB landscape.
- 4.29 Photos, plans and a background of the planning history of the site were set out to the committee. Minor changes are being proposed to the front access with parking

further back in the plot. The current garage is low with a flat roof and is not seen from the public footpath. The proposed structure is for more storage and a home office and includes a large chimney. The size and scale of the proposed garage are excessive in height and scale in relation to the main dwelling.

- 4.30 Members questioned future plans for the building given the layout and large chimney. There was also a discussion on the proximity of other housing and neighbouring tranquillity of the area.

Recommendation

- 4.31 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises an **objection** to the proposed development as recommended by the Planning Officer. The decision was unanimous.

4.d. 23/01553/FUL - Scout Hut, Crooked Lane, Birdham, West Sussex

- 4.32 The Principal Planning Officer (LP) presented her report to members on the application for a replacement scout hut and facilities, including new drop kerb and vehicle access. The Officer advised that no objections are raised.

- 4.33 The scout hut in Birdham is located in the Northern corner of land, next to the existing village hall. Slides of the location, photos of the building and the proposed plans were shown to the group. The Planning Officer explained that the proposed building is roughly twice the size of the current space on the same footings but closer to the road and extended on both sides of the current building. The new building would be made from fibre cladding with artificial slate tiles for the roof. A drop curb to the frontage with some additional planting was also proposed to the frontage.

- 4.34 The Planning Officer believes that whilst the building is bigger, due to its location in a built up area it is not obtrusive and is not bigger than the adjacent village hall. The Committee did not have any concerns with the grey panel colour and noted the positive aspects of the application. The recommendation is no objection, subject to limited uses, lighting and new planting.

Recommendation

- 4.35 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objection** to the proposed development subject to the recommendations set out above and in the report. The decision was unanimous.

4.e. 23/01929/DOM – Inglewood, Itchenor Road, West Itchenor, West Sussex

- 4.36 The Principal Planning Officer (LP) presented her report to members on the application for an extension to south to replace existing conservatory and 1st floor gable extension to the north. The proposal includes new roof covering, replacement dormer, new external wall finishes, windows and doors. The Officer advised that no objections are raised.

- 4.37 The property is in the southern part of Itchenor. Pictures of the house with views from the footpath that runs alongside the property were shown to the committee. Views from across the fields from Shipton Green Lane were highlighted.

- 4.38 Historically, a full scale replacement of the dwelling was initially sought. A scaled down version in 2016 was approved. The current application is to renovate the existing house.
- 4.39 There is not a great increase to the overall footprint of the dwelling. The Planning Officer did express some concerns over the render and finished colour and recommends against light colours that would make the dwelling more visible. The retention of boundary planting, suitable external lighting and the requirement of internal blinds were also set out in the report.

Recommendation

- 4.40 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objection** to the proposed development as recommended by the Planning Officer. The decision was unanimous.

5.0 APPEAL DECISIONS

22/01283/FULEIA - G & R Harris, Main Road, Nutbourne, Chichester, West Sussex

- 5.1 Members were reminded that the application was for 103 dwellings and a children's nursery. A main concern raised by the committee was that while the site is outside of the AONB, it was urbanisation and that losing the countryside gap would impact the wildlife corridor. The committee noted that strategic gaps have essentially been abolished and as such, it is harder to refuse these types of applications. This was a non-determination case due to a backlog at the District Council.

CH/20/03320/OUTEIA & CH/20/03321/OUTEIA – Land east of Broad Road, Nubourne and Land west of Drift Lane, Chidham

- 5.2 The AONB Manager introduced this appeal as for two developments of 132 and 68 dwellings and suggested that the impact on the AONB was much greater as they border the boundary. It was thought that the presence of bats would be pivotal to the case and that a failure in data would favour the Conservancy. It was never thought that both sites would be approved but this is what happened.
- 5.3 The Conservancy has been pushing for consultee status for years. It is clearly needed as planning applications and appeals appear to be examined without taking account of the wider context.
- 5.4 Important to highlight that during this case, there was some confusion as to what defines the character of the AONB. It is not the views from the water and more focus needs to be made on the land based qualities of the AONB.

6.0 DEFINITIVE MAP MODIFICATION ORDER

- 6.1 The AONB Manager confirmed that the lane has been reclassified as a G road. As it is a legal matter there was a question of how much time should be invested in the matter. The council have confirmed that they will consider the views of CHC and the AONB Manager has suggested that we offer comments and not recommendations. This would include the Conservancy view that more traffic within the AONB is not encouraged and the safety of cyclist and walkers who currently use the lane should be considered.

- 6.2 The Chairman advised the committee that the law says you can add rights not take them away. The applicants was seeking classification as a bridleway when the lane was already a byway open to all traffic (BOAT). The Conservancy would support any move by WSCC to form a new Traffic Regulation Order (TRO) to prevent the use of motor vehicles on the Lane.

Recommendation

- 6.3 That the AONB Manager should submit the comments suggested in his report.

7.0 TABLE OF DELEGATED DECISIONS

- 7.1 Members considered the Delegated report as submitted with the agenda documents. There appear to be a number of holding objections listed in the delegated decisions and it was suggested that the Conservancy move away from drawing this conclusion in the future. Instead, if fundamental information is not provided, an objection should be lodged until those details are received.

8.0 QUARTERLY REPORT

- 8.1 The Principle Planning Officer (LP) presented a set of slides to the members highlighting some of the decisions set out in the Quarterly report. Although some of the CHC recommendations were not successful, the overall conflict is circa 6% which the committee agreed was good.

9.0 DATE OF NEXT MEETING

- 9.1 The next Planning Committee meeting is scheduled for 10:30am on Monday 13 November 2023 at County Hall, Chichester.
- 9.2 The AONB Manager suggested that the Terms of Reference (TOR) for the Planning Committee should be reviewed annually.
- 9.3 **Action Point** – The Executive Officer will add the review of the TOR to the next planning agenda.
- 9.4 Members noted the need to fill the Conservancy vacancies on the planning committee. A brief discussion on training requirements took place and it was suggested that members could attend the local authority planning meeting when South Nore was discussed as this would give a valuable insight into how the planning process progresses through stages.

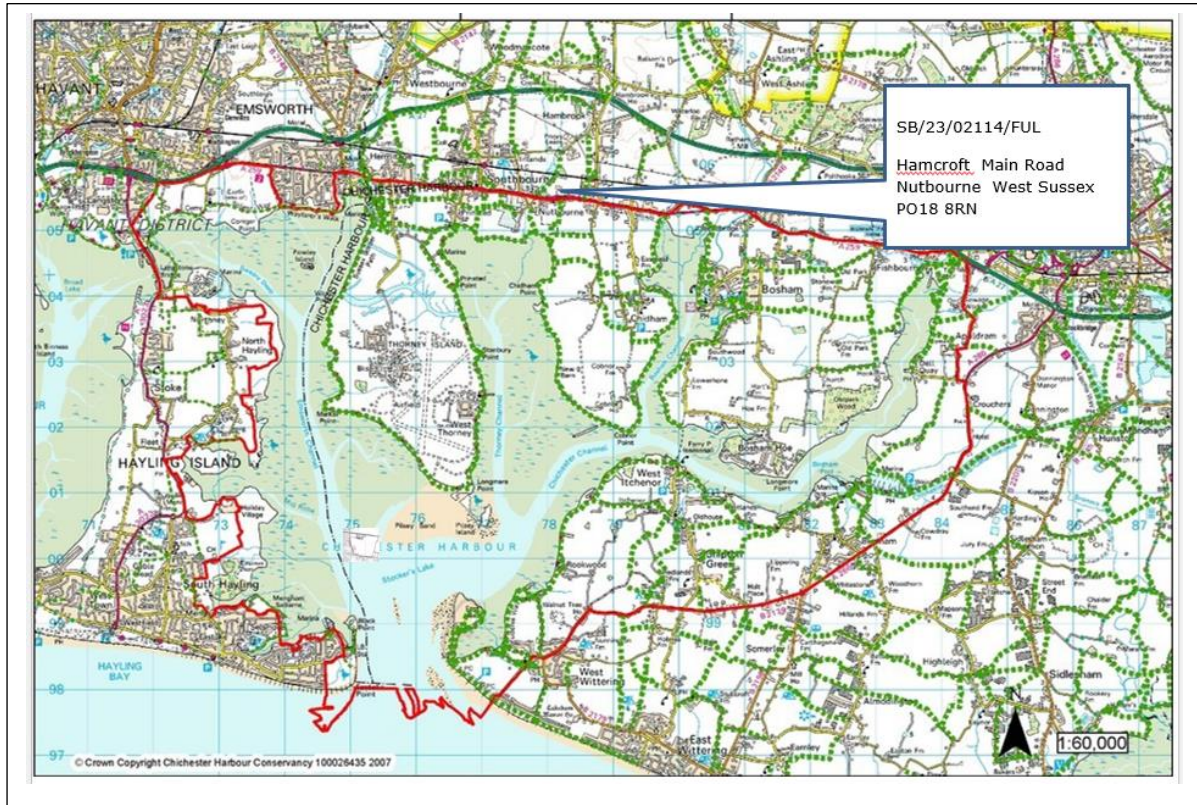
Meeting closed at 12:35pm

Chairman

Local Planning Authority planning application reference: SB/23/02114/FUL

Site: Hamcroft Main Road Nutbourne Chichester West Sussex PO18 8RN

Proposals: Proposed development of 140 residential units, associated landscaping and parking



RECOMMENDATION – OBJECTION: That Chichester District Council, as local planning authority be advised that Chichester Harbour Conservancy considers that notwithstanding the setback from Main Road, the scale, nature, and composition of the development would greatly erode a significant gap between built form along the A259. This would also contribute towards a perception of coalescence of settlements, adversely affecting the open setting of the Chichester Harbour AONB.

It is also uncertain whether sufficient capacity exists at the Thornham wastewater treatment works (TWWTW) to serve the development following the granting of permission at Appeal for application references 20/03320/OUTEIA, 20/03321/OUTEIA, and 22/01283/FULEIA. This, given with the recent documented increases in storm surges from (TWWTW) as a contributory factor in the declining, unfavourable condition of Chichester Harbour SSSI, noted by English Nature in its 2021 review, continues to be a matter of grave concern to The Conservancy.

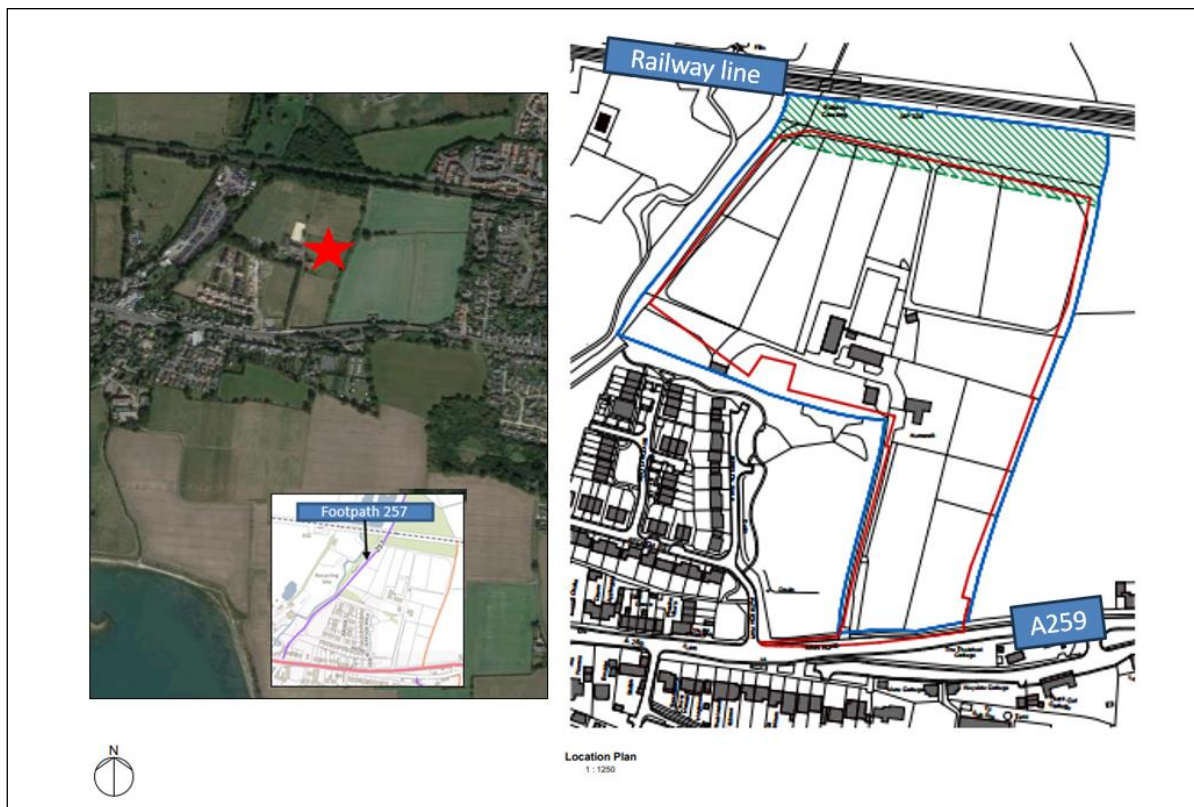
1.0 Introduction

1.1 The applicant has recently asked for a screening opinion from the Council as to whether it considers significant environmental effects would be likely to result from the intended development, having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The Council is yet to offer its opinion.

- 1.2 The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. Although the site is not within the AONB, it is immediately opposite it on the north side of the A249 (Main Road) and therefore affects the AONB's setting and is within the 5.6km zone of influence of the European sites.
- 1.3 In the recent Public Inquiry into 200 dwellings on two related Appeal sites in Chidham, the Council has agreed with the Appellant that it cannot currently demonstrate a 5 year housing land supply within the district. The Council adopted an interim position statement for Housing Development in November 2020 as part of an action plan to speed up the delivery of housing in the District outside the South Downs National Park.

2.0 The site and the character of the area

- 2.1 An inverted 'L' shape, these are a collection of several paddocks and agricultural land (4.97 ha) with a grade 3 agricultural land classification, sat outside the Chichester Harbour AONB and not currently, or proposed to be, within any defined settlement boundary within Southbourne Parish. Hamcroft is a large red brick house of modern design and of no particular architectural merit, set well back from Main Road. Two barns used for equine purposes and other buildings occupy the site. Further agricultural land adjoins to the east beyond a tree belt. To the west, the lower part of the site is abutted by an open piece of land associated with a recent housing development (collectively formerly known as Nellies field, but now known as Meadow View), with the upper part backing onto the Ham Brook (outside this site), with a motor vehicle breakers yard beyond that G & R Harris. An appeal for 103 dwellings has just been allowed on that land. To the north of the site is the Havant to Chichester railway line. The aerial photograph below indicates a thick tree belt (ancient woodland) to that boundary, protected by a Woodland TPO. The north-west corner of the site would be within a Strategic Wildlife Corridor proposed under emerging local plan policy NE4. Public footpath No.257 runs along the western boundary and provides links to the AONB.



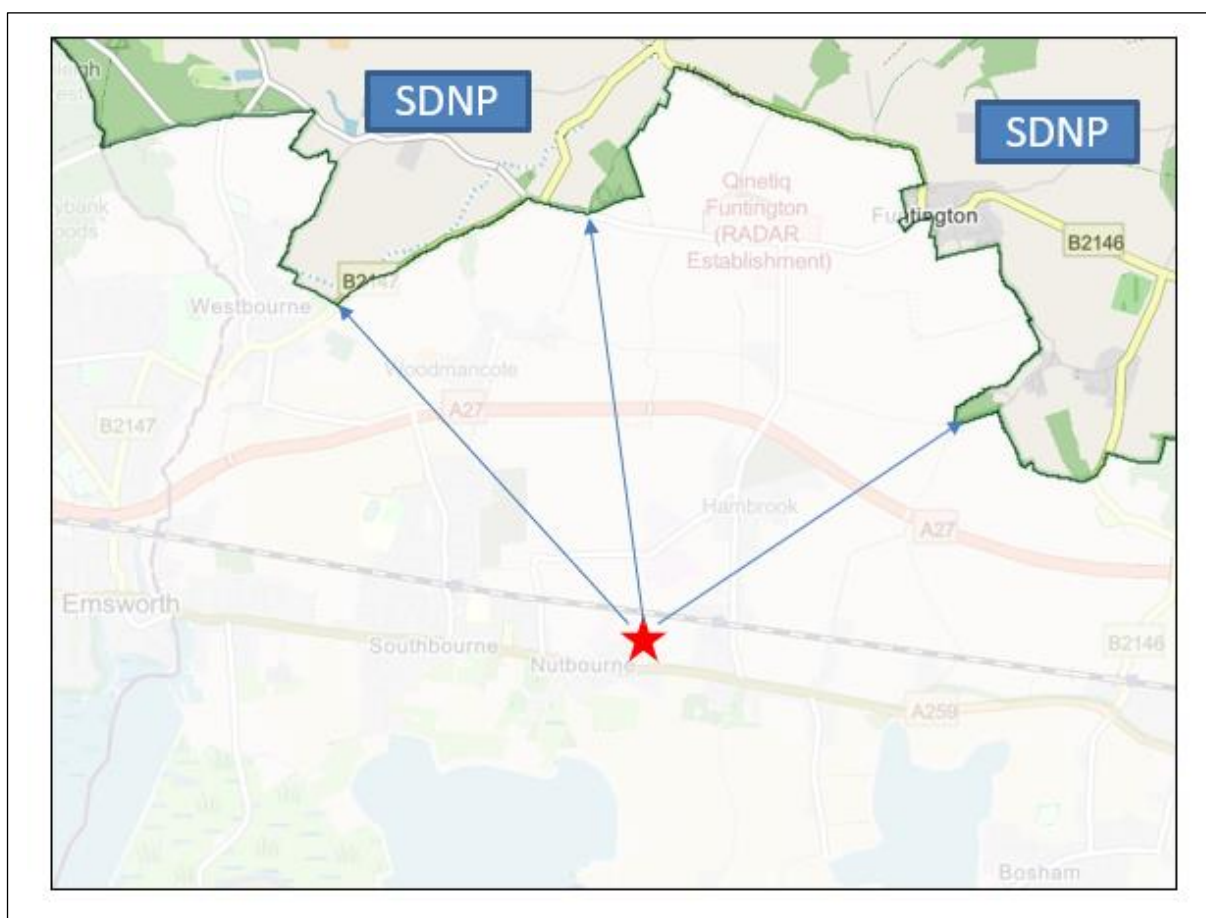
- 2.2 Some photographs of the site and its immediate setting are shown below.



2.3 In terms of the Conservancy's (recently refreshed) Landscape Character Assessment, the site lies within character zone H1 – Havant to Chichester Coastal Plain, which exhibits the following relevant key landscape characteristics –

- Flat, coastal plain on brickearths, sands and gravels.
- Open arable farmland, with strong rectilinear field patterns. Small hedged paddocks associated with the villages.
- Pockets of orchards, enclosed coastal grazing marsh and small copses are distinctive features around Nutbourne, Prinsted, Fishbourne and Langstone.
- Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259.
- Dense urban development of Havant, Chichester, Emsworth and Southbourne. Occasional views from south of the A259 to the harbour.

Pressure for new housing and intrusive development are seen as the key issues for this character area, with sensitivity to change reported as moderate to high.



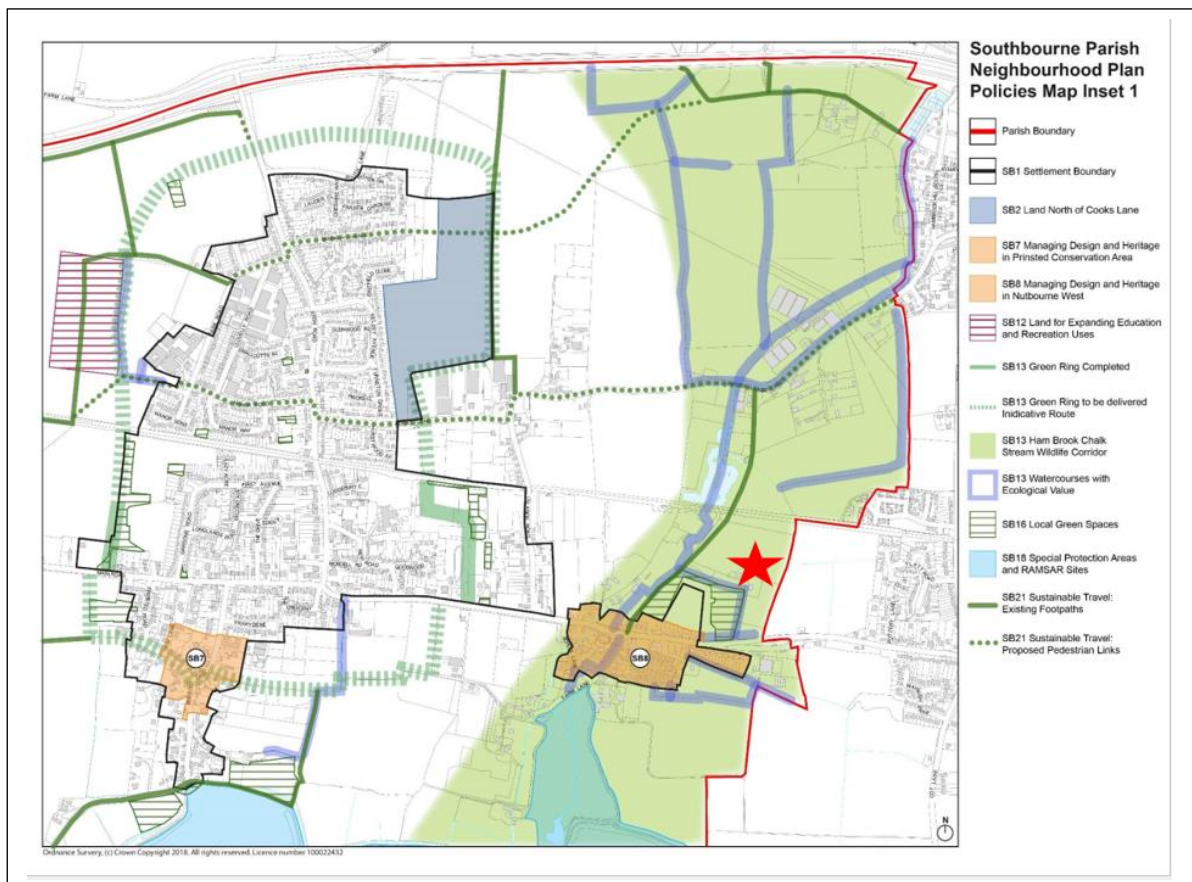
2.4 The closest part of the South Downs National Park is said to be 2.5km distant. In terms of the Council's own landscape capacity study, refreshed in 2018, the site sits outside but immediately east of sub-area 85 (Nutbourne West-Nutbourne East Coastal Plain). This area is said to have medium/high visual sensitivity to landscape change, medium landscape sensitivity, yielding a medium/high landscape character sensitivity, medium/high landscape value and thus a low landscape capacity for new development, affording long views to Chichester Harbour which need to be conserved.

2.5 The Council's most recent 2021 Housing and Economic land availability assessment (HELAA), the application site is given the identification code of HSB0009 and

labelled 'developable'. The Council's site assessment note for the site is shown below.

HELAA ID		Site Address		Settlement		Parish		
HSB0009		Land at Hamcroft		Nutbourne		Southbourne		
Site size (gross)		Existing Use		PDL		Proposed Use		
6.1ha		Paddocks with dwelling		Part		Residential		
Site Description								
Agricultural/equestrian land, with dwelling and stables. Railway line to the north. Woodland to north and trees to south western boundaries. Access from the A259. Public right of way and Ham Brook to western boundary.								
Suitability								
The site is adjacent to existing development under construction. It is potentially suitable subject to detailed consideration on matters including flood risk, tree and landscape impact.								
Availability								
The promoter updated the site details in 2018. The site is considered to be available.								
Achievability								
There are no known constraints that would make development unachievable in principle. The site is under option to a developer. The promoter has submitted a concept masterplan for c.95 dwellings and estimates development within the first phase.								
Deliverability/Developability								
There is a reasonable prospect that development would be deliverable during the Plan period.								
Yield				Estimated timescales for delivery				
Proposed (or estimated)		Source		Net area/ floorspace		1 – 5 years	6 – 10 years	11 – 15 years
95 dwellings		Promoter		3.6ha		50	45	0

2.6 At the current time the Southbourne Neighbourhood Plan is under review, with revisions of its defined settlement boundary (See below) not showing the application land to be included (October 2022 pre-submission, modified version looking up to 2029).



2.7 Policy A13 from the emerging Reg 19 Local Plan sets out that a minimum of 1050 dwellings should be constructed in the Southbourne Parish area up to the year 2039. Paragraph 3.16 sets out –

“3.16. Southbourne is a 'Settlement Hub' with a good range of services and facilities, and rail connectivity. As a sustainable settlement, Southbourne has been identified as a location suitable for a comprehensively masterplanned mixed use development of 1,050 dwellings, with local employment, education provision and appropriate community facilities. The Plan identifies a broad location for development (BLD) at Southbourne, which means that the development site boundary will be determined at a later stage, either through a site allocations development plan document or through the neighbourhood plan.”

Strands 7, 10, 13 and 15 of that emerging Policy setting out –

“7. Give detailed consideration of the impact of development on the surrounding landscape, including the South Downs National Park and Chichester Harbour AONB and their settings. Development should be designed to protect long-distance views to the South Downs National Park”

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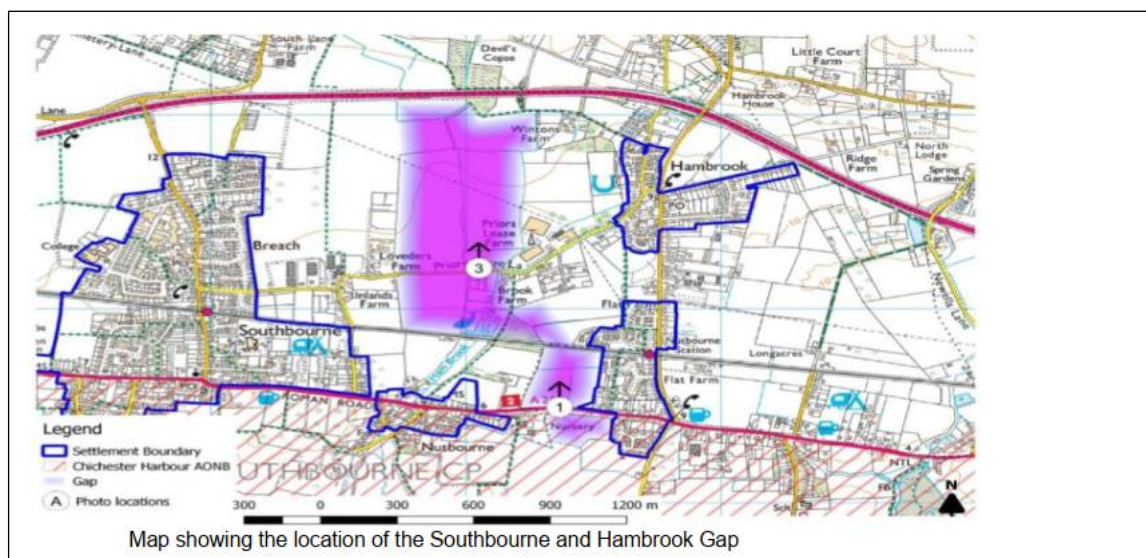
“10. Provide mitigation to ensure the avoidance of adverse effects on the SPA, SAC and Ramsar site at Chichester Harbour including contributing to any strategic access management issues, loss of functionally linked supporting habitat and water quality issues relating to runoff into a European designated site”.

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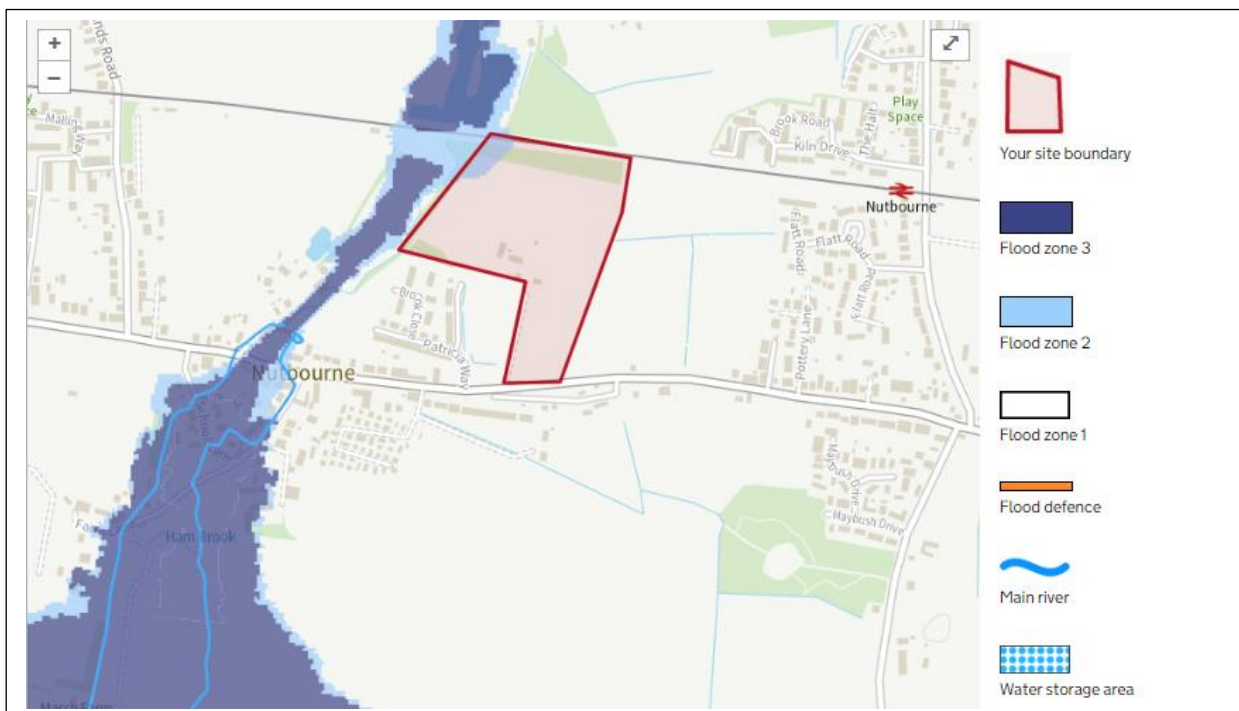
“13. Ensure sufficient capacity within the relevant wastewater infrastructure before the delivery of development as required”

&

“15. Maintain the character and integrity of existing settlements and provide clear separation between new development and neighbouring settlements including through the definition and protection of landscape gaps”



- 2.8 Discussions have been held with Southbourne and Chidham and Hambrook Parish Councils and a public exhibition held to canvass opinion on the proposed development. 57 people attended. 54 responses were sent to the applicant.
- 2.9 The site lies mostly in EA Flood Zone 1 (least risk), with a small area in the north-west corner in Zone 2 (see next page). The proposed housing would not conflict with a proposed Wildlife corridor (containing protected species and an important chalk stream) nor is the site within any landscape gap identified in the emerging local plan.
- 2.10 The following Grade II Listed buildings lie south, opposite the site - The Thatched Cottage, Mere Cottage, Wayside Cottage, Cedar Tree and Black Cat Cottage (see next page).



Nearest Listed Buildings shown above

- 2.11 Nutbourne railway station is located 1.1km away to the north-east. Bus stops east and westbound exist close to the site access, with routes 56 and 700 passing along the A259 corridor. Southbourne, identified as a 'settlement hub' by the Council is a 10 minute walk away to the west.

3.0 Most relevant site history

- 3.1 05/04107/COU – Change of use from agriculture to vehicle haulage yard – Refused 5.1.2005.
- 3.2 13/00402/FUL – Proposed use of agricultural land for equestrian purposes, menage and headland rides and the erection of stable barn – Conditional permission 1-7-2013.
- 3.3 13/03114/DOC – Discharge conditions 4-6, 8, 10-11, 13 & 14 from permission 13/00402/FUL – Discharged 23.12.2013.



- 3.4 15/00434/OUT - Proposed erection of 21 dwellings (5 no. 1 bedroomed flats, 4 no. 2 bedroomed flats, 2 no. 2 bedroomed houses, 5 no. 3 bedroomed houses, 5 no. 4 bedroomed houses with on-site open space. Outline application for access and layout (scale, appearance and landscaping reserved matters) Refused (under Officer delegated powers) 16.6.2015; no Appeal lodged. Layout seen above.

A broad summary of the 6 reasons for refusal relate to –

- Being an unsustainable form of development outside a defined settlement boundary, contrary to the Development Strategy of the local plan and neighbourhood plan;
 - Visual harm to landscape and settlement character, eroding open countryside in a (then) defined strategic gap and adversely affect the settings of the adjacent AONB and heritage assets;
 - Insufficient information submitted to demonstrate available foul sewerage capacity and that a public sewer crossing the site would not be compromised.
 - Insufficient pre-application assessment of the site’s archaeological potential.
 - Proposed layout is insular, disjointed and fails to relate to the established pattern of development in the locality, failing to provide an active frontage to Main Road and linkage to the surrounding area. The proposed development – particularly parking courts in the southern part of the site - would fail to respect or enhance the local distinctiveness, established built form and character of the area; and,
 - Failure to enter into S.106 planning obligations to make the impact of the development acceptable in planning terms.
- 3.5 16/03231/ELD - Existing lawful development for use of dwelling house in breach of condition 3 of planning permission 84/0090/SB (for agricultural workers dwelling) – Granted 23.1.2016.
- 3.6 The submitted planning statement sets out that pre-application enquiry for 149 dwellings, with more flats than in the current mix, was made to the Council – [your Officers can find no record of the Council consulting The Conservancy] – who responded in negative terms in May of this year, asserting it could demonstrate a 5 year housing land supply at that time, as well as expressing other matters of detailed concern. A reduction in the number of dwellings proposed and amendments have since been made to the proposed housing mix, safeguarding of boundaries, layout and design of the overall scheme in the current submission.
- 3.7 SB/23/01101/EIA - Screening Opinion required to determine whether a proposed forthcoming full planning application for the development of the site with 140 dwellings with associated parking and landscaping should be subject of Environmental Impact Assessment (EIA), and therefore accompanied by an Environmental Statement.

The Conservancy considered this matter at the 12/6/2023 meeting of its Planning Committee, resolving –

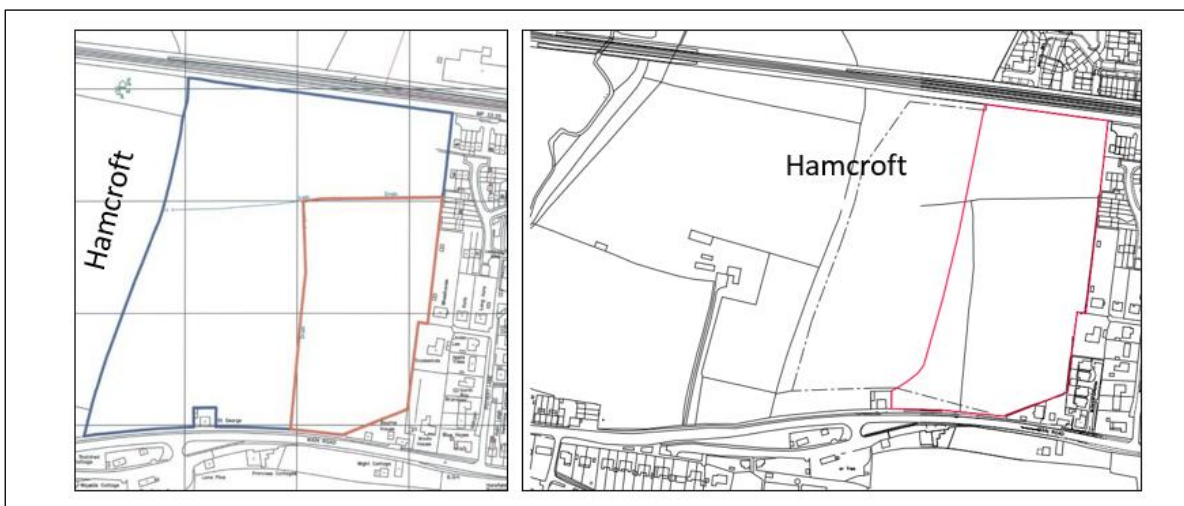
“That Chichester District Council, as local planning authority be advised that Chichester Harbour Conservancy considers that the scale, nature, and composition of the development REQUIRES the submission of a comprehensive EIA Environmental Statement (ES) to support any formal planning application, specifically looking at –

- *the setting of the Chichester Harbour AONB;*

- *ecological impact to any protected species at the site, particularly bats and barn owls, as noted in Figure 2, page 7 of the Chichester District Council, Strategic Wildlife Corridors, Local Plan Review Background Paper (December 2018);*
- *capacity issues relating to wastewater and also the design and capacity of any Sustainable Urban Drainage Systems to be proposed to ensure that stormwater surges are fully attenuated and do not contribute to downstream pollution of the Ham Brook and Chichester Harbour. This consideration is especially important given Natural England's recent (February 2021 – also attached) conclusion as to the unfavourable, declining condition of the Chichester Harbour SSSI. This proposed development will rely on the Thornham WTW; Southern Water have just published their draft Drainage and Wastewater Management Plan (DWMP) for consultation; this covers the risks and the investment options for large number of WTWs and catchments, including for the Thornham catchment and WTW. Rated 'Very significant' are Storm Overflows and Nutrient Neutrality risks to the recognised habitat sites; investment considered could include: water separation/water meadows/SUDS, increased treatment capacity, and reducing storm discharges through these measures. Costs and measures have to be negotiated by SW and agreed with OFWAT during this and next year with implementation of any agreed measures commencing in AMP-8 i.e. the 2025 to 2030 period and beyond into the next (AMP-9) 5-year investment period. In the absence of such agreement there is no certainty that these risks will be adequately dealt with by the developer and/or Southern Water; and,*
- *the cumulative impact on the strategic highway network which the A259 forms part of, having regard to other housing proposals currently proposed nearby and the potential to also significantly affect air quality and pollution in the area, including the adjacent Chichester Harbour AONB."*

As of 31-10-2023 the Council's webpage shows a target response dated of 10 July 2023, but that the screening request is still pending consideration.

- 3.8 Outside the site to the west at Pottery Field, planning permission has been refused twice for residential development. 26 dwellings were proposed in 2013 under 13/03157/OUT (red line site seen below, left). That application was refused 23.12.2013 and then dismissed at Appeal 13.12.2015, albeit land south of the site was open with some intervisibility with the Harbour, which is not the case with 23/02114/FUL being considered at this meeting. A subsequent application 20/03319/OUTEIA for 94 dwellings (red line site seen below, right) was refused 15 October 2021. No Appeal was lodged against this decision.



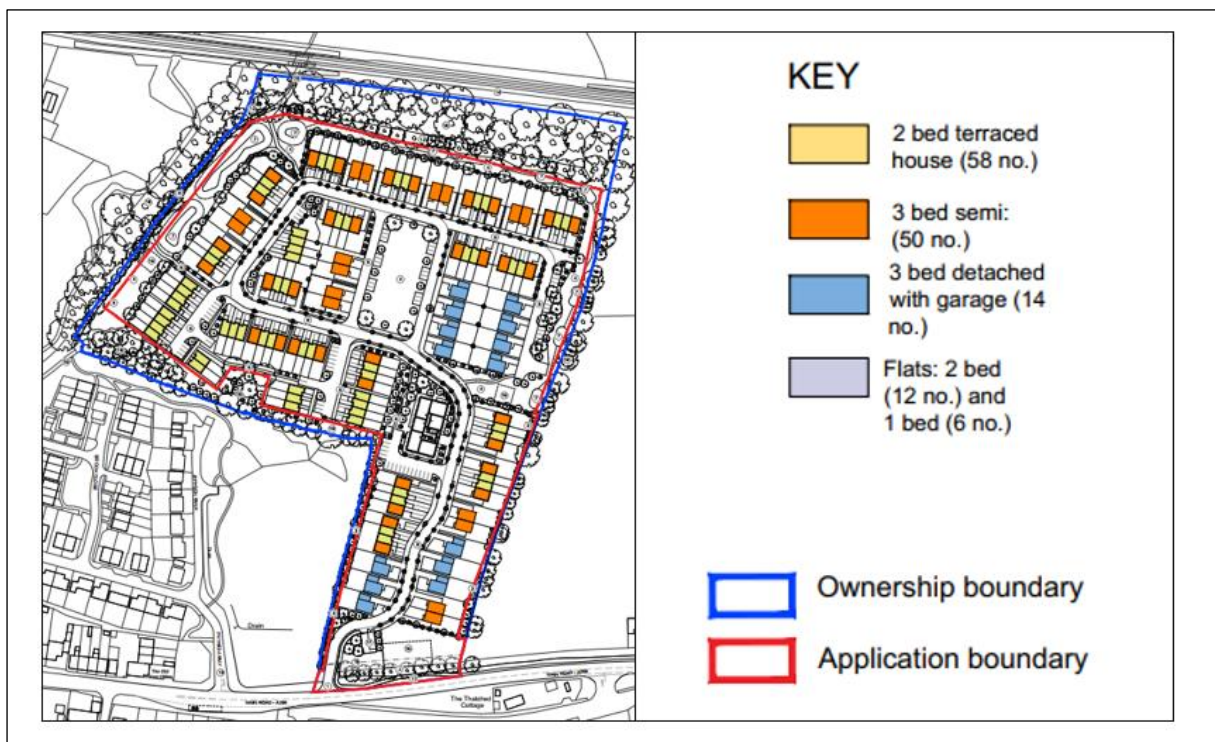
4.0 Proposals

4.1 This full application is supported by the following technical reports –

- Planning statement;
- Design and access statement;
- Statement of community involvement;
- Landscape and visual impact assessment (LVIA);
- Affordable housing statement;
- Archaeological investigation;
- Drainage strategy and flood risk assessment;
- Various ecological reports;
- Nitrates budget; and,
- Transport assessment including road safety audit and Framework Travel Plan.

4.2 All existing buildings are to be demolished within the red line and 140 (affordable) dwellings with associated access (to Main Road) and landscaping will replace them, in what is described as a landscape led design concept. The density would be 28 dwelling per ha. The typical density in the area is said to be 20-23 and the Council guidance is to achieve 35 d/ha.

4.3 The following mix is proposed, in close consultation with the Council's Housing Service – 22 flats (14 x 1 bed, 8 x 2 bed) and 118 houses (54 x 2 bed, 50 x 3 bed and 14 x 4 bed). All new dwellings would be within built form of two storeys height.

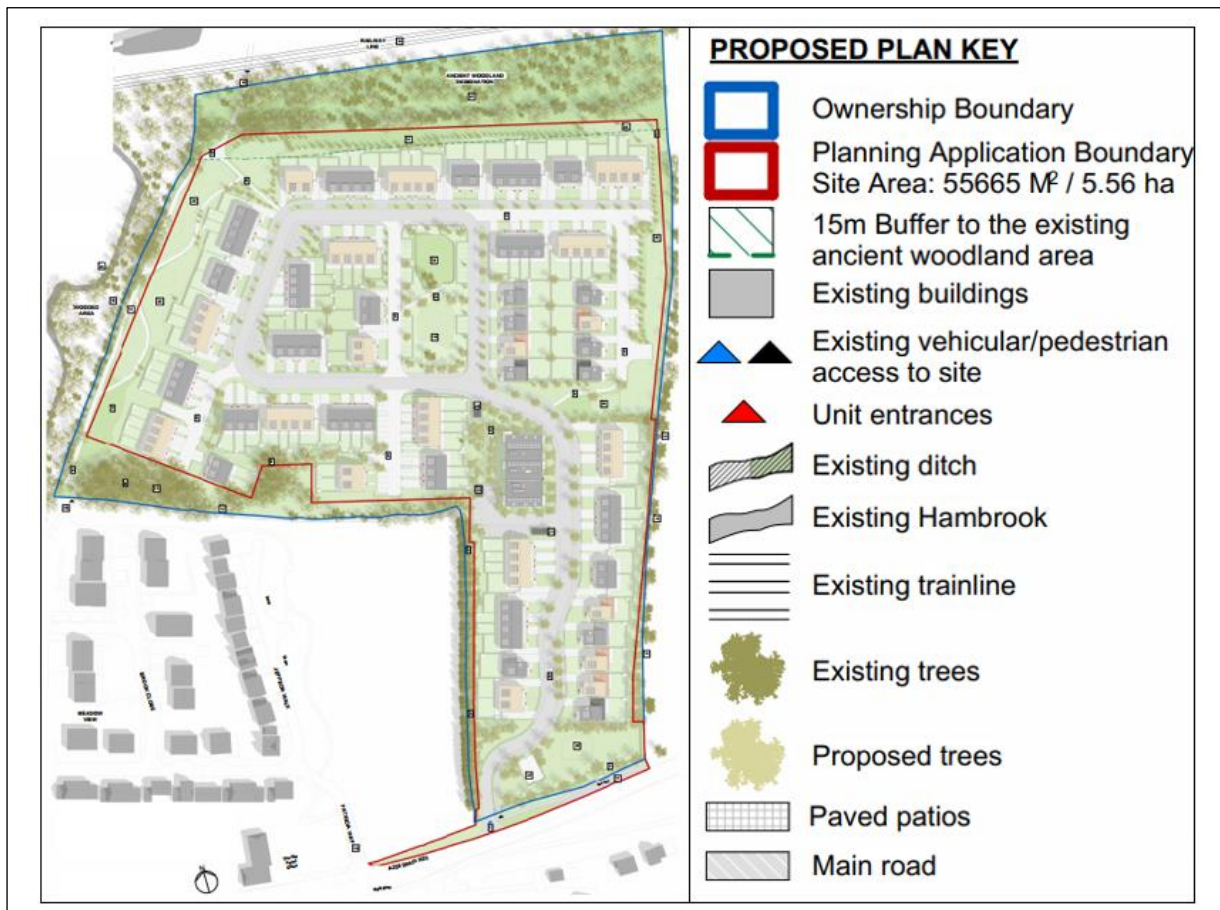


4.4 The planning statement sets out – *"The proposals seek to emphasise the existing contextual language of the local area providing a familiar scale, massing and form that add a contemporary approach to the local distinctiveness."* The dwellings are to be finished with facing brick, alongside clay and slate roofs. At paragraph 11.61 of the Planning Statement the following is stated –

"The proposed buildings and materiality draw influence from the local and traditional brick character within the parish, but also a response to floor-to-floor proportions, facade treatments, materiality use and detailing. The appearance is of a traditional form, scale and massing, yet draws on a subtle contemporary-rural detailing. All units will meet space standards and they have been designed to be adaptable and flexible to meet the changing needs of occupiers."

273 parking spaces would serve the development, which includes 28 visitor spaces. In curtilage bicycle parking will be provided to the appropriate standard.

- 4.5 Existing 'established landscaping' is to be retained - (although conifer line west of site access drive topped to between 4-6m) - and shown in the space between the 'red and blue lines' below confirmed within paragraphs 11.30 and 11.45 of the submitted planning statement.
- 4.6 In addition to the housing landscaping including public open space is proposed, with surface water drainage works.
- 4.7 Vehicle and bicycle parking would be provided to meet the adopted WSCC parking standards (2019).



Below: within site looking west



5.0 Main issues and conclusions

Policy framework*

NPPF - 1-3, 6-23, 28-30, 34, 38-43, 47-50, 55-57, 60-63, 65-68, 72-78, 81, 92-93, 98, 104-105, 110-114, 119-120, 124, 126-127, 130-131, 134, 152-154, 157, 159, 162, 167, 169, 174-176, 179-182, 189, 199, 202, 218-219, 221, 223; **NPPG** – 3-4, 6-8, 18a, 20, 21a, 21b, 23b, 26, 31, 34, 37, 42, 53, 56, 60, 63, 65-68, 70; **CLP** – Policies 1-2, 4-5, 8-9, 20, 33-34, 39-40, 42-43, 45, 47-50, 52, 54; **CLPSV** – S1-S2, NE2-NE8, NE10, NE13, NE15-NE17, NE19, NE21, H1-H2, H4-H8, H10, P1-P6, P8-P10, P14-P16, T1-T4, I1, A13; **SNP** – Policies 1, 4, 7 / SB1, SB3-SB4, SB13-SB15, SB17-SB21; **CHMP** – 1, 2, 3, 6, 8, 12, 15; **SPD**

5.1 Overall planning balance arguments by the applicant

5.1.1 The applicant states the Council cannot demonstrate a 5 year housing land supply and therefore says the 'titled balance' in favour of sustainable development is applicable, with the significant contribution of housing (including 21 affordable dwellings, although paragraph 1.1 of the statement says the applicant will deliver all [100%] of the units on an affordable basis working in partnership with Hyde Housing Association, to be funded via Homes England) being afforded significant weight by the decision taker. Policy 1 of the local plan is cited setting out that the Council should grant permission unless material considerations indicate otherwise taking account of whether –

"1) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

2) Specific policies in that Framework indicate that development should be restricted."

5.1.2 The applicant now claims that the application site is contiguous with the expanded settlement boundary, following the construction of the Medow View housing to the west. Whilst housing does indeed lie to the west, it is significantly softened by the layout's public open space and community allotments abutting the Hamcroft application site. Having not undergone any public consultation (and thus was not adopted SPD), the Inspector in the G & R Harris Appeal decision (circulated for information with last meeting's papers) gave little weight to the Council's interim position statement on housing (IPS), although compliance with it was thought to be a positive thing.

5.1.3 With recent Appeals being allowed at G & R Harris (103 dwellings) and at Flat Farm in Chidham and Hambrook Parish (132 and 68 dwellings respectively), 303 dwellings have been added to the Council's housing supply. At the time of the G & R Harris Appeal, the Inspector was not considering 5 year housing land supply

as the Council acknowledged a shortfall at that time. In a statement of common ground, 5/9/2023, relating to an outstanding Appeal decision at Highgrove Farm, Bosham for 300 dwellings the Council said there was a shortfall of 233 dwellings but the Appellant disagreed and put the figure at 740. The decision on that Appeal is expected soon, probably before this planning application will be determined. If the Bosham Appeal is allowed and the Inspector agrees with the Council's calculation, the G & R Harris and Chidham Appeals have already absorbed the shortfall. However, If the Inspector accepts the Bosham Appellant's position only a shortfall of (740 minus 603 =) 137 dwellings, close to the net gain of 139 now sought.

5.2 Landscape impact

- 5.2.1 Paragraph 11.41 of the Planning Statement acknowledges that the Council's landscape capacity studies show the zone this site is located within to have low capacity for landscape change, but the following paragraph 11.42 notes the site is visually self-contained. Some photographs taken around the site on 2.6.2023 are shown above. There are some longer views from public footpath 257, but these do not go to the setting of the AONB. There are some views looking back towards the Chichester Harbour AONB from the Meadow View development. Notwithstanding the indicative layout showing the western boundary line of Leylandii Cyprus trees retained, these are not covered by a TPO and would badly shade the residential gardens backing on to them. The author of the LVIA describes them as negative landscape features. Notwithstanding the proposal to top them to a height between 4-6m, it is considered likely that these would be felled, opening up clear views of the AONB setting and developing a greenfield site would have a profound and irreversible effect on the open, rural character of the land. The Appellant whilst recognising change to the appearance of the site opines –

"The proposals would simply introduce a land use which is characteristic of the existing localised landscape setting and existing and proposed vegetation would limit the perceptibility of the proposed scheme in views from locations to the wider landscape south, east and west." The LVIA conclusions table are at the end of this report.

- 5.2.2 The development of Meadow View left a significant landscaped buffer to its eastern edge, abutting the current open application site and this has been the approach at Chidham (132 dwelling site under 20/03320/OUTEIA) and Bosham (21/00571/FUL). This, despite the arguments about appropriate density, would give the setting of Nutbourne West an unduly hard setting and in turn notwithstanding the setback from Main Road also adversely affect the setting of the AONB.

5.3 Ecological impact

- 5.3.1 Paragraph 11.44 of the Planning Statement points to the closely grazed grass as representing a monoculture across most of the site and the agricultural land classification does not suggest loss of best and most versatile farmland. Paragraph 11.45 goes on to state –

"...existing boundary vegetation will be retained and enhanced with new trees and shrub planting. Landscape buffers will be created with the provision of above ground SuDS features, which will provide opportunities for a rich and diverse mosaic of habitats...Internal access routes and residential frontages would be enhanced with structural planting, including tree specimens and hedgerows. A central public open space would be delineated with tree specimens to the edges."

& paragraph 11.52 going on to state –

“...because the site boundary lies outside a 15m buffer of the Ham Brook, no impact relating to loss or fragmentation of habitat is predicted and no impact on water voles would be predicted. This buffer zone is also to be used to deliver site level enhancements to ensure the long-term survival and even the potential expansion for bats and water voles. New planting, along with enhancement of the ditch network will also ensure this feature is a robust green wildlife corridor.”

5.3.2 Recreational disturbance to the Harbour SPA would be mitigated through the Solent Bird Aware programme via a S.106 planning obligation.

5.3.3 Bat emergence surveys show that the existing dwelling at the site is being used as a roost by brown long-eared and common pipistrelle bats, which will require a Natural England licence to relocate. The bat assemblage over the rest of the site is said to only be of local value. There is an exceptional population of slow worm at the site, mostly contained in the vegetated boundaries that are being retained, with buffer zones to the woodland edge. No great crested newts or badgers were found at the site.

5.4 Pollution potential and impact to the Chichester Harbour SPA/SAC/Ramsar/SSSI designations

5.4.1 The Conservancy remains very concerned about this aspect. Natural England has reported that the Chichester Harbour SSSI is in declining unfavourable condition. Although a complex matter, it concludes that this partly due to stormwater surges, where the nearest WwTW is more likely to discharge untreated wastewater into Chichester harbour during heavy rainfall events. Southern Water has a poor record in this regard and although the Government has recently announced at £10 billion investment to be made in England in improving such infrastructure, such investment is not programmed and probably a long way off being implemented. The Inspector at the recent joint Chidham Appeals inquiry noted concerns, but reasoned the Appellant had used the recognised ‘dry flow’ method of calculating capacity as the TWwTW, which is now said to have a headroom of 715 dwellings.

5.4.2 Your Officers do not consider these wastewater impacts and their potential to harm Chichester Harbour to have been properly thought out. It is such impacts, which arguably need to be taken with other developments in the wider area, that need to be properly part of an Environmental Statement.

5.4.3 The submitted nitrates budget shows that the additional nitrate loading of 89.76 kg of TN from the development can be off-set by farmland in Chilgrove being taken out of agricultural production and planted with woodland. Delivery of this could be secured through a S.106.

5.5 Sustainable design and impact to heritage assets in the AONB

5.5.1 The applicant has submitted a full report on sustainable measures to be incorporated into the development within the submitted design and access statement. These include –

- Water consumption will be limited to 110 litres per person, per day;
- Energy consumption will achieve around 80-90% improvement on the baseline DER/TER;
- PV panels and air source heat pumps will be installed where practicable; and,
- Cabling and infrastructure for EV charging to all plots will be installed, where practicable.

5.5.2 The archaeological assessment concludes –

“Whilst the physical and visual connection to the open landscape to the north has been reduced by the realignment of the main road, the proposals will bring about an inevitable permanent change to the landscape that will partially sever the remaining connection to the broader open landscape in which these heritage assets were originally experienced, however it is reasonable to construe that this connection has already been diminished by the construction of the road and by the removal of historic field patterns...This assessment has found that the proposed development of the Site would have a minor negative impact on the wider setting of the assessed heritage assets but would have a neutral impact on their immediate setting...these changes will likely result in an overall neutral impact on their heritage significance.”

The applicant has asked for archaeological investigation on the site to be reserved by a planning condition, the main highlights of the applicant’s assessment having concluded –

“• Nearby archaeological investigations have identified evidence for prehistoric occupation and associated activity adjacent to the Site.

• This assessment has found that there is a high potential for archaeological deposits and features to be located within the Site, especially of prehistoric date.

• There is a strong possibility that Middle Bronze Age to Middle Iron Age settlement activity and scatters of Early Neolithic flintworks, as evidenced during investigations adjacent to the Site, will be potentially impacted by the proposed development.”

5.5.3 The site is within the lowest EA risk zone and that small part of the site within zone 2 forms the landscaped buffer of the wildlife corridor, where the risk of fluvial flooding is considered to be low.

5.5.4 The site is considered to be sustainably located, close to a recognised settlement hub, with good pedestrian access afforded by existing pavements to the A259 and good access to public transport.

5.6 Notwithstanding the positive aspects of the proposed development, especially given the Council’s difficulties with housing supply and particularly the delivery of affordable housing, the adverse impact to the setting of the AONB and overloading of the sewerage system, which at times of heavy rainfall causes harmful storm surges affecting the European sites, leads you Officers to conclude that an objection must be made to these proposals.

SRL for 13.11.2023 CHC Planning Committee: comments requested by 6.11.2023, with an extension of time to comment requested.

***Abbreviations used**

NPPF – National Planning Policy Framework – (Revised September 2023) & National Design Guide (2021)

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

CLP – Chichester Local Plan (2015)

CLPSV –Chichester Local Plan Review: Submission version (2023)

SNP – ‘Made’ version Southbourne Neighbourhood Plan (2015)/Submission modified version (January 2023)

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

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

- WSCC parking standards (2020)
- Planning Obligations & Affordable Housing Supplementary Planning Document (SPD) (adopted January 2016); and
- Surface Water and Foul Drainage SPD (adopted September 2016).

SUDS – Sustainable urban drainage systems

LVIA – Landscape Visual Impact Assessment

IPS - Interim position statement on housing (November 2020)



Material Key

	1. Mixed Stock Red Facing Brick		5. Slate Roof Tiles
	2. White-Grey Facing Brick		6. High Performace uPVC Windows and Doors, Dark Grey
	3. Black Facing Brick		7. High Performace uPVC Rainwater Goods, Dark Grey
	4. Clay Roof Tiles		8. Entrance Porch, Black Timber

Facing/roofing materials palette



Brick feature screen

Rythm to the roofscape

Contrasting Brickwork

Window and door compositions

Balconies and amenity space

Arrival Scene

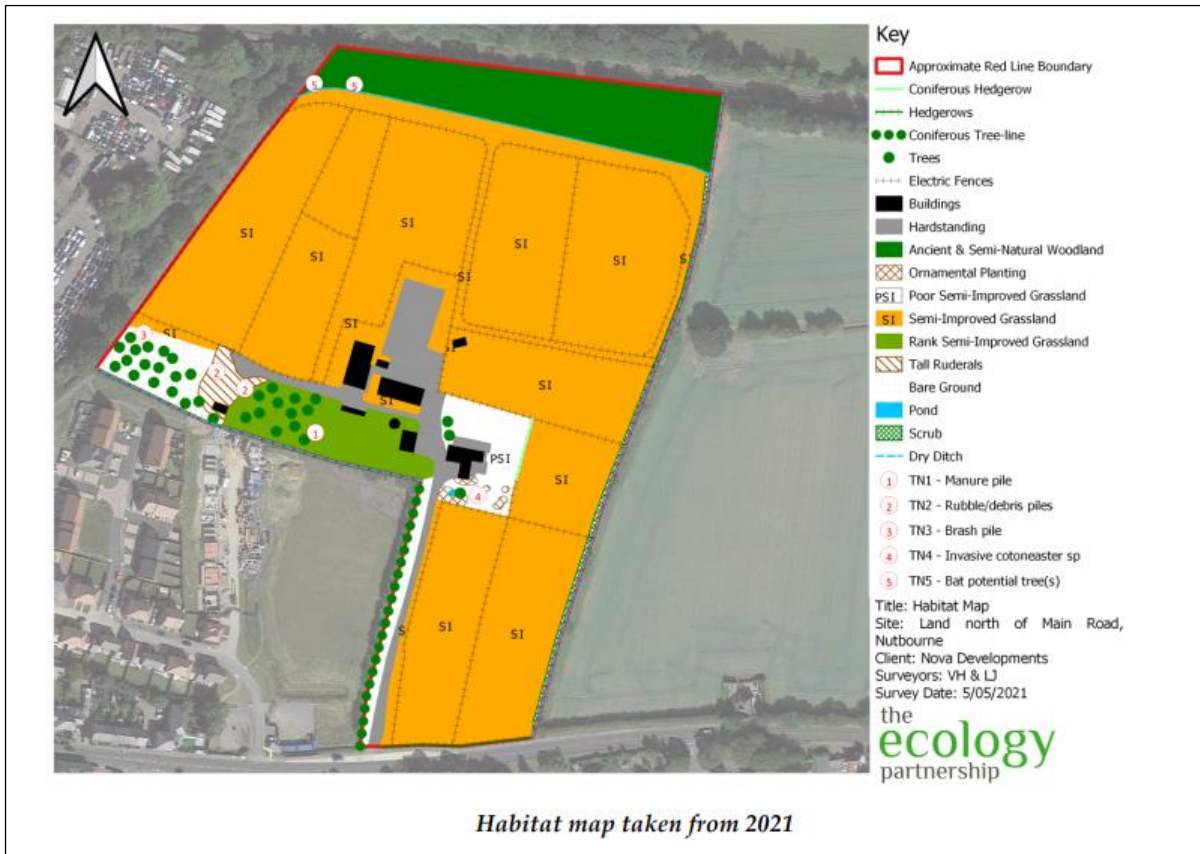
A wild planted landscape setting

Details of flatted block



Existing view south from northern part of site

SUDS location details

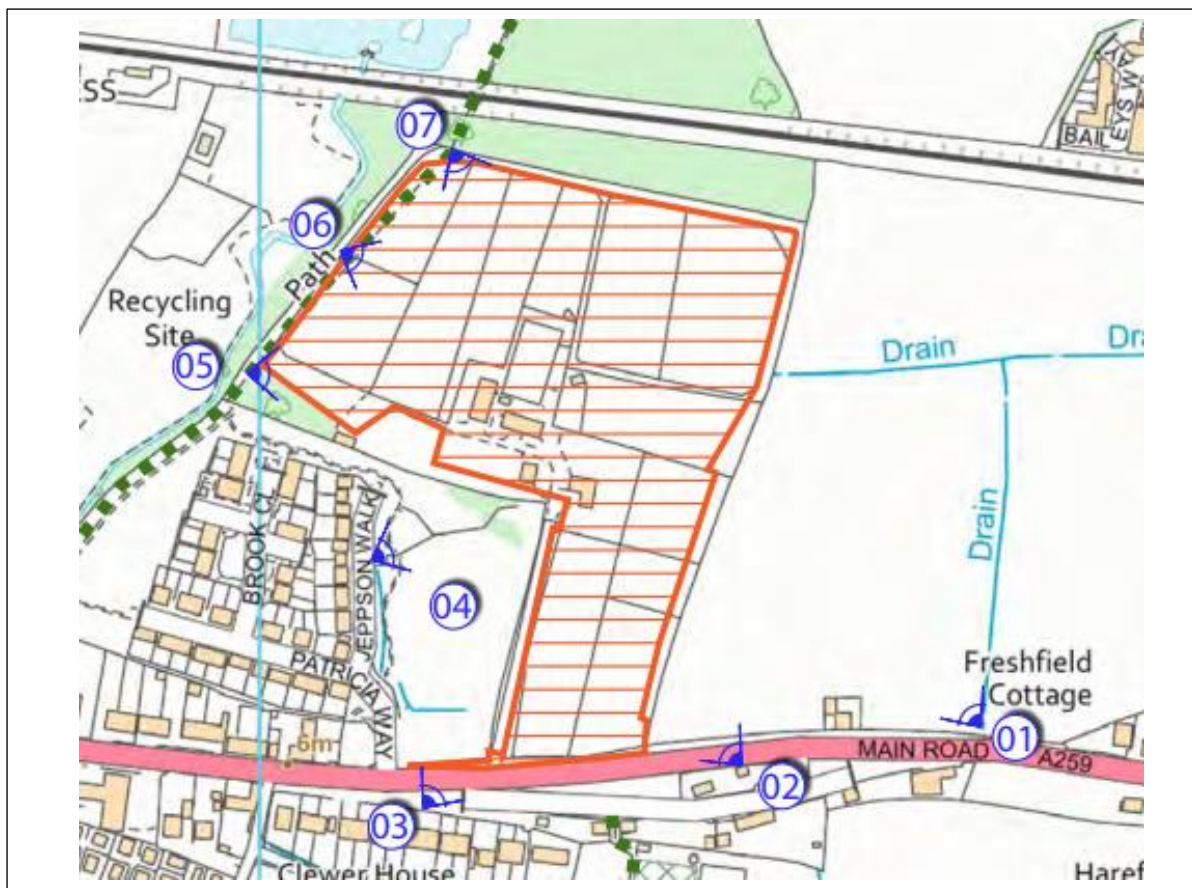


Habitat map taken from 2021

Summary of visual effects from submitted LVIA

Summary of Visual Effects	
VIEWPOINT	ANTICIPATED VISUAL IMPACT
Viewpoint 01 - Private Field Entrance Off A259 Looking North-West	Moderate Adverse
Viewpoint 02 – A259 Looking North-West	Initial Moderate Adverse falling to Low / Slight Adverse
Viewpoint 03 - A259 Looking North-East	Initial Moderate Adverse falling to Low / Slight Adverse
Viewpoint 04 - Jeppson Walk Looking North-East	Moderate Adverse
Viewpoint 05 - PRoW: Footpath Looking North-East	Initial Substantial Adverse falling to Moderate Adverse
Viewpoint 06 – PRoW: Footpath Looking East	Initial Substantial Adverse falling to Moderate Adverse
Viewpoint 06 – PRoW: Footpath Looking South-East	Initial Substantial Adverse falling to Moderate Adverse

Applicant's LVIA viewpoint positions



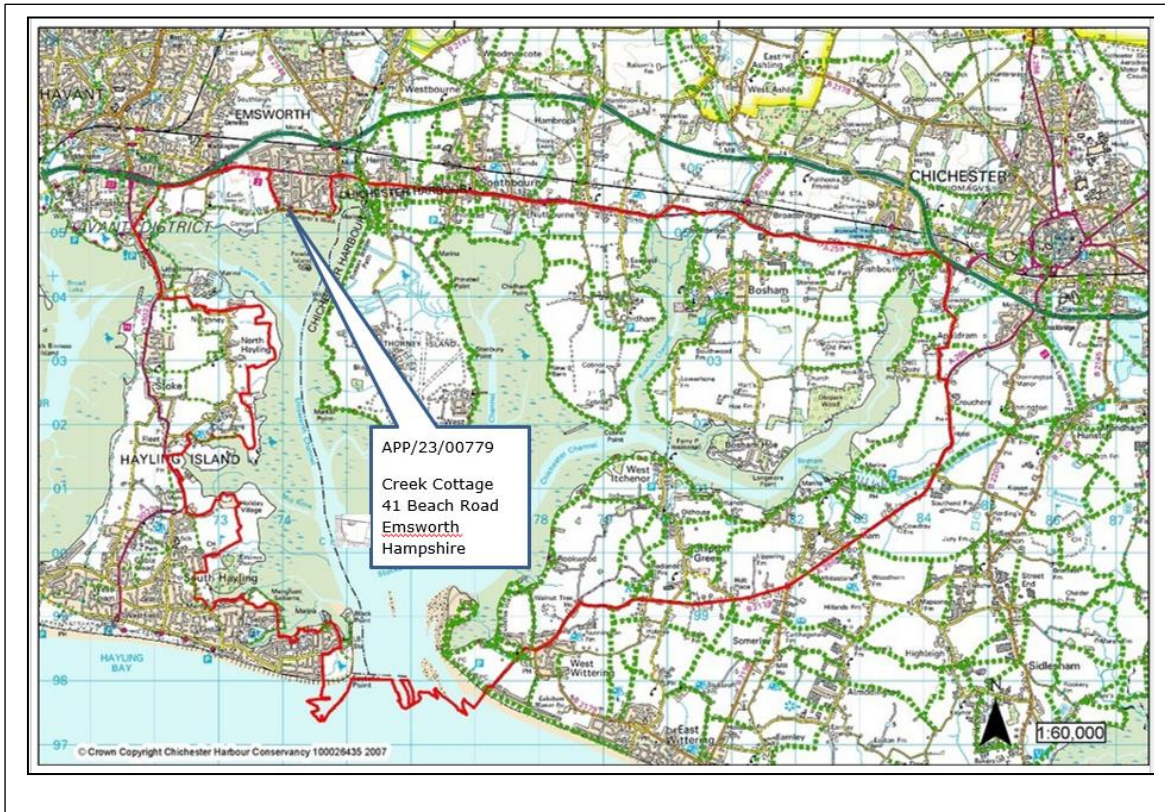
Detailed submitted soft landscape design and some streetscenes below it



Local Planning Authority planning application reference: APP/23/00779

Site - Creek Cottage, 41 Beach Road, Emsworth, PO10 7HR

Proposal - Demolition of existing dwelling and replacement with sustainable modern dwelling (Use Class C3), incorporating a studio, garaging, solar panels, landscaping and associated works.



Recommendation – Objection: Notwithstanding adjustments that have been made to the overall design, following a pre-application enquiry and the impressive sustainable credentials of the replacement dwelling, there would be adverse visual impact to the setting of the Chichester Harbour AONB. This would be by reason of added bulk and mass across the width of the plot at first floor level, accentuated by an incongruous flat-roofed design containing skylight windows, where the immediate context is pre-dominantly of pitched roof forms. The proposals are therefore considered to be contrary to Policies CS12, (which also includes consideration of Policies 1-2 of the Chichester Harbour Management Plan 2019-2024), CS1 (7)-CS8, CS12, CS16.1 (a)/(c), DM9.2/3 and AL1 of the Borough Development Plan and Policies D1 (c), D2 (a), and D7 (a) of the 'made' Emsworth Neighbourhood Plan.

1.0 Site and its context

1.1 The site is within a defined 'urban' area and sits immediately north of the AONB boundary and public Solent Way footpath in the C2 Emsworth Channel Head Landscape character area, as defined by the CBA 2005 Landscape Character assessment (updated 2019) for the Conservancy, exhibiting the following relevant key characteristics:-

- Broad inlet bounded by the gentle slopes of Thorney and Hayling Island, and of the lower Coastal Plain to the north.

- Intertidal mudflats and saltmarsh.
- Long uninterrupted views.
- Open character.



1.2 The 0.109 ha, roughly rectangular site, currently consists of a detached, 5 bedroom chalet bungalow with detached garage on the west side of this the street, and 4 small domestic outbuildings dotted along the western boundary line. The dwelling has a rather ramshackle appearance, but currently has a neutral impact on the setting of the AONB. The Solent Way public footpath and shingle beach of the Harbour lie to the south. Western Parade lies to the east, where a number of dwellings have been either replaced or heavily modified in recent times (see photographs below) and there is a mixture of architecture and materials in the immediate area. Both neighbouring dwellings east and west are chalet bungalows with developed roofspaces and single storey eaves line. Both have pitched roofs, as do the majority of dwellings in the immediate area.

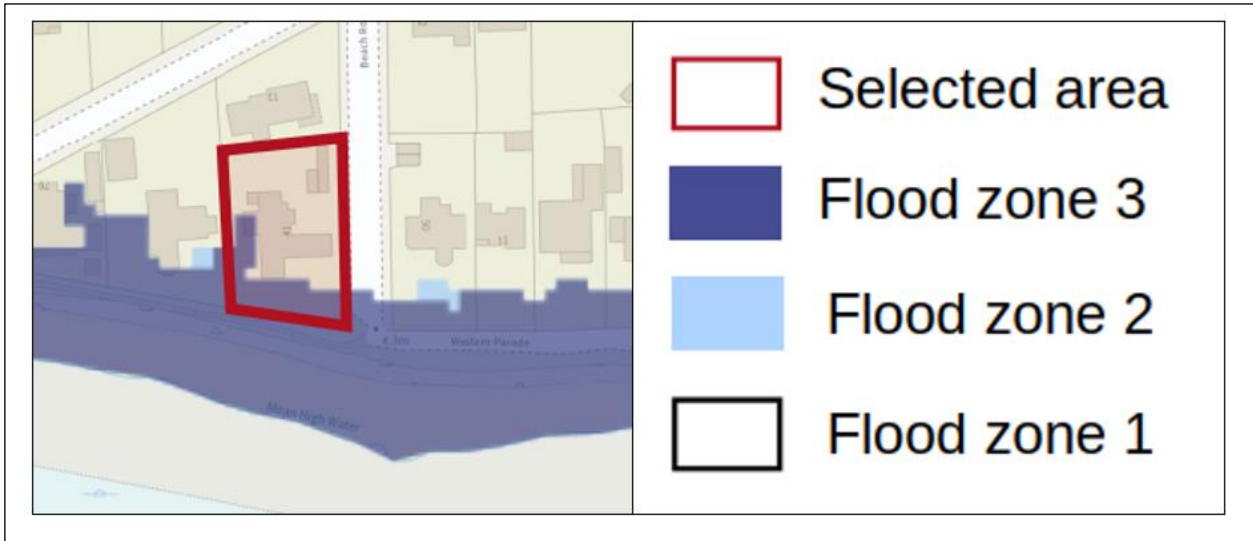




- 1.3 72 Warblington Road to the north (seen below, with photo below it showing the relationship to Creek Cottage) is fully 2 storeys in height with a developed roofspace containing dormer windows. This property may have been sub-divided from the application site and built out under planning permission 20218/3 granted 24-6-1977. The dwelling closely abuts the northern boundary of the application site.



- 1.4 The site is very prominent to views from the Harbour and its foreshore as well as the public right of way in front of the site and to a lesser degree from Warblington Road, where it is glimpsed between other properties.
- 1.5 The projecting single storey conservatory element of the property stands slightly forward of its neighbours, with the south and especially west side of the plot within Flood Zones 3 (see below), but majority within flood zone 1 (the applicant's agent saying part also within Zone 2), with the dwelling's internal finished floor levels said to be 4.26m AoD.



- 1.6 The existing dwelling has white rendered/white weatherboarded facades, with a plain clay tiled roof, save for flat felted/dormer roof areas and glazing to the conservatory. Site boundaries are marked by very weathered close-boarded timber fencing, with a very well-established hedge to the southern (footpath) boundary. A number of trees exist within the plot. The architecture of this modest and much altered dwelling is unremarkable. Some other photographs of the site are shown below.

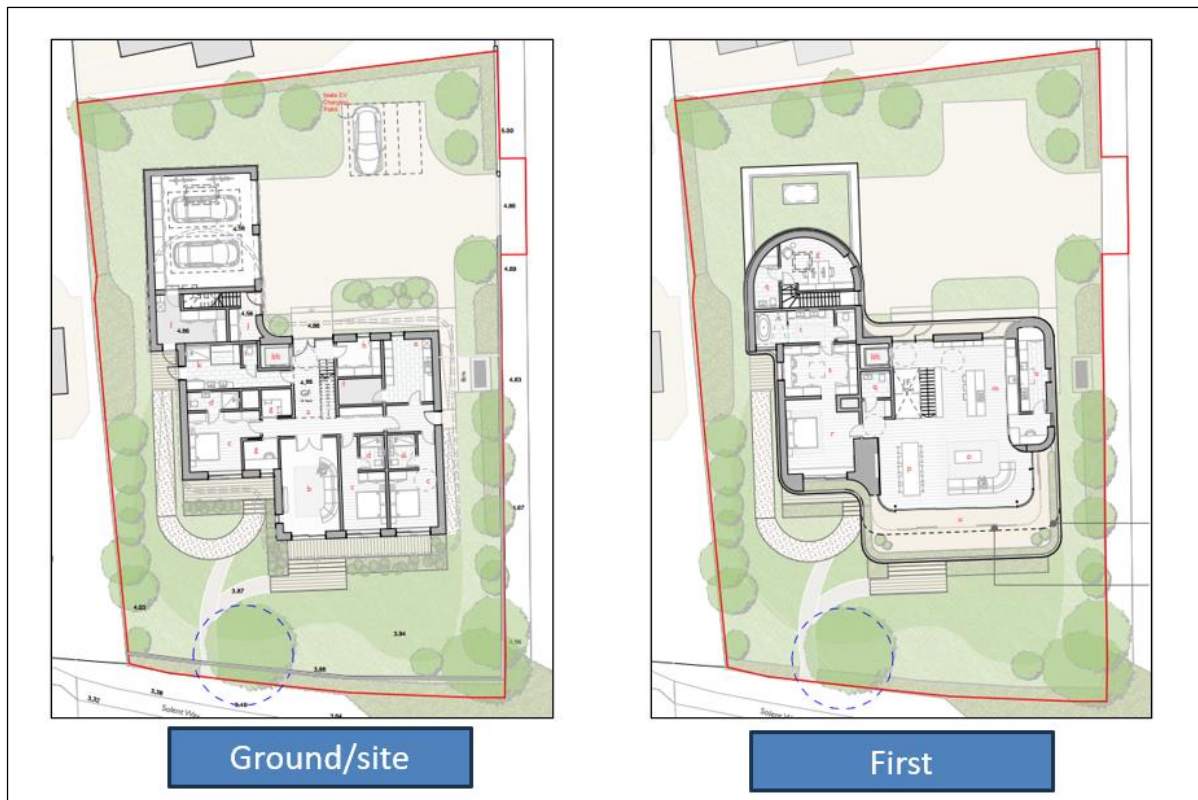
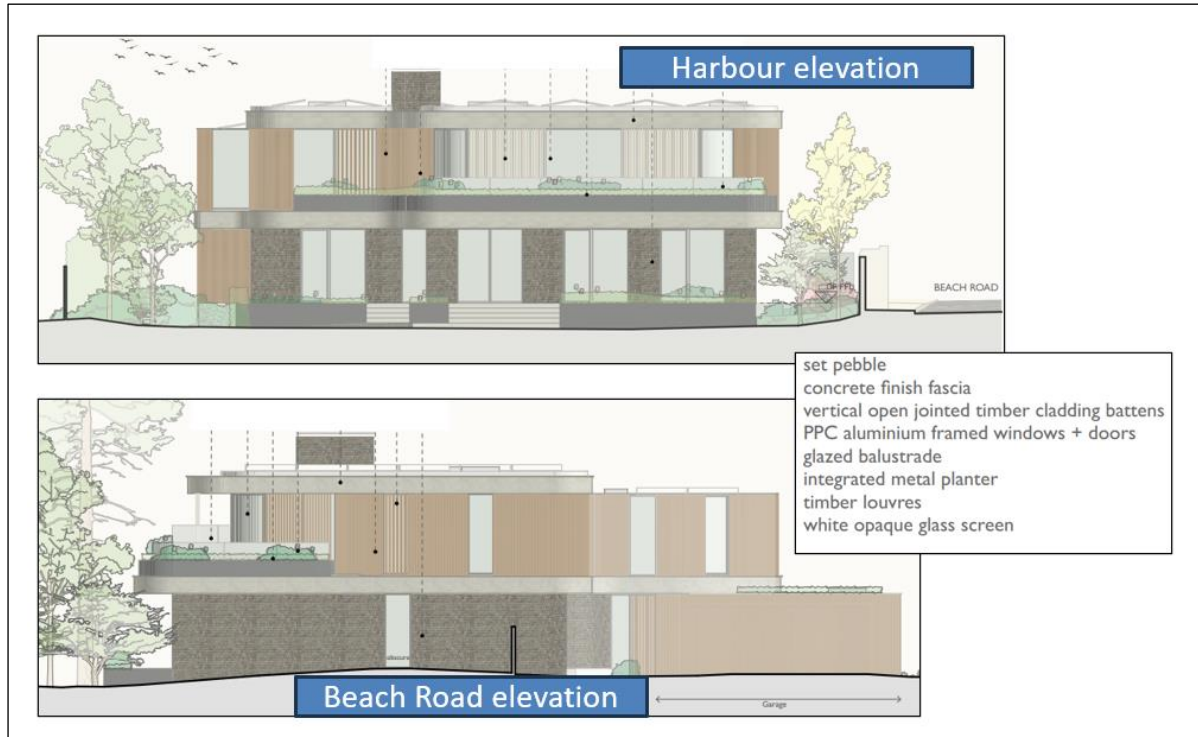




2.0 Site history

2.1 Under GEN/22/00778, the Council sought the Conservancy's views on very similar proposals. Conservancy Officers expressed concerns for impact to the AONB's setting. Prior to that only a few modest applications to alter and extend the dwelling.

3.0 Proposed development



3.1 To demolish and remove all existing buildings and build part single, but mostly two storey flat-roofed dwelling with first floor cantilevered slightly over ground floor on east side. Dwelling would be raised up on a 600mm plinth and have a large projecting balcony at first floor looking out over Chichester Harbour. A considerable amount of full-length glazing would be fitted to this southern elevation, the first floor not really tempered by any significant roof overhang but reduced by moveable louvred screens. A second and separate staircase would lead up to a home work studio partly located over the integral double garage. Cellular storage SuDS system to be installed under driveway, to attenuate rainfall surges.

3.2 The application has been supported by the following reports:-

- Planning statement;
- Design and access statement;
- Dark skies assessment;
- May 2023 ecological impact assessment;
- Flood risk assessment and SuDs design;
- Daylight impact assessment;
- Landscape visual impact assessment (LVIA);
- Nitrates report;
- Arboricultural report; and,
- Sustainability statement.

3.3 The applicant's agent sets out the following adjustments to the replacement dwelling's design since receiving pre-application advice:-

- 20% reduction in footprint and 4m shortening of garage off north boundary;



- Width of dwelling reduced to that of the existing;
- Roof overhang reduced;
- Greater detail on balcony planting to demonstrate ability to withstand challenging weather conditions;
- Balcony glazing to be non-reflective;
- Sunlight and daylight study submitted to demonstrate no loss of amenity to neighbours in that regard;
- Glazing reduced on north elevation;
- Dwelling height reduced by 400mm;
- More detailed soft planting design;
- Greater clarity on 'thermal bridging' to demonstrate Co₂ reduction achievable;
- Dwelling fitted with a lift to demonstrate access for all over lifetime of dwelling;
- Plot density study to show proposals comparable to context; and,
- Imagery produced of comparable pitched roof design to demonstrate how much lower the flat roof design would be (seen below).

NORTH WEST VIEW FROM SHORELINE



Image 1 - Existing massing



Image 2 - Theoretical two storey pitched roof form



Image 3 - Proposed flat roof form



- 3.4 The principle driver for the project has been to create a premium Passivhaus standard dwelling, which would be 85% more carbon efficient than a standard house under the current building regulations. Much is made of this laudable attribute in the submitted statements supporting the application.
- 3.5 The applicant's agent also has consulted a Design Review Panel twice who are now supportive of the submitted proposals.
- 3.6 No bats have been found roosting in the existing dwelling.
- 3.7 The materials palette of the new dwelling is specified in the elevations image above and the applicant has confirmed Solar PV panels laid at a shallow angle on the flat roof, would be wholly black in colour.
- 3.8 There would be 4 skylights in the flat roof, but the Dark Skies report does not set out if these would be fitted with blinds to prevent upward spillage of light into the night sky.

4.0 Key issues and related Policy framework*

*** NPPF paragraphs** - 1-3, 6-23, 28-30, 34, 38-43, 47-50, 55-57, 60-63, 65-68, 72-78, 81, 92-93, 98, 104-105, 110-114, 119-120, 124, 126-127, 130-131, 134, 152-154, 157, 159, 162, 167, 169-171, 174-176, 179-182, 189, 199, 202, 218-219, 221, 223;

NPPG ID's - 6-8, 15, 20, 21a, 21b, 26, 31, 34, 53, 56;

HBLP – CS1 (7)-CS8, CS12, CS14-CS17, CS20, DM8-DM9, DM11-DM14 / AL1-AL2, DM25;

ENP – M1, D1-D3, D6-D7;

CHMP: 1-2

SPG/SPD

4.1 **Safeguarding intrinsic character and beauty of coast/biodiversity from inappropriate development**

4.1.1 The impact to the character of the area and surrounding landscape still falls to be considered under Policies CS12 and CS16 and relevant design policies of the Neighbourhood Plan, even where the site is not within the AONB. Criticism was made of the uncontextual flat-roofed design, but the applicant has persisted with this. Whilst reliance is placed on the LVIA, no silhouette comparison has been carried out and no footprint comparison either. The former is considered more of an issue, given the applicant's contextual footprint to plot ratio analysis. What is clear is that despite the quality of the architectural design, it would be widely divergent from the pitched roof profile character of the immediate area and the additional bulk/mass at first floor level would be highly noticeable to persons in Beach Road or walking along the public footpath/beach, especially being as this would be closer to the Harbour.



4.2 **Flood risk**

4.2.1 The applicant has demonstrated that the dwelling would be raised up to safeguard it from a flood event with Flood zone 1 providing a safe escape route through the dwelling to Beach Road. Cellular storage in the driveway could ensure that surface water rainfall events could be attenuated without increasing the risk of flooding elsewhere.

4.2 **High quality and sustainable design**

4.3.1 The applicant's architect has crafted an attractive replacement dwelling and specified high quality materials for its finish. The dwelling's proposed sustainable design credentials are most impressive.

5.0 **Conclusion**

5.1 Notwithstanding the design quality of the proposals the flat-roofed design would not respect the site context of a prevailing pitched roof landscape and would thus be too divergent and harm the setting of the AONB. Whereas a notional pitched roof alternative has been modelled, this has been done on the premise that the dwelling has to be on two levels. A predominantly single level, pitched roof dwelling could still deliver a quality replacement in-tune with the surrounding roofscape.

SRL - For 13.11.2023 CHC Planning Committee

Comments requested by: 6 November 2023. Extension of time given to comment.

*Abbreviations

NPPF – National Planning Policy Framework (September 2023 iteration)

NPPG – National Planning Practice Guidance (2014 onwards)

HBLP – Havant Borough Local Plan (2011/2014)

ENP - Emsworth Neighbourhood Plan ('made' 2021)

CHMP – Chichester Harbour Management Plan (2019-2024)

SPG/SPD –

Emsworth Design Statement (2008)

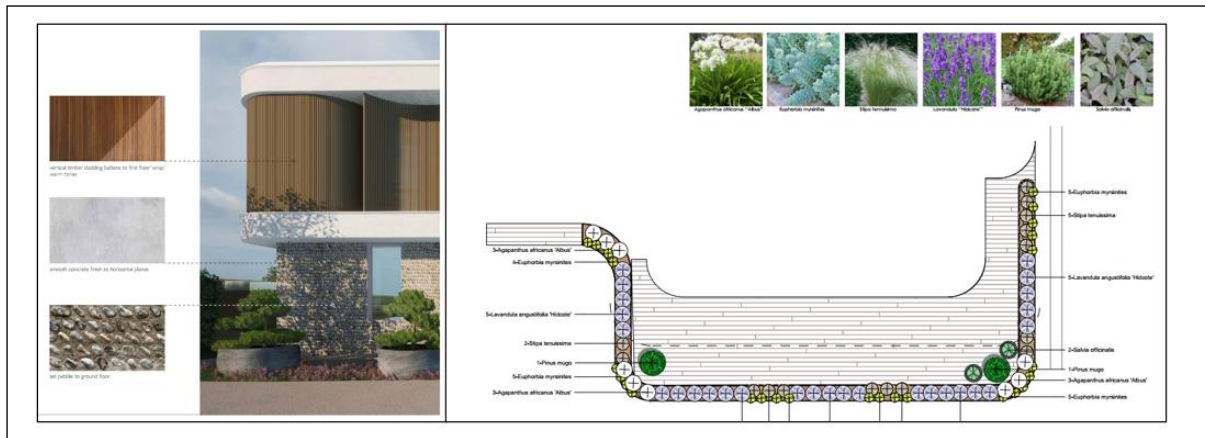
Borough Design Guide (2011)

Joint Chichester Harbour AONB SPD (2017)

SuDS – Sustainable urban drainage system

AoD – Above Ordnance datum

LVIA – Landscape visual impact assessment



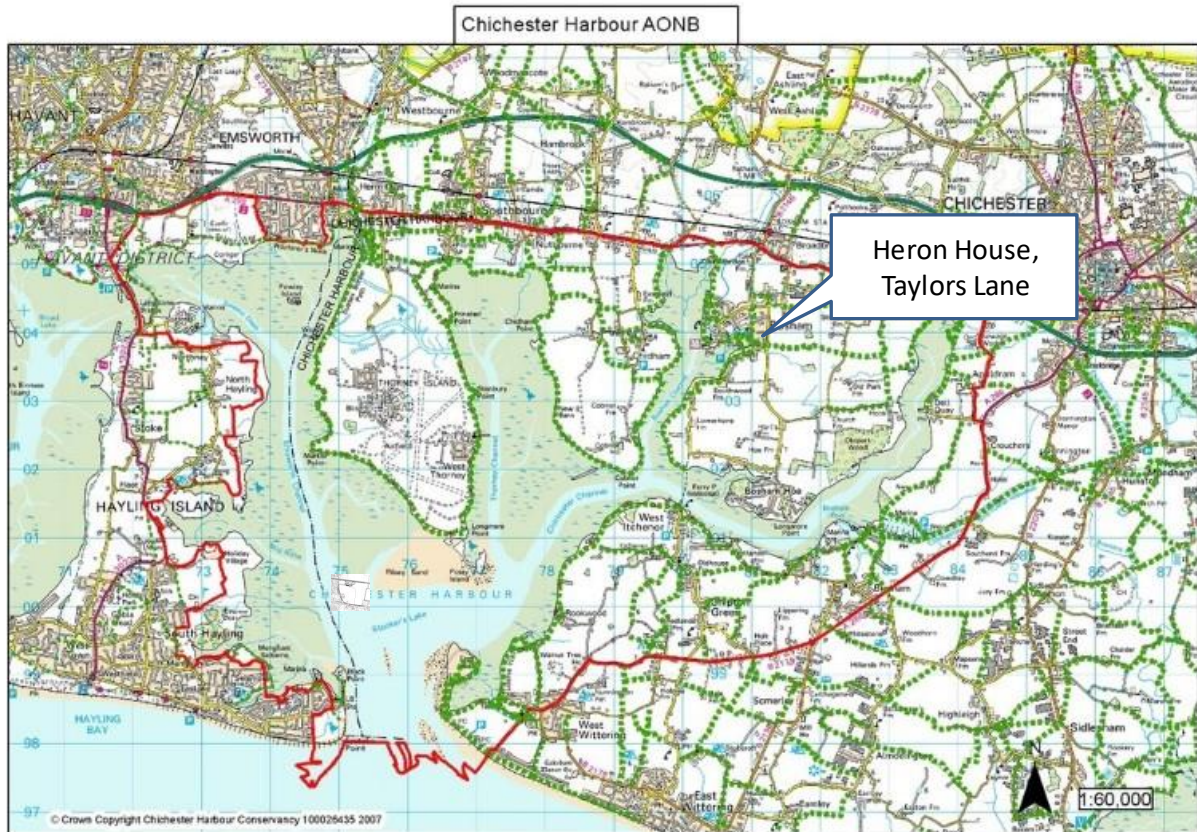
Local Planning Authority planning application reference: **23/02148/FUL**

Site: Heron House Taylors Lane Bosham Chichester West Sussex PO18 8QQ

Proposals: Demolish existing dwelling and replace with 2 no. detached dwellings (resubmission of approved scheme ref: BO/22/00625/FUL).

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S11BGKERMMI00>



RECOMMENDATION

(a) That Chichester District Council / Havant Borough Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objection** subject to the following:-

- Materials and finishes be in accordance with the submitted details;
- Removal of permitted development rights relating to extensions given the overall size of the dwellings within the plots as proposed;
- Retention of planting as shown and replacement of trees which are to be removed with suitable alternative planting;
- Details of any external lighting to be agreed and to be of suitably low-key / cowled or shielded design to safeguard wildlife and the AONB's Dark Skies;
- Appropriate contribution to Bird Aware being secured;
- Ecological enhancements set out in the EIA be secured;
- The LPA being satisfied that nutrient neutrality would be achieved by the proposals.

Conservancy Officers' comments and reasoned justification

1.0 Site description

- 1.1 The application site is a large, detached 4-bedroom house with a car port and annex located on the west side of Taylors Lane, overlooking open fields to the west. The site lies within the AONB and on the edge of (but within) the settlement boundary of Bosham. The existing house is set back within the plot and oriented at a 45-degree angle, and is white-rendered with horizontal timber boarding to the front elevation and a pitched, tiled roof.
- 1.2 The house is set within a varied form of housing, some set back from the road in large plots, with other set closer to the road and also others in smaller, more regular plots. Two dwellings built within the last 10-15 years are located behind (to the west) of the site, accessed via a driveway running past the south site boundary, in smaller plots.
- 1.3 A public footpath runs across the fields to the east, from where there are views of the dwellings fronting Taylors Lane. The application property is clearly visible from this perspective, with its cream painted render drawing the eye to the building, although with the boundary hedgerow and trees providing partial screening of the building and helping to integrate it into the backdrop of the village edge as seen from this perspective.



Above: aerial photograph showing the location of the site in relation to Bosham



Above: aerial photograph showing the public footpath (yellow) and views across to the site



Above: Views from Taylors Lane



Above and below: Views of the site from the public footpath across the fields

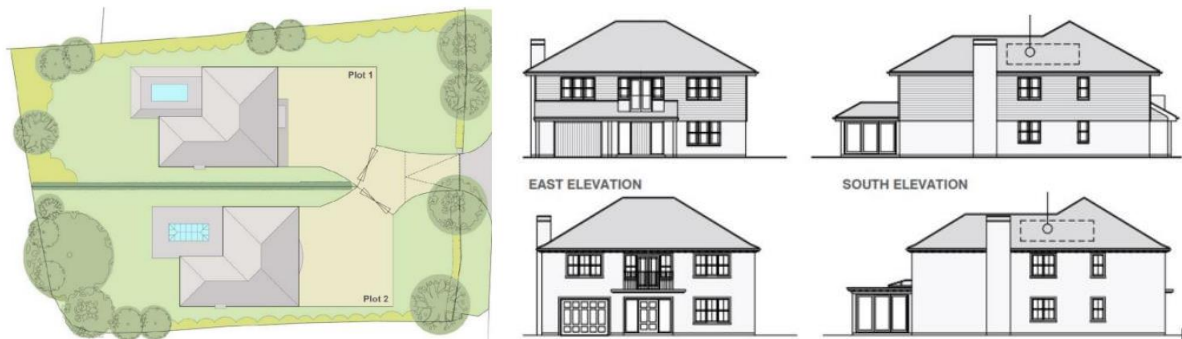


2.0 Relevant recent planning history

- 2.1 Permission was granted in July 2019 (BO/19/00877/FUL) for demolition of the existing dwelling and the erection of two detached dwellings. The Conservancy raised no objection to this application subject to conditions. Approved plans shown below:



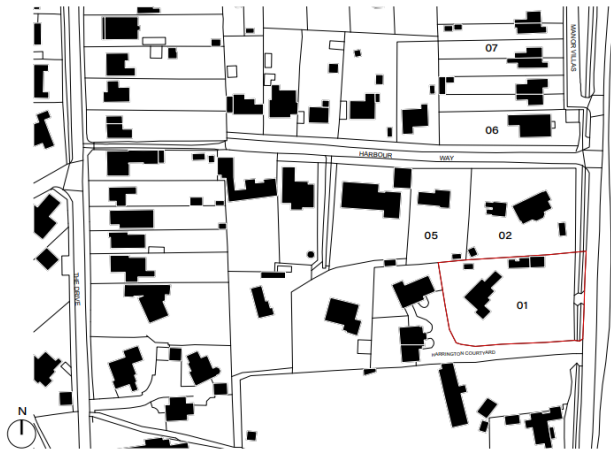
2.2 Permission was granted in June 2023 for a resubmission of the approved scheme (22/00625/FUL). Again, the Conservancy raised no objection to this application subject to conditions. Approved plans shown below:



2.3 There have been other plot sub-divisions approved and built in the immediate vicinity, including the two detached chalet bungalows to the rear, approved in 2011 (BO/11/00827/FUL) and an additional dwelling on garden land at Eastfield Cottage to the south (BO/12/01744/FUL).

3.0 Proposed development

- 3.1 The current application seeks permission for an alternative scheme for demolition of the existing dwelling and annex and the erection of a 3-bedroom dwelling and a 4-bedroom dwelling, with the two dwellings having a more contemporary appearance, than the approved scheme, with gable roofs with brick elevations, red zinc standing seam roofs, and dark metal frame windows.
- 3.2 The layout of the proposed dwellings would be more staggered than the approved scheme, with the smaller of the two dwellings (the southernmost) being sited closer to Taylors Lane.



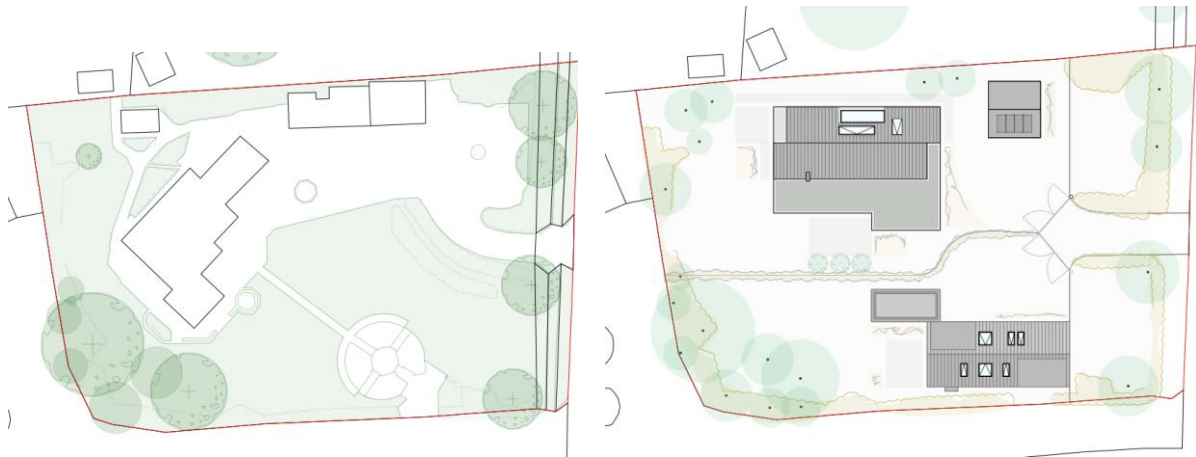
Existing Site Plan



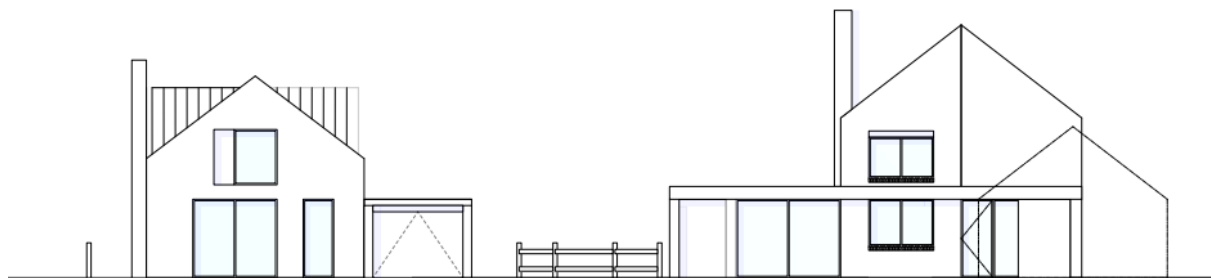
Proposed Site Plan

Above: Existing and proposed site plan shown in context with surrounding development

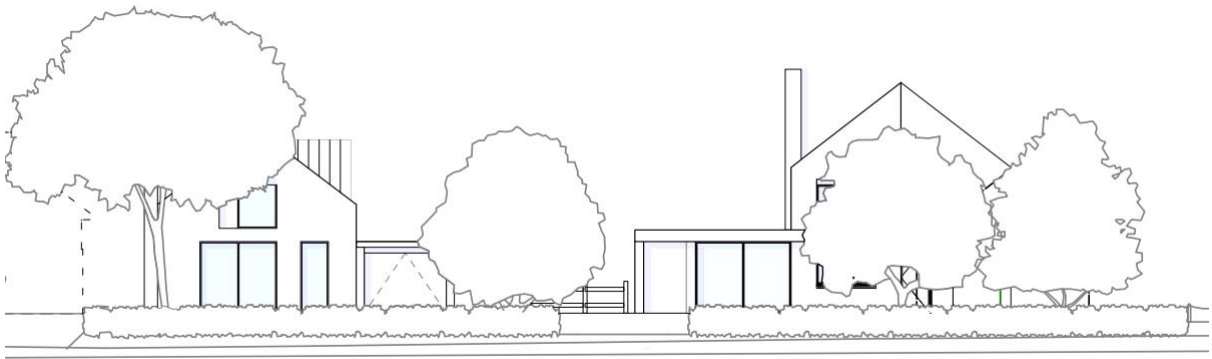
3.2 Both dwellings would have a detached garage, with the northernmost dwelling's being sited forward of the main dwelling.



Above: Existing and proposed site plan



Above: Proposed site elevation fronting Taylors Lane



Above: Proposed street scene (with existing planting in foreground)



Above and below: Computer visuals of the proposed development



4.0 Related Planning Policy framework

National Planning Policy Framework (NPPF) (Revised July 2021), paragraphs 11, 176.

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

Chichester Local Plan: Key Policies (2014-2029), Policies 43 (Chichester Harbour Area of Outstanding Natural Beauty), 48 (Natural Environment), 49 (Biodiversity), 50 (Development and Disturbance of Birds in Chichester and Langstone Harbours SPA).

Emerging Chichester Local Plan: Policies NE2 (Natural Landscape), NE8 (Trees, Hedgerows and Woodlands), NE13 (Chichester Harbour Area of Outstanding Natural Beauty), NE21 (Lighting).

Bosham Neighbourhood Plan (2016)

Chichester Harbour Management Plan 2019-2024 – Policies 1 (Conserving and Enhancing the Landscape), 2 (Development Management).

Chichester Harbour Landscape Character Assessment (CBA update 2019).

CHC Planning Principles (adopted by CHC 17.10.16 onwards), PP01 (Chichester Harbour as a Protected Area), PP03 (Replacement Dwellings and Domestic Householder Extensions), PP04 (Creation of New Dwellings and Residential Institutions), PP09 (Dark Skies).

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

4.1 Key issues: Impact on Chichester Harbour AONB

- 4.1 The principle of sub-dividing this plot has been established as being acceptable through the recent permissions, to which the Conservancy raised no objection, subject to safeguards. The site lies within the Settlement boundary, where new development is acceptable in principle, subject to the impacts on the AONB

landscape and biodiversity being acceptable and accordance with the relevant policies.

- 4.2 The landscape setting of the site is that of the settlement edge with views to and from the open countryside to the east. The site is viewed within the context of a built backdrop, albeit a well treed and relatively spacious built context on the edge of the village.
- 4.3 The principle of two dwellings has been accepted by the Conservancy. The current proposal would introduce a more contemporary design than the approved scheme, with the smaller of the two dwellings set further forward within the plot. However, the proposals would have a reduced massing to the east (countryside facing) street elevation in comparison with the approved scheme, and would utilise brick, dark window frames and red zinc finishes, which would be more muted and less stark in appearance than the previously proposed painted brickwork, render and light grey cladding, as encouraged within the AONB SPD in a situation such as this where wider landscape views of the site are possible.
- 4.4 The proposed layout would not be at odds with the layout of surrounding development, given the differing degrees of set back from Taylors Lane of surrounding buildings, and the plot sizes would not be smaller than various of the nearby plots. The overall impact of the proposed scheme is considered to be acceptable in this built-up setting, subject to appropriate materials and finishes and a suitable landscaping scheme which involves the retention of all planting where possible, and no net loss on the site overall.
- 4.5 Further to the consideration of the visual / landscape impacts of the proposal, Planning Principle PP04 states that the Conservancy is unlikely to object where new dwellings are within existing settlement boundaries, sufficient headroom existing in waste water treatment works infrastructure to serve the development, recreational disturbance is adequately and appropriately mitigated, and the statutory requirements for biodiversity net gains will be met.
- 4.6 The application states that the new dwellings would connect to the local sewer (Bosham) which discharges into Chichester and Langstone Harbours SPA. The supporting statement suggests that a nitrates assessment is not required as the impact of the original and extant permission was part of a broader off-setting of nitrates within an area west of Chichester, following this land coming out of agricultural use. We would seek reassurance that this is sufficient to satisfy the LPA that the proposals have been taken into account in this off-setting so as to avoid an increase in nitrates entering Chichester Harbour SPA.
- 4.7 The application, if approved, will need to contribute to the Bird Aware scheme, in order to mitigate for the inevitable increased recreational disturbance as a result of occupiers of an additional dwelling using the Harbour footpaths.
- 4.8 With regard to biodiversity impacts, an Environmental Impact Assessment is included with the application which includes a Bat mitigation strategy and proposed ecological enhancements, including new roost features in the building, bird nesting features to the buildings and nearby trees, and invertebrate features such as insect boxes.

- 4.9 It will be very important that the existing boundary hedgerows are retained and enhanced for use by Bats and other wildlife. The retention of the hedgerows and trees will also be vital in ensuring that the proposed buildings are assimilated into the landscape in a way that conserves and enhances the natural beauty of the AONB. The application states that 6 trees would be removed as part of the works – we would expect to see replacement planting so that there is no net loss of trees on the site overall.
- 4.10 The application states that a number of sustainable approaches will be implemented in the proposals to conserve resources, optimise energy and minimise water use, such as ground and/or air source heat pump, underfloor heating, solar panels, solar gain, rainwater collection system, ecological enhancements and natural landscaping.

5.0 Conclusion

- 5.1 The alternative design and layout of the proposed dwellings is considered to be acceptable and, in some ways, superior to the approved scheme in terms of the impact on the AONB landscape. Subject to suitable conditions to secure appropriate materials and finishes, removal of permitted development rights for extensions, retention of trees and hedgerows and replacement planting where these are removed, suitable external lighting and ecological enhancements being secured, as well as mitigation for both recreational disturbance and nitrates being secured, no objection is raised to the proposals.

CHICHESTER HARBOUR CONSERVANCY
PLANNING COMMITTEE –
CONSTITUTION AND TERMS OF REFERENCE

The Planning Committee is appointed by the Conservancy to act on its behalf in respect of planning matters affecting Chichester Harbour Area of Outstanding Natural Beauty and to make recommendations to the relevant Local Planning Authority (LPA). The Planning Committee holds meetings in public.

Objectives

On behalf of the Conservancy:

- To consider and make recommendations to the relevant LPA on planning applications; and
- To consider and make recommendations to the relevant bodies on external planning policy documents; and
- To undertake and act on behalf of the Conservancy in respect of the Conservancy's participation in the planning system.
- To undertake such other tasks as the Conservancy may from time-to-time direct.

Frequency of Meetings

- Meetings will be held approximately every six weeks. The Chairman may call additional meetings of the Planning Committee at any time.

Membership

Membership: Twelve, representing a balance of interests within the Conservancy and Advisory Committee. At least two-thirds must be Members of the Conservancy.

Quorum: Four.

Term of Appointment of Members

One year. Members to be appointed by the Conservancy at its Annual Meeting.

Appointment of Chairman and Vice-Chairman

The Planning Committee shall appoint the Chairman and Vice-Chairman from within its Membership annually at the first meeting of the Planning Committee following the Conservancy's Annual Meeting.

The maximum term for a Member to serve as Chairman normally will be limited to three years (subject to annual appointment) but may in exceptional circumstances be extended by up to a further three years.

The maximum term for a Member to serve as Vice Chairman normally will be limited to three years (subject to annual appointment) but may in exceptional circumstances be extended by up to a further three years.

Roles

- The role of the Chairman is to ensure that the Terms of Reference are adhered to; that the Rules of Debate set out in the Conservancy's Standing Orders are applied; and that the Code of Conduct for Members is observed.
- The Chairman is also to act as a first point of contact for the rest of the Planning Committee and to liaise with Chichester Harbour Conservancy staff on matters relating to agendas for meetings and any related issues of concern.
- The Vice-Chairman will substitute for the Chairman in his or her absence; and act as a Planning Committee Member at all other times.
- Members are expected to read all papers, seeking clarification on any issues before the item is debated, to ensure that all their decisions are properly informed.
- Members are to ensure that the Chichester Harbour Management Plan (2019-2024), incorporating the Conservancy's Planning Principles, are considered when appraising planning applications.
- Members are to act in an objective, fair, impartial and open-minded way, and in the best interests of the Conservancy and AONB when considering reports.
- Members are encouraged to vote on a motion and avoid abstaining.
- In the event of a split decision, the Chairman will have the casting vote.
- Should they so wish, any Member of the Conservancy or Advisory Committee may attend and participate in meetings, albeit without voting rights.
- Minutes of the previous will be published on the Conservancy's website after they have been accepted as a true and accurate record by the Planning Committee in the subsequent meeting.

Responsibilities

- Members are to have regard to Section 21 of the Chichester Harbour Conservancy Act 1971, which lays down Chichester Harbour Conservancy's function as follows:
 - (1) *It shall be the function of the Conservancy, subject to the provisions of this Act, to take such steps from time to time as to them seem meet for the conservancy, maintenance and improvement of:*
 - a) *The harbour, for the use of pleasure craft and such other vessels as may seek to use the same;*
 - b) *The amenity area, for the occupation of leisure and recreation and the conservation of nature:*

and the facilities (including, in relation to the harbour, navigational facilities) afforded respectively therein or in connection therewith.
 - (2) *In the fulfilment of the function with which they are charged by subsection (1) of this section, the Conservancy shall have regard to the desirability of conserving the natural beauty and amenity of the countryside and of avoiding interference with fisheries.*
- Members are to have regard for the primary purpose of AONB designation to conserve and enhance natural beauty.
 - (1) In pursuing the primary purpose of designation, account should be taken of the needs of agriculture, forestry, other rural industries and of the economic and social needs of local communities. Particular regard should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment.

(2) Recreation is not an objective of designation, but the demand for recreation should be met so far as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other uses.

- Members are to have regard for other environmental designations in and around Chichester Harbour, as listed in the Management Plan (2019-2024).

Conflicts of Interest

- Members must declare at the start of the meeting any pecuniary, personal or prejudicial interest they may have in relation to items on the agenda, or at any time during the meeting if it becomes apparent that this may be required when the particular item or issue is considered, and which may affect his or her further participation in the meeting.
- Any Member who declares a pecuniary or prejudicial interest in any given item must withdraw from the meeting during discussion of that item and will not be permitted to comment as a Member of the Planning Committee nor vote on the application. A Member to whom this provision applies may, however, make a presentation to the meeting as a Member of the Conservancy or Advisory Committee in common with any other Member of the relevant Committee but shall then leave the meeting.
- Members appointed to the Planning Committee shall not also be Members of the Statutory Planning Committees of Chichester District Council or Havant Borough Council. This is to protect Members so he or she cannot act as a consultee in one capacity, at the Conservancy, and decision-maker in another, at the LPA, over the same planning application.
- Members are also reminded to declare if they have been lobbied in relation to items on the agenda. The Chairman will determine whether this may affect his or her further participation in the meeting.
- If Member wishes to make a deputation to a Local Planning Authority over any given case, regardless of their views they must at the outset declare they are a Member of Chichester Harbour Conservancy. Furthermore, it must be clear in the deputation whether the Member supports or does not support the position of the Conservancy over any given planning application.

Meetings in Public

- Any member of the public may attend any meeting of the Planning Committee as an observer. At the Chairman's discretion, a member of the public may be invited to participate in the meeting should they be able to provide matters of fact to inform the decision-making process.

Deputations to the Conservancy's Planning Committee

- If a member of the public wishes to make a deputation, they must contact the Executive Officer by email at least 72 hours before the meeting. They must also indicate the case(s) of interest to them and their reason for making representation (objector or supporter). A strict time limit of 3 minutes will be applied.
- Those making a deputation are authorised to read a statement. It is not permitted to introduce new materials, such as photographs and drawings.
- Ordinarily a maximum of three people in each of the objector and supporter categories will be permitted. In exceptional cases, the Chairman might choose to allow extra speakers. Speakers will be agreed on a first come first served basis.
- Members will ask their questions through the Chairman including any requests for specific information from those making a deputation.

Consulted Delegated Decisions

Consulted Delegated Decisions take place for applications of strategic importance that are submitted for consultation with a deadline in between the regular meetings of the Planning Committee and where Chichester Harbour Conservancy's staff are unable to attain a deferment of the deadline from the Local Planning Authority. Strategic importance means: a) affecting a large area; or b) affecting a large number of people; or c) is deemed to have atypical features or specific impact on the AONB.

- The Principal Planning Officer will distribute details of the planning application and her or his report by email or otherwise to all the Members of Planning Committee for consideration.
- The Principal Planning Officer will invite comments from Members of the Planning Committee to be received by a specified date.
- The Principal Planning Officer will consider all the views received and may, at her or his sole discretion, amend their report accordingly, in consultation with the Chairman and Vice Chairman.
- Any decision or action taken through this process will be reported to the subsequent meeting of the Planning Committee.

Any Member of the Planning Committee shall be entitled to ask for an urgent meeting of the Planning Committee to consider the planning application. Any decision to direct the planning application to an urgent meeting will be taken by the Chairman or Vice Chairman (in the absence of the Chairman) in consultation with the Principal Planning Officer.

Fully Delegated Decisions

Fully delegated decisions take place for applications of a non-strategic importance that are submitted for consultation at any time.

- The Principal Planning Officer will respond to these cases in accordance with the Chichester Harbour Management Plan and Planning Principles.
- The Principal Planning Officer will provide an update to Planning Committee meetings on all recent fully delegated decisions responses.
- A Member may request that any given fully delegated decision is redirected to the full Planning Committee. The decision to redirect will be taken by the Principal Planning Officer in consultation with the Chairman and the Planning Committee.

Site Visits

The purposes of site visits are:

- To better appreciate location and context of application site within (or adjacent to) the AONB, including setting and character of immediate area.
- To benefit Members who are not familiar with the relevant part of the AONB.
- To understand any site characteristics that would be better comprehended from a viewing than by considering plans only.

A site inspection may result from any one of the following:

- A request by a Member, in writing, to the Chairman and Executive Officer outlining the reasons for their request.
- The Principal Planning Officer requires one in the interests of supplementing the decision making.

- The Planning Committee resolves for a site visit following a deferral of a decision (if within the deadline for responding to the LPA).

Conduct of Site Visits:

- Site visits are solely for the purpose of viewing the site, understanding its location and immediate environs to be able to put the development proposal into context, and discussing the facts of the application.
- Site visits will normally be held on the Monday ahead of the Planning Committee meeting and will commence promptly at the time provided by the Executive Officer.
- Site visits will be led by the Principal Planning Officer with the assistance of the Chairman.
- On occasion, other Officers may be invited (e.g., the Ecologist) to attend a site visit to clarify factual matters.
- Third parties (such as applicants / agents, other interested parties) are excluded from the site visit. The opportunity for them to address Members of the Planning Committee will be given at the actual meeting.
- No decisions will be made at the site visit by the Committee and the Chairman will make this clear at the beginning of the visit within the opening speech.
- The Principal Planning Officer will give a brief presentation on the site, the setting of the proposed development and the specific reasons for the site inspection. They will also advise whether the applicant or objectors have requested that the Committee view the site from other locations and how that is to be dealt with.
- All Committee Members need to ensure that they can hear the presentation and the questions and answers. Members must always stay as a group.
- The Chairman will seek confirmation that Members are satisfied they have seen everything they need to decide and will draw the site inspection to a close.
- Members of the Committee should politely avoid engaging in private conversations with any third-party present (e.g. a member of the public using a footpath at the time of the visit).
- For the purposes of factual record, attendance at a site visit will be recorded by the Executive Officer including the locations visited. This will be recorded on the subsequent minutes of the Planning Committee.

Version History

- 1.0 Approved by CHC on 1 July 2014.
- 2.0 Revisions to Consulted Delegated Decisions approved by CHC on 17 October 2016.
- 3.0 Multiple revisions proposed by Members in 2018. The original document with tracked changes is available from CHC.
- 4.0 Approved by CHC on 28 January 2019.
- 5.0 Added to the sections on Membership, Roles, Responsibilities, and Conflicts of Interest. Created new sections on Deputations and Site Visits. 14 November 2022.
- 6.0 Added a bullet point on deputations to a Local Planning Authority. Adjusted the title of Deputations to the Conservancy's Planning Committee. 3 November 2023.

Recent Decisions Report

From 07/10/2023 to 03/11/2023

24 Total Cases

Process	Recommendation
15 CHC Delegated	1 No Comment Made
1 CHC Consulted De	4 No Objection
5 CHC Committee	14 No Objection with Conditions
	3 Objection
	1 Holding Objection
	0 Further Info Required
	0 EIA Screen - No ES Sought
	0 EIA Screen - ES Sought
	0 EIA Scope - ES Content Required
	0 EIA Scope - ES Content Acceptable

Responded	Reference	CHC Officer	Address	Description	Recommendation
16/10/2023	APP/23/00723	Linda Park	14 Harbour Way, Emsworth, PO10 7BE	T1 and T2 - Crab Apple Trees - Crown reduce by 1m overall, leaving a height of 3m by 2.5m within Conservation Area of Emsworth.	No Objection
16/10/2023	BI/23/01553/F UL	Linda Park	Scout Hut, Crooked Lane, Birdham, West Sussex,	Replacement scout hut and facilities to include new drop kerb and vehicle access.	No Objection with Conditions
16/10/2023	WI/23/01929/ DOM	Linda Park	Inglewood, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DA	Extension to south to replace existing conservatory and 1st floor gable extension to thenorth. New roof covering, replacement dormer, new external wall finishes, windows and doors.	No Objection with Conditions
16/10/2023	APP/23/00507	Steve Lawrence	NORTHNEY FARM, ST PETERS ROAD, HAYLING ISLAND, PO11 ORX	Partial Reinstatement and Repair of existing sea wall to a height of 1.4m andCreation of an inner bund with a maximum height of 2.25m to protect habitat for wintering bird populations.	No Objection with Conditions
16/10/2023	WW/23/01991 /DOM	Linda Park	South Nore, Snow Hill, West Wittering, Chichester, West Sussex, PO20 8AT	Demolition of existing garage replaced with outbuilding for use as garage/boathouse and home office	Objection
16/10/2023	SB/23/01554/F UL	Linda Park	Gosden Green Nursery , 112 Main Road, Southbourne, West Sussex, PO10 8AY	Retention of extended southern storage area	No Objection with Conditions

17/10/2023	FB/23/02031/T CA	Linda Park	MILL POND COTTAGE, MILL LANE, FISHBOURNE, WEST SUSSEX, PO19 3JN	Notification of intention to reduce height by 1.5m and south-east sector by 1m on 1 no. Beech Hedge (T1). Crown reduce by 1.5m (height and widths) on 1 no. Beech Hedge (T2). Crown lift by up to 5m (above ground level) on 1 no. Ash tree (T4). Crown lift by	No Objection
17/10/2023	CH/23/02089/ DOM	Steve Lawrence	Yaverland, Chidham Lane, Chidham, PO18 8TQ	Single Storey rear extension and alterations	No Objection with Conditions
17/10/2023	CH/23/02187/ FUL	Linda Park	Green Acre, Main Road, Chidham, PO18 8TP	Demolition of existing property and construction of 2 no. detached dwellings, garaging and associated works - Variation of Condition 2 of planning permission CH/21/01797/FUL - amendments/changes to Plot 1.	No Objection with Conditions
18/10/2023	BO/23/02064/ DOM	Steve Lawrence	30 Critchfield Road, Bosham, West Sussex, PO18 8HH	Removal of existing sunroom and kitchen extension to rear of house, replacement with enlarged kitchen / Dining room. Conversion of carport to side. Rear first floor extension over half of the proposed rear ground floor extension.	No Objection with Conditions
23/10/2023	WW/23/01872 /FUL	Steve Lawrence	Cinnabar , Rookwood Lane, West Wittering, West Sussex, PO20 8QH	Construction of 1 no. wildlife pond with associated landscape and biodiversity enhancements. 66 no. ground mounted solar panels.	
26/10/2023	BO/23/02062/ FUL	Steve Lawrence	Cove House , Smugglers Lane, Bosham, PO18 8QP	Demolition of existing dwelling and outbuildings, erection of two storey detached dwelling including indoor swimming pool and detached garage - Variation of Condition 2 of planning permission BO/20/02389/FUL - Amendments to driveway configuration.	Holding Objection
26/10/2023	BI/23/01669/F UL	Steve Lawrence	CHICHESTER YACHT CLUB CHICHESTER MARINA BIRDHAM CHICHESTER WEST SUSSEX PO20 7EJ	Installation of solar PV panels onto existing pitched roof - Amended plans	No Objection
26/10/2023	CH/23/02142/ 56 DOM	Steve Lawrence	OLD HOUSE BARN, CHIDHAM LANE, CHIDHAM, WEST SUSSEX	Workspace outbuilding	No Objection with Conditions

30/10/2023	SB/23/02071/ DOM	Linda Park	47 Thorney Road, Southbourne, PO10 8BL	Installation of 3 no. rooflights to west elevation, 1 no. dormer to east elevation and new driveway with proposed drop kerb.	Objection
30/10/2023	SB/23/02078/ DOM	Steve Lawrence	THORNHAM HOUSE, PRINSTED LANE, PRINSTED, SOUTHBOURNE, PO10 8HS	The addition of 2 no. condensers / heat pumps to an existing flat roof area.	No Objection with Conditions
30/10/2023	SB/23/02118/ DOM	Steve Lawrence	THORNHAM HOUSE, PRINSTED LANE, PRINSTED, SOUTHBOURNE, PO10 8HS	Installation of 1 no. flue on south east elevation and solar panels to pitched roof on south west elevation	No Objection with Conditions
30/10/2023	WI/23/02052/ DOM	Linda Park	Coltsfoot, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DD	Demolition of existing porch and replacement single storey extension. New doors and windows to rear elevation. Conversion of existing garage into bedroom and single-storey side extension. 2no. new Velux rooflights.	No Objection with Conditions
30/10/2023	BI/22/03026/F UL	Linda Park	Chichester Marina, Birdham, Chichester, West Sussex, PO20 7EJ	Demolition of three workshops/sheds for the comprehensive redevelopment of the South West area of the marina comprising four purpose built buildings including marine related workshops, offices, storage, re-provision and extension of the retail (chandlery)	Objection
01/11/2023	SB/23/02234/ DOM	Linda Park	25 Thorney Road, Southbourne, Emsworth, West Sussex, PO10 8BL	Single storey rear extension and replacement outbuilding.	No Objection with Conditions
01/11/2023	WI/23/01942/F UL	Linda Park	Orchard House, Orchard Lane, Itchenor, West Sussex, PO20 7AD	Replacement dwelling, outbuildings and associated works - (variation of Conditions 2 and 4 of Planning Permission WI/22/00374/FUL for amendments to; fenestration, front entrance canopy and associated steps, roof shingles added to side entrance, man safe	No Objection with Conditions

01/11/2023	BI/23/02106/T PA	Linda Park	Land North Of 10 To 29 Old Common Close Birdham West Sussex	Reduce back lower limb (at 3.5m from ground level) by 4m on south-east sector, crown reduce by 4m (remaining crown) and crown thin re-growth by 25% on 1 no. Black Poplar tree (T19). Reduce height by up to 6m on 1 no. Black Poplar tree (T20). Both subject	No Comment Made
02/11/2023	SB/23/01810/ DOM	Linda Park	123 Main Road, Southbourne, Emsworth, West Sussex, PO10 8EY	Proposed boat store on front drive. 2 no. new porches and hipped roof over existing bay window on front elevation of dwelling. Replacement front boundary wall with new wall and metal railings and new double entrance gates.	No Objection with Conditions
02/11/2023	BO/23/02024/ LBC	Linda Park	3 MARINERS TERRACE SHORE ROAD BOSHAM CHICHESTER WEST SUSSEX. PO18 8JA	Replace staircase between the ground and first floor and move loft hatch to a safer position.	No Objection

Quarterly Report

From 02/10/2022 to 31/12/2022

Application 107 Conflicts 6%

Respo	Reference	CHC Officer	Address	Description	Recommendation	LPA Decision	Request Agreed?
03- Oct-22	WI/22/02130/ FUL	Linda Park	Orchard House, Orchard Lane, Itchenor, West Sussex, PO20 7AD	Replacement dwelling, outbuildings and associated works (Variation of condition 2 from planning permission WI/22/00374/FUL - Amendments to outbuilding/pool house).	No Objection	Permit	Yes
03- Oct-22	APP/22/00729	David Rothery	39 South Street, Emsworth, PO10 7EG	Construction of single-storey infill extension to rear and Juliet balcony to rear window with alteration and replacement of fenestration and the installation of photovoltaic panels to first-floor flat roof	No Objection	Permit	Materials con included
03- Oct-22	APP/22/00731	David Rothery	12 Fishermans Walk, Hayling Island, PO11 9QU	Construction of first-floor front extension, single storey side extension incorporating new porch, following demolition of single-storey utility room, and with internal and external alteration and repositioned chimney flue	No Objection	Permit	Materials con included
04- Oct-22	CH/22/02032/ EIA	David Rothery	Land At Coxes Farm, Broad Road, Hambrook, Chidham, West Sussex	Request for an EIA Screening Opinion in relation to proposed residential development of 185 dwellings with associated open space, roads/cycleways and pedestrian footpaths, farm shop and work hub commercial centre with car parking, landscaping, and wildlif	No comment made	Pending	
04- Oct-22	SB/22/02061/ EIA	David Rothery	Land to the North of Penny Lane, Hermitage, Southbourne	Request for an EIA Screening Opinion in relation to proposed residential development of 85 dwellings and associated hard and soft landscape scheme	No comment made	EIA not required	
10- Oct-22	BI/22/02192/ DOM	David Rothery	5 The Saltings, Birdham, West Sussex, PO20 7JA	Construction of single-storey flat-roof rear and side extensions with rooflights	No Objection	Permit	Yes
10- Oct-22	BO/22/02144/ DOM	David Rothery	11 The Holdens, Bosham, Chichester, West Sussex, PO18 8LN	Erection of domestic garden shed to rear garden	No Objection	Permit	Yes

10- Oct-22	BO/22/02172/ DOM	Linda Park	Lambury, Windmill Field, Bosham, Chichester, West Sussex, PO18 8LH	Proposed single-storey extension connecting existing house and annex.	No Objection	Permit	Materials con included
10- Oct-22	BO/22/02234/ PREHH	Linda Park	Eden Cottage, High Street, Bosham, Chichester, West Sussex, PO18 8LS	Replacing sheds with storage cupboards and gazebo delineating border with fence	Pre-App Advice given	Pre-App advice complete	
10- Oct-22	APP/22/00777	Linda Park	5 Queen Street, Emsworth, PO10 7BJ	Replacement front gates for vehicular access.	No Objection	Permit	Yes
12- Oct-22	CH/22/02165/ DOM	Linda Park	Manor Cottage , Cot Lane, Chidham, West Sussex, PO18 8SU	Garden office and workshop.	No Objection	Permit	Materials and ancillary cons included.
12- Oct-22	WI/22/02208/ DOM	Linda Park	Westerings , Itchenor Road, West Itchenor, West Sussex, PO20 7DH	Replacement of existing storage shed with proposed single storey extension and change of use of garage to create a habitable space including changes to fenestration.	No Objection	Permit	Yes
13- Oct-22	APP/22/00809	Steve Lawrence	4 Wittering Road, Hayling Island, PO11 9SP	Extensions and alterations to all elevations including the installation of balcony	Objection	Pending	
17- Oct-22	APP/22/00811	Linda Park	37 High Street, Emsworth, PO10 7AL	Application for variation of condition 3 of Planning Permission 27995/3 relating to opening hours to patisserie to be 08:00 – 16:00 Monday to Saturday and 10:00 – 15:00 on Sundays. Operating hours of the bakery (staff only) to be 22:00 – 01:00 Monday to S	No Objection		
17- Oct-22	APP/22/00779	Linda Park	Mengham Rythe Sailing Club, Marine Walk, Hayling Island, PO11 9PG	Installation of photovoltaic panels on roof of clubhouse.	No Objection		
17- Oct-22	APP/22/00948	David Rothery	Tides Reach, 5 The Fishermans, Emsworth, PO10 7BS	Tree works to 1x Conifer (T1) to reduce crown, to 1x Elaeagnus (T2) to reduce height and width, to 1x Crab Apple (T3) to prune to previous pruning points (Emsworth Conservation Area)	No Objection		
17- Oct-22	WW/22/0164 7/FUL	Linda Park	Sandhead, Rookwood Lane, West Wittering, Chichester, West Sussex, PO20 8QH	Demolition of 1 no. existing dwelling and the construction of 1 no. new dwelling, covered pool, double garage, boat house and log store.	No Objection		

18- Oct-22	SB/22/01950/ DOM	David Rothery	MAYFIELD, PRINSTED LANE, PRINSTED, SOUTHBOURNE, CHICHESTER, WEST SUSSEX. PO10 8HS	Construction of two-storey rear/side extension with replacement domestic garage following demolition of single side/rear addition, addition of first-floor balconies and replacement front porch, alterations to fenestration and wall cladding with internal r	No Objection	Permit	Yes
18- Oct-22	APP/22/00822	Steve Lawrence	Boatyard, Marine Walk, Hayling Island, PO11 9PG	Extension to existing pontoons	Holding Objection		
18- Oct-22	APP/22/00845	David Rothery	Trinity Cottage, 41 South Street, Emsworth, PO10 7EG	Construction of ground-floor rear single-storey extension, three rear roof slope ridged roof dormer windows and works to the garden outbuilding to install new fenestration and roof lights	No Objection		
19- Oct-22	WI/22/01981/ DOM	Linda Park	Westerlies , Shipton Green Lane, West Itchenor, West Sussex, PO20 7BZ	Replacement two storey side extension, rear single storey extension with raised decking, front porch extension, 1 no. rear facing dormer and enlargement of existing dormer.	No Objection	Permit	Yes
19- Oct-22	WI/22/02393/ DOC	Linda Park	Orchard House, Orchard Lane, Itchenor, West Sussex, PO20 7AD	Discharge of condition 4 of permission 22/00374/FUL.	Clarification Requested		
20- Oct-22	APP/22/00831	Steve Lawrence	12 Nile Street, Emsworth, PO10 7EE	Conversion of workshop into dwellinghouse with extension and alterations.	Holding Objection		
21- Oct-22	GEN/22/0076 9	Steve Lawrence	Land east of Manor Farm Close, Warblington, Havant	Proposed outline application for the construction of 152 residential dwellings with all matters reserved other than means of access.	Pre-App Advice given		
24- Oct-22	APP/22/00715	David Rothery	14 King Street, Emsworth PO10 7AZ	Tree works to 1x Lime (T1) to reduce crown (TPO 1712 Emsworth Conservation Area)	No Objection		
24- Oct-22	BI/22/02381/ DOM	Steve Lawrence	Bartons, Crooked Lane, Birdham, West Sussex, PO20 7HA	Rear and side extension with porch.	No Objection	Permit	Yes
24- Oct-22	BI/22/01344/ DOM	Steve Lawrence	Apple Trees , Burlow Close, Birdham, West Sussex, PO20 7ES	Single storey front extension, proposed rear dormers, and internal/external alterations. Retrospective permission for flat roof to garage/study (amendments to16/04076/DOM).	No Objection	Permit	Yes

24- Oct-22	BO/22/02322/ FUL	David Rothery	Bosham Walk, Bosham Lane, Bosham, West Sussex, PO18 8HX	Installation of 5x ground floor replacement windows	No Objection	Permit	Materials and ecological conditions included
24- Oct-22	SB/22/02362/ ELD	Steve Lawrence	Land Adjacent To 34 Nutbourne Park Nutbourne West Sussex PO18 8RU	Existing lawful development certificate for the change of use of agricultural land to garden land (since 1986)	Objection	Pending	
24- Oct-22	APP/22/00874	David Rothery	6 Dolphin Quay, Queen Street, Emsworth, PO10 7BU	Installation of door to replace window to the south elevation	No Objection		
25- Oct-22	BO/22/02002/ DOM	David Rothery	17 Leander Road, Bosham, Chichester, West Sussex, PO18 8QS	Construction of two storey side extension with part single-storey rear projection and conversion of ground floor for wheelchair access	No Objection	Permit	Yes
26- Oct-22	WW/22/0116 2/DOM	Steve Lawrence	4 Summerfield Road, West Wittering, West Sussex, PO20 8LY	Single storey rear extension, dormer to rear, and internal alterations	Objection	Permit	
26- Oct-22	BO/22/02317/ DOM	Linda Park	4 Stumps End, Bosham, Chichester, West Sussex, PO18 8RB	Proposed single storey rear extension with various alterations including changes to fenestration, replacement windows and doors and new clay tile roof with integrated solar panels.	No Objection	Permit	Yes but not trees
26- Oct-22	APP/22/00976	David Rothery	St Thomas A Becket's Church, Church Lane, Havant, PO9 2TU	Tree works to all trees overhanging footpaths or headstones to raise canopy to 2.5m above ground level (Warblington Conservation Area)	No Objection		
26- Oct-22	APP/22/00660	David Rothery	Public Telephone Box adjacent Emsworth Methodist Church, High Street, Emsworth	Installation of a K6 traditional red public telephone box to replace the contemporary telephone box for use as a community public donation library kiosk	No Objection		
26- Oct-22	APP/22/00917	David Rothery	50 Bath Road, Emsworth, PO10 7ER	Construction of single-storey rear extension with roof lights, front porch with rooflight, external alterations installing and replacing windows and doors, together with internal remodelling	No Objection		

26- Oct-22	WI/22/01440/ DOM	Steve Lawrence	Harbour View , Itchenor Road, West Itchenor, West Sussex, PO20 7DH	AMENDED PLAN RECONSULTATION - Erection of a new-build garage and pool house, ancillary to an existing dwelling (previously approved under application ref. WI/21/03545/FUL). Existing Poolhouse to be demolished	Objection	Permit	
26- Oct-22	CH/22/02062/ DOM	Linda Park	Stonecroft , Main Road, Bosham, West Sussex, PO18 8PL	One and a half storey extension with associated roof works, 1 no. proposed Juliet balcony to southern elevation, 1 no. dormer to western elevation and installation of solar panels to eastern elevation. Demolition of existing garage replaced with proposed	No Objection	Permit	Yes
26- Oct-22	WI/22/02486/ DOM	David Rothery	Mariners, 13 The Spinney, Itchenor, West Sussex, PO20 7DF	Construction of single-storey flat-roof side extension	No Objection		
26- Oct-22	WI/22/02302/ FUL	Steve Lawrence	The Ship Inn , The Street, Itchenor, West Sussex, PO20 7AH	Change of Use of lean-to store to 'pizza bar' with associated alterations alongside proposed storage shed (RETROSPECTIVE).	No Objection	Permit	Yes
28- Oct-22	CC/22/02401/ FUL	Steve Lawrence	1 Whyke Lane, Chichester, West Sussex, PO19 7UR	Demolition of the Christian Science Society church, erection of a part two, part two and a half and part three storey building (including an undercroft) to accommodate a community facility (Use Class F1), 16 no. sheltered apartments (Use Class C3), commun	No Objection		
31- Oct-22	APP/22/00900	David Rothery	25 Langstone High street, Langstone PO20 1RY	Tree works to 2x Holm Oaks to reduce crown to previous pruning points (Langstone Conservation Area)	No Objection		
02- Nov- 22	WT/22/02173 /FUL	Linda Park	Thorney Island Sailing Club, Church Road, West Thorney, Emsworth, West Sussex, PO108DS	Provision of a balcony/viewing platform on the roof of building.	Objection		
07- Nov- 22	CH/22/02378/ FUL	David Rothery	Cobnor Activities Centre , Chidham Lane, Chidham, West Sussex	Construction of two-storey side extension to provide first-floor staff accommodation and ground-floor storage	No Objection		

07- Nov- 22	APP/22/00894	Linda Park	42C Bridgefoot Path, Emsworth, PO10 7EB	Single storey rear extension with roof terrace and rear glass balustrade with relocation of rear external staircase. Partial infill of existing ground floor covered car port. Installation of two new windows to flank wall at first and second floor levels.	No Objection		
09- Nov- 22	APP/22/00987	David Rothery	7 Queen Street, Emsworth, PO10 7BJ	Construction of single-storey rear extension	No Objection		
09- Nov- 22	APP/22/00981	David Rothery	Sandy Point House, 16 Seafarers Walk, Hayling Island, PO11 9TA	Tree works to numerous trees to reduce crown to previous pruning points (subject to TPO 1358)	No Objection		
09- Nov- 22	APP/22/00966	David Rothery	26 Bath Road, Emsworth, PO10 7ER	Construction of single-storey rear extension, convert domestic garage to utility/store, re-render north elevation, replace windows, add dwarf wall to north boundary	No Objection		
14- Nov- 22	WW/22/0157 9/DOM	Linda Park	Thornton Cottage , Chichester Road, West Wittering, West Sussex, PO20 8QA	Two storey side and single storey rear extension, including a proposed car port and external and internal alterations	No Objection	Permit	Yes
14- Nov- 22	SB/22/02400/ DOM	Linda Park	322 Main Road, Southbourne, West Sussex, PO10 8JN	Single storey side extension	Objection	Permit	
14- Nov- 22	BO/22/02446/ FUL	Linda Park	Land North West Of Hook Farm, Hook Lane, Bosham, Chichester, West Sussex, PO18 8EY	Small agricultural barn.	Objection		
14- Nov- 22	BO/22/02502/ FUL	Steve Lawrence	Land North Of Southfield House , Delling Lane, Bosham, West Sussex, PO18 8NN	Change of use of poultry buildings to form 1 no. new dwelling, including partial demolition of existing garage, landscaping and associated works.	No Objection		
14- Nov- 22	BO/22/02586/ DOM	David Rothery	Nursery Cottage , Main Road, Bosham, West Sussex, PO18 8EH	Variation of Condition 3 of planning permission BO/22/00344/DOM dated 5 April 2022 for rear and side flat roof extensions (Amendment to change tiled roof to colour coated standing seam metallic roof)	No Objection	Permit	Yes

14- Nov- 22	BO/22/02686/ TCA	David Rothery	The Haven , Shore Road, Bosham, West Sussex, PO18 8HZ	Tree works notification of intention to fell 1x Blue Colorado Spruce tree	Objection	NOTPO	
14- Nov- 22	APP/22/00957	David Rothery	59 Eastoke Avenue, Hayling Island, PO11 9QW	Construction of dormer window to side elevation	No Objection		
14- Nov- 22	BI/22/02320/ ADV	David Rothery	Birdham Service Station Main Road Birdham West Sussex PO20 7HU	Signage advertisements consisting of Signage advertisements consisting of various illuminated and non-illuminated displays	Holding Objection	Permit	
15- Nov- 22	SB/22/02671/ TPA	David Rothery	The Sanderling Gordon Road Southbourne West Sussex	Tree works to 1x Horse Chestnut tree to crown reduce back to previous pruning points (quoted as T1, TPO'd nos. T2) subject to SB/97/00906/TPO	Objection	Withdrawn	
16- Nov- 22	FB/22/02550/ DOM	David Rothery	2 Mill Close, Fishbourne, West Sussex, PO19 3JW	Variation of Condition 2 (approved plans) & 3 (construction materials) of planning permission FB/21/03443/DOM dated 14 March 2022 for the erection of single-storey front and side extensions, rear conservatory, replacement front porch, together with fenest	No Objection	Permit	Materials con included
16- Nov- 22	SB/22/02367/ DOM	Linda Park	5 Gordon Road, Southbourne, West Sussex, PO10 8AZ	Single storey annex, flat roof attached to the main dwelling	No Objection	Permit	Yes
16- Nov- 22	WI/22/02618/ FUL	Linda Park	Paddock House , Spinney Lane, Itchenor, West Sussex, PO20 7DJ	Variation of Condition 2 of planning permission WI/22/01278/FUL dated 10 August 2022 for a replacement dwelling, outbuildings, swimming pool and associated works (Amendment to include the addition of a summer house)	No Objection	Permit	Yes
21- Nov- 22	APP/22/00769	Linda Park	Land rear of 193 Havant Road, Hayling Island, PO11 0LG	Erection of two dwellings with new access drive to the rear of existing dwelling	No comment made	Withdrawn	
21- Nov- 22	APP/22/00854	Steve Lawrence	West View, 60 Bath Road, Emsworth, PO10 7ES	Change of Use from nursery (Use Class E) to dwelling (Use Class C3) with single storey rear extension and timber decking to rear. Raising of ridge height of existing single storey rear extension also incorporating internal alterations and insertion and am	No Objection		

21- Nov- 22	BO/22/02631/ TPA	Linda Park	Levanter Harbour Way Bosham Chichester	Crown reduce by between 2.8 to 3.8m on 1 no. Beech tree (T1) subject to BO/95/00078/TPO. Consultation expiry date not available. Determination deadline 22/12/2022	No Objection	Permit	
21- Nov- 22	APP/22/00860	Steve Lawrence	34 Wittering Road, Hayling Island, PO11 9SP	From HBC weekly list 01/11/2022 Install a free standing timber framed self contained annexe with drainage and services	No Objection		
21- Nov- 22	SB/22/02756/ PA3R	Linda Park	Old Chicken Sheds Southbourne Farmshop Main Road Southbourne West Sussex PO10 8JN	Conversion of former chicken sheds to office use	No Objection		
21- Nov- 22	BI/22/02620/ DOM	David Rothery	Bay Tree House , Westlands Estate, Birdham, PO20 7HJ	Construction of single storey side extension, replacement front porch, rear loggia, install first floor external insulation and cladding finish, fenestration alterations, replacement roof finishes, convert domestic garage to accommodation, construct detach	No Objection	Permit	Materials con included. Plus bird/bat and hedgehog protection measures
22- Nov- 22	WI/22/02637/ DOM	David Rothery	Martlet Cottage , Itchenor Road, West Itchenor, West Sussex, PO20 7DA	Variation of condition 2 (approved plans) from planning permission WI/21/01676/FUL dated 9 September 2021 for replacement dwelling and combined garage and annex and new swimming pool (Amendments to plans to reflect the adjustment to previously permitted s	No Objection		
23- Nov- 22	WW/22/0272 8/TPA	Linda Park	Combe House Pound Road West Wittering Chichester West Sussex PO20 8AJ	Crown reduce by 1m (all round) (back to previous pruning points) on 1 no. Walnut tree (quotes as L3, TPO'd no. T1) subject to WW/07/00076/TPO	No Objection	Permit	
23- Nov- 22	WI/22/02730/ FUL	David Rothery	Martlet Cottage, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DA	Variation of condition 2 (approved plans) of planning permission WI/21/01676/FUL dated 9 September 2021 for replacement dwelling and combined garage and annex and new swimming pool (Amendments to plans to reflect the actual as built construction on site w	No Objection	Permit	Yes

23- Nov- 22	WI/22/02485/ TCA	Linda Park	Land South Of Mulberry Cottage Shipton Green Lane West Itchenor Chichester	Tree Works to 1x Horse Chestnut tree (T1) for width reduction of 50% of tree limbs overhanging the driveway on the east sector and width reduction of 50% of tree limbs interfering with the telephone line on the north sector (subject to 22/00182/TPO)	No Objection	Permit	
23- Nov- 22	WW/22/0275 3/TCA	Linda Park	Combe House Pound Road West Wittering Chichester West Sussex PO20 8AJ	Notification of intention to crown reduce by 1m (back to previous pruning points) on 2 no. Lime trees (quoted as L1 & L2).	No Objection	NOTPO	
23- Nov- 22	WI/22/02730/ FUL	David Rothery	Martlet Cottage, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DA	Variation of condition 2 (approved plans) of planning permission WI/21/01676/FUL dated 9 September 2021 for replacement dwelling and combined garage and annex and new swimming pool (Amendments to plans to reflect the actual as built construction on site w	No Objection	Permit	Yes
28- Nov- 22	BO/22/02665/ DOM	David Rothery	2 Garden Cottages Cambria Close Bosham West Sussex	Construction of single-storey side extension incorporating domestic garage to front	No Objection	Permit	Materials con included
28- Nov- 22	BI/22/02554/ DOM	David Rothery	Hérons, Cherry Lane, Birdham, West Sussex, PO20 7AR	Construction of two-storey front extension; replacement single-storey side extension; single-storey and first-floor rear extensions including rear balcony and associated works	No Objection	Permit	Yes
28- Nov- 22	WI/22/02520/ FUL	Linda Park	Walnut Tree Cottage, Itchenor Road, West Itchenor, West Sussex, PO20 7AB	Demolition of existing house and erection of 1 no. two-storey house with loft accommodation and 1 no. detached garage with sail loft - (Variation of condition 2 of Planning Permission 22/00731/FUL to amend pitched roof over single storey rear kitchen exte	No Objection	Permit	Yes
02- Dec- 22	BO/22/02590/ TPA	Steve Lawrence	Land North West Of Manor House Westbrook Field Bosham Chichester West Sussex PO18 8JP	Reduce heights and outer sectors by 3m and crown thin by 10-15% on 15 no. Poplar trees (T1-T15) within Group, G2 subject to BO/89/00062/TPO	No Objection	Permit	Yes

02-Dec-22	SB/22/02313/ DOM	Steve Lawrence	94 Main Road, Southbourne, West Sussex, PO10 8AX	Loft conversion including hip to gable conversion and rear dormer. Replacement porch and associated alterations. Solar panels to existing flat roof.	Holding Objection		
02-Dec-22	WI/22/02761/ TCA	Steve Lawrence	Anchor Cottage Itchenor Road West Itchenor Chichester	Notification of intention to fell 1 no. Holm Oak tree (Tree 1).	Objection	NOTPO	
02-Dec-22	BI/22/02598/ DOM	Steve Lawrence	Creekside, 28 Greenacres, Birdham, PO20 7HL	Installation of 2 no. air source heat pumps (ASHP) behind the garage	No Objection		
02-Dec-22	WI/22/02814/ FUL	Steve Lawrence	Spinney Cottage , Spinney Lane, Itchenor, West Sussex, PO20 7DJ	Demolition of existing dwelling, 3 no. sheds and 2 no. outbuildings, replaced with 1 no. dwelling, 1 no. detached garage/outbuilding with PV solar panels, swimming pool and associated works (Variation of condition 2 from planning permission WI/21/01105/FU	Objection	Permit	
02-Dec-22	BI/22/02580/FUL	Steve Lawrence	Wheelhouse , 16 Greenacres, Birdham, West Sussex, PO20 7HL	Replacement dwelling, construction of a garage and a greenhouse.	Holding Objection	Permit	
05-Dec-22	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		
05-Dec-22	SB/22/01903/ OUT	David Rothery	Four Acre Nursery, Cooks Lane, Southbourne, Emsworth, West Sussex, PO10 8LQ	Outline planning application (with all matters reserved except access) for the development of 40 residential dwellings (Use Class C3), with associated vehicular access, parking and open space [AMENDED PLANS dated .23 November 2022]	No Objection		
06-Dec-22	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		
06-Dec-22	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		

06- Dec- 22	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		
07- Dec- 22	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		
07- Dec- 22	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	Permit	Materials con included
07- Dec- 22	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	Refuse	
07- Dec- 22	CH/22/02617/ DOM	Linda Park	Hérons 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	Permit	Yes
07- Dec- 22	EWB/22/0221 4/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		
07- Dec- 22	EWB/22/0223 5/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		
07- Dec- 22	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	Permit	Yes

12-Dec-22	WI/22/02876/ DOM	David Rothery	Martlet Cottage , Itchenor Road, West Itchenor, West Sussex, PO20 7DA	WI/22/02876/DOM Amendments to previously permitted north and west elevation boundary treatments [NO DETAILS AVAILABLE TO VIEW] - SEE NEW APPN REF - WI/22/02876/FUL - USING ALTERED REF - Please note: fault with database not allowing the resubm	Clarification Requested	Withdrawn		
12-Dec-22	APP/22/00831	Steve Lawrence	12 Nile Street, Emsworth, PO10 7EE	Conversion of workshop into dwellinghouse with extension and alterations.	No Objection			
12-Dec-22	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			
12-Dec-22	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			
12-Dec-22	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			
12-Dec-22	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	No comment made			
14-Dec-22	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	Refuse		

14- Dec- 22	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	Permit	Yes
19- Dec- 22	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	No Objection		
19- Dec- 22	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	No Objection	Permit	Yes
19- Dec- 22	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	No Objection		
19- Dec- 22	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		
21- Dec- 22	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		
21- Dec- 22	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		