



For questions regarding this agenda please contact Pasha Delahunty: [pasha.delahunty@conservancy.co.uk](mailto:pasha.delahunty@conservancy.co.uk)

## CHICHESTER HARBOUR CONSERVANCY – PLANNING COMMITTEE

A meeting of the Conservancy's **Planning Committee** will be held at **10.00am** on **Monday 16 June 2025** at Eames Farm, Thorney Island.

**Matt Briers CBE, CEO**

### AGENDA

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**1. WELCOME AND APOLOGIES**

**2. DECLARATIONS OF INTEREST**

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

**3. MINUTES**

Minutes of the Planning Committee meeting held on 12 May 2025 (Page 1).

**4. DEVELOPMENT APPLICATIONS**

- a. APP/25/00405 - 26 Beacon Square, Emsworth (Page 4)
- b. SB/25/00804/FUL – Thornham Products, Thornham Lane, Emsworth (Page 16)

**5. HAVANT BOROUGH – BUILDING A BETTER FUTURE PLAN CONSULTATION**

To receive a report from the Principal Planning Officers (Plan 26).

**6. PLANNING COMMITTEE DISCUSSION PAPER**

To consider a report from the National Landscape Director (To follow).

**7. TABLE OF RECENT DECISIONS**

To consider the report from the Principal Planning Officers (page 30).

**8. QUARTERLY REPORT**

To consider the report from the Principal Planning Officers (page 36).

## 9. DATE OF NEXT MEETING

Monday 14 July 2025 at Eames Farm, Thorney Island from 10.00am.

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

**CHICHESTER HARBOUR CONSERVANCY**

**PLANNING COMMITTEE**

Minutes of the meeting held on Monday 12 May 2025 at Eames Farm, Thorney Island.

**Present** Nicolette Pike (Chairman)

Heather Baker, Jane Dodsworth, John Goodspeed, Lance Quantrill, Iain Ballantyne

**Officers**

Richard Austin, Pasha Delahunty (Minutes), Linda Park, Victoria Lovell

*The meeting started at 11:30am*

**1.0 WELCOME AND APOLOGIES**

- 1.1 Apologies were received from Pieter Montyn, Jackie Branson and Sarah Payne. Steven Lawrence was not in attendance at the meeting.

**2.0 DECLARATIONS OF INTEREST**

- 2.1 None.

**3.0 MINUTES**

- 3.1 **Resolved** – That the minutes of the meeting of the Planning Committee meeting held on 24 March 2025 be approved as a correct record and that they be signed by the Chairman.

**4.0 DEVELOPMENT APPLICATIONS**

**4.a. BO/24/02934/OUT - Monks Horton, Brook Avenue, Bosham**

- 4.1 The Principal Planning Officer (LP) presented her report on the outline planning application the demolition of one existing dwelling and the construction of up to three new dwellings. The Planning Officer presented details, such as the spacing or the proposed houses in relation to the road and adjacent properties but explained that some of these could change at a later stage. The development is outside of the conservation area and there are no wider landscape views.
- 4.2 Members asked about biodiversity net gains; 10% should be achievable on site without the need for credits. With the increase in the number of homes and size of each, an increase in vehicles and traffic to the area was expected. While the site appears to have roads to the front and rear, sufficient access details were not included in the application.
- 4.3 **Action Points** – Members asked the Planning Officer to add the following comments to the response:
1. Concern for onsite parking
  2. Biodiversity net gain
  3. Spacing between houses as it is important to the street scene
  4. Adequate landscaping

### **Recommendation**

- 4.4 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objections** to the proposed development for the reasons set out in the report and including the points at 4.3 The decision was unanimous.

#### **4.b. SB/25/00792/FUL - New Life Church, Main Road, Southbourne**

- 4.5 The Principal Planning Officer (LP) presented her report on the application to vary a condition to the existing permission to replace the existing church meeting hall and temporary structure. It was explained that as the proposed solar panels are 10mm thicker than permitted. A public footpath runs through the site and all other Chichester Harbour Conservancy (CHC) requirements have been met.
- 4.6 **Action Point** – Members asked that in addition to the comments set out in the report, it should be noted that the CHC Planning Committee was pleased their input was noted.

### **Recommendation**

- 4.7 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objections** to the proposed development for the reasons set out in the report and including the points at 4.6 The decision was unanimous.

#### **4.c. BO/25/00772/DOM - 11 Marcuse Fields, Bosham**

- 4.8 The Principal Planning Officer (LP) presented her report on the application to infill an existing courtyard to provide full disabled accessible entrance, a partially raised roof to create first floor accommodation and the extension to the utility room. The Planning Officer explained that while the footprint of the existing building was not increasing significantly, the roof is being raised to provide the first floor and there are some views of the property from the public footpath. The rear of the house faces the harbour and there would be glazing from the first floor Juliette balcony.
- 4.9 Both the Planning Officer and Members noted that the application itself was thorough and detailed and praised the applicant for their efforts. CHC planning principles had been taken into consideration before making the application. The Planning Officer does not expect there would be no significant detrimental impact from the proposed changes.

### **Recommendation**

- 4.10 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objections** to the proposed development for the reasons set out in the report. The decision was unanimous.

## **5.0 CDC LOCAL PLAN - MAIN MODIFICATIONS**

- 5.1 The National Landscape Director (NL Dir) gave a presentation on the latest points to consider in the consultation of the Chichester District Council (CDC) Local Plan. The following points were discussed:

- The National Landscape continues to be referred to as the 'AONB' within the document as it continues to exist as such in legislation.
- Since December 2023, the CRow Act Section 85 now includes the requirement to 'seek to further the purpose of the NL' however the draft CDC plan continues to use the previous wording 'have regard'. This needs to be corrected.
- Policy NE2 – 'character and setting' have been added.
- Landscape reports may also be needed for small scale developments within the NL.
- There were concerns expressed for NE3 where landscape gaps may be defined in a future document but there was no indication as to when that could happen.
- The Planning Officer suggested that NE4 should be challenged as the wildlife corridor needs to be widened and suggests that Chichester National Landscape should align with what the Southdown National Park is submitting.
- A positive addition to the plan was an area about coastal squeeze (NE12) which was welcomed.
- A13 – In Southbourne the allocation has been lowered to reflect those homes already built.

5.2 The Chairman confirmed that where the neighbourhood and local plans differed, the strategic policy would take precedence. There was also a discussion about the Chidham and Hambrook allocations and the Chairman questioned the legality of the position as the fallback position would leave the neighbourhood plan disadvantaged. It was suggested that this policy should be removed altogether.

5.3 Members did not find the consultation website to be user-friendly and suggested whole plan maps were needed. The Planning Officer will compile the CHC response considering Member comments and suggest that a map for transparency is included in the future. The next 5-year plan will need to start in late 2025.

## **6.0 TABLE OF RECENT DECISIONS**

6.1 The table of recent decisions was circulated to members with the agenda documents.

## **7.0 QUARTERLY REPORT**

7.1 Members considered the quarterly report table circulated prior to the meeting. The Planning Officers highlighted key decisions.

## **8.0 DATE OF NEXT MEETING**

8.1 The next meeting will be held on Monday 16 June 2025 at 10:00am at Eames Farm, Chichester.

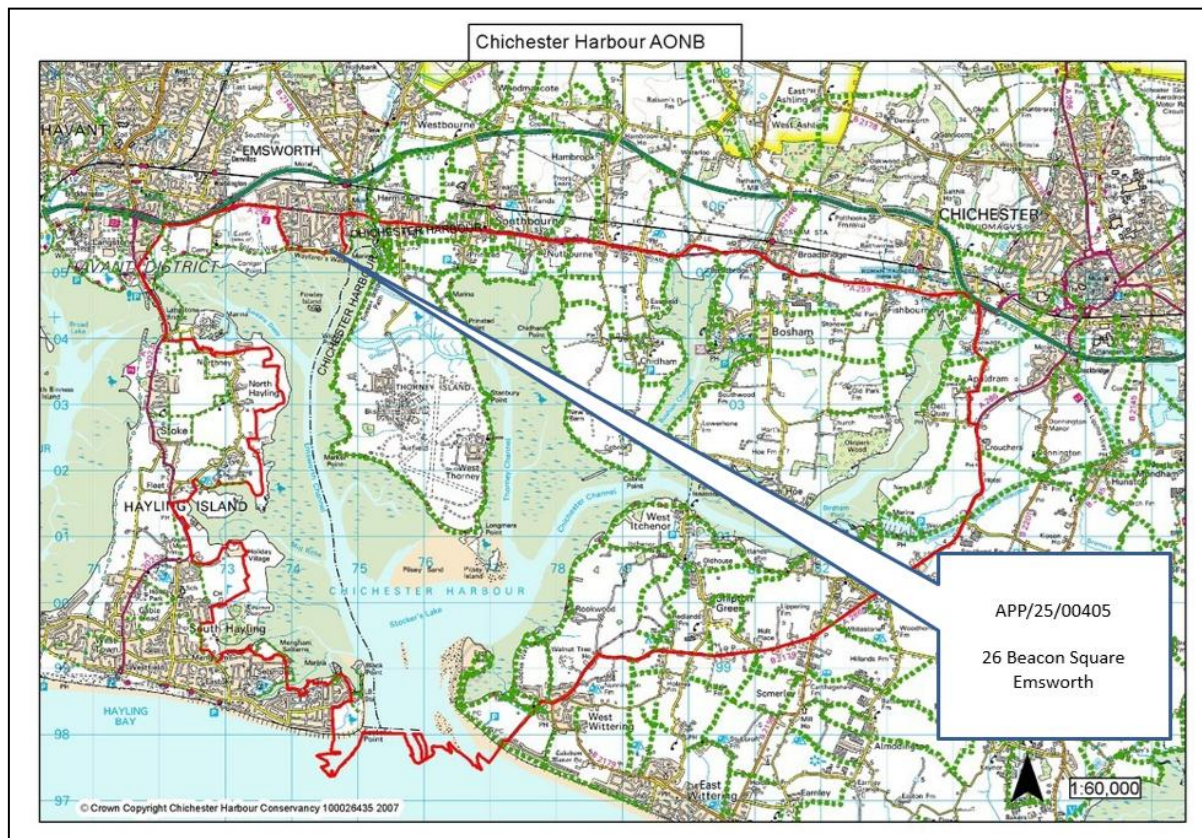
*Meeting closed at 11:07pm*

Chairman

**Local Planning Authority planning application reference:** APP/25/00405

**Site:** 26 Beacon Square Emsworth PO10 7HU

**Proposals:** Alterations to the roof, two storey extensions to east and west elevations, ground floor extension to east elevation, new entrance detail to north elevation, second floor loft room and balcony and new detached garage



## **RECOMMENDATION**

That Havant Borough Council, as local planning authority, be advised that Chichester Harbour Conservancy **objects** to the proposed development. The increase height and width of the dwelling would produce a disproportionate and overdominant massing, out of character with the surrounding dwelling width to plot width ratios, thus harming the setting of the Chichester Harbour National Landscape. This would be contrary to paragraph 189 of the National Planning Policy Framework and Policies CS12 (Strands 1, 3 and 4), DM9 (Strands 2, 3) of the adopted Borough Core Strategy, Policy AL1 of the Allocations DPD and Policy D2 a) of the 'made' Emsworth Neighbourhood Plan. Considering the wholesale alteration to the roof proposed, a bat survey should also have been undertaken to comply with Core Strategy Policy CS11. If the Council is minded to support the proposals, it should satisfy itself that the property is not being used as a bat roost before issuing a permission.

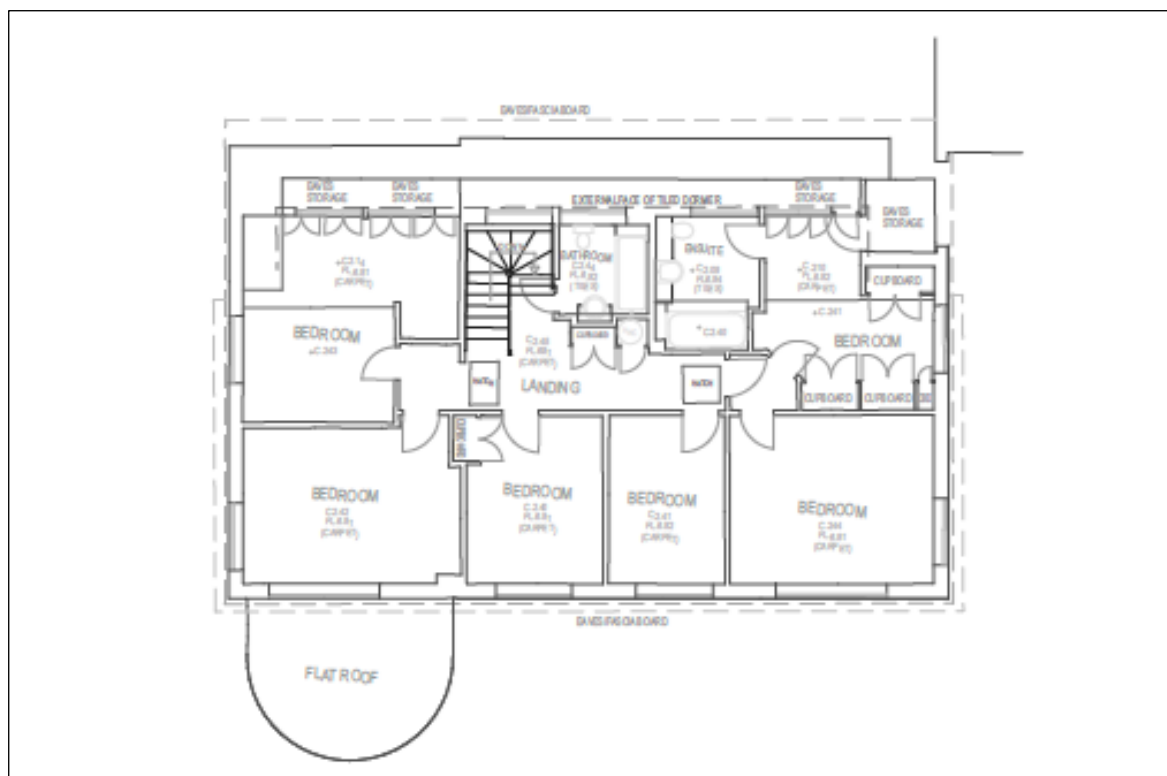
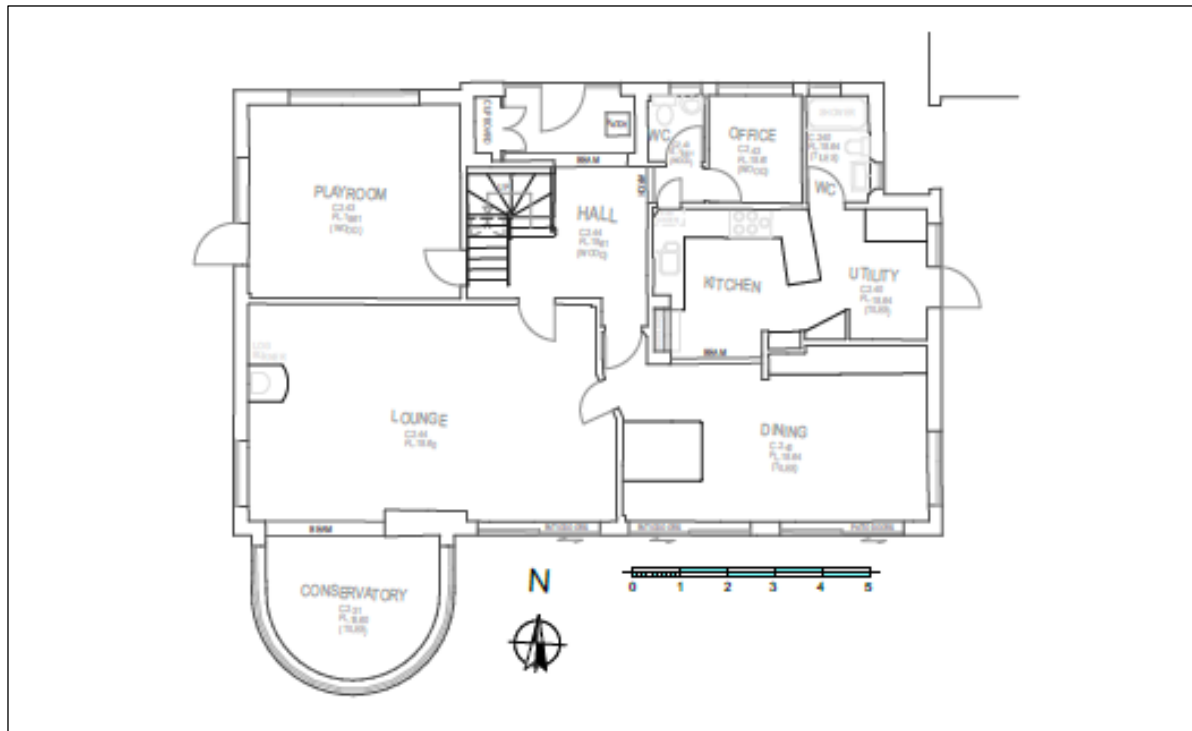
## **Conservancy Officers' comments and reasoned justification**

### **1.0 Site and its context**

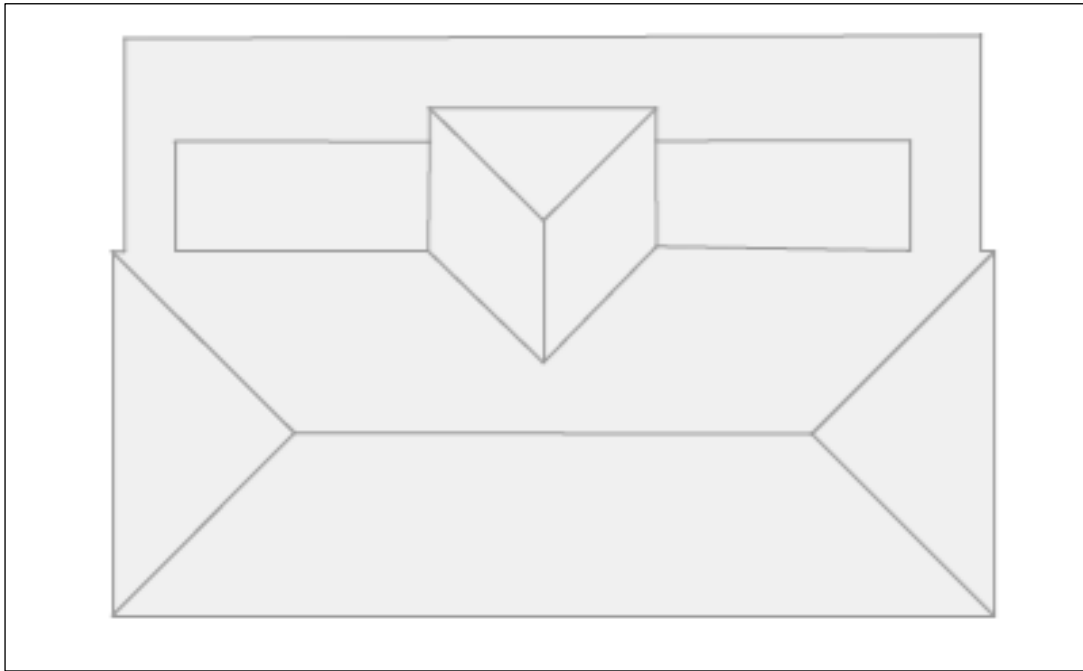
- 1.1 This is one of 5 dwellings, west of the Emsworth sailing club dinghy compound, on a fairly regular building line facing the Harbour, with generous spatial separation between them. The property currently has 5 bedrooms (albeit 6 spaces are labelled 'bedroom'). There is a full two storey eaves height to the

south (Harbour) elevation, but to the rear there is a single storey eaves line, with an extensive dormer window in the catslide roof profile, leading down to a large, flat-roofed double garage at the rear and other infill extension. The central part of this wide dormer is treated with a pitched, hipped roof. Images of the existing floor and roof plans and elevations can be seen on the next page.

- 1.2 The southern boundary of its 87.5m long and varying 29-33m wide plot, forms the boundary with the Chichester Harbour National Landscape, where there is also a public footpath running along the foreshore. A replacement house at No. 24 Beacon Square was recently built out under planning permission APP/18/01312.





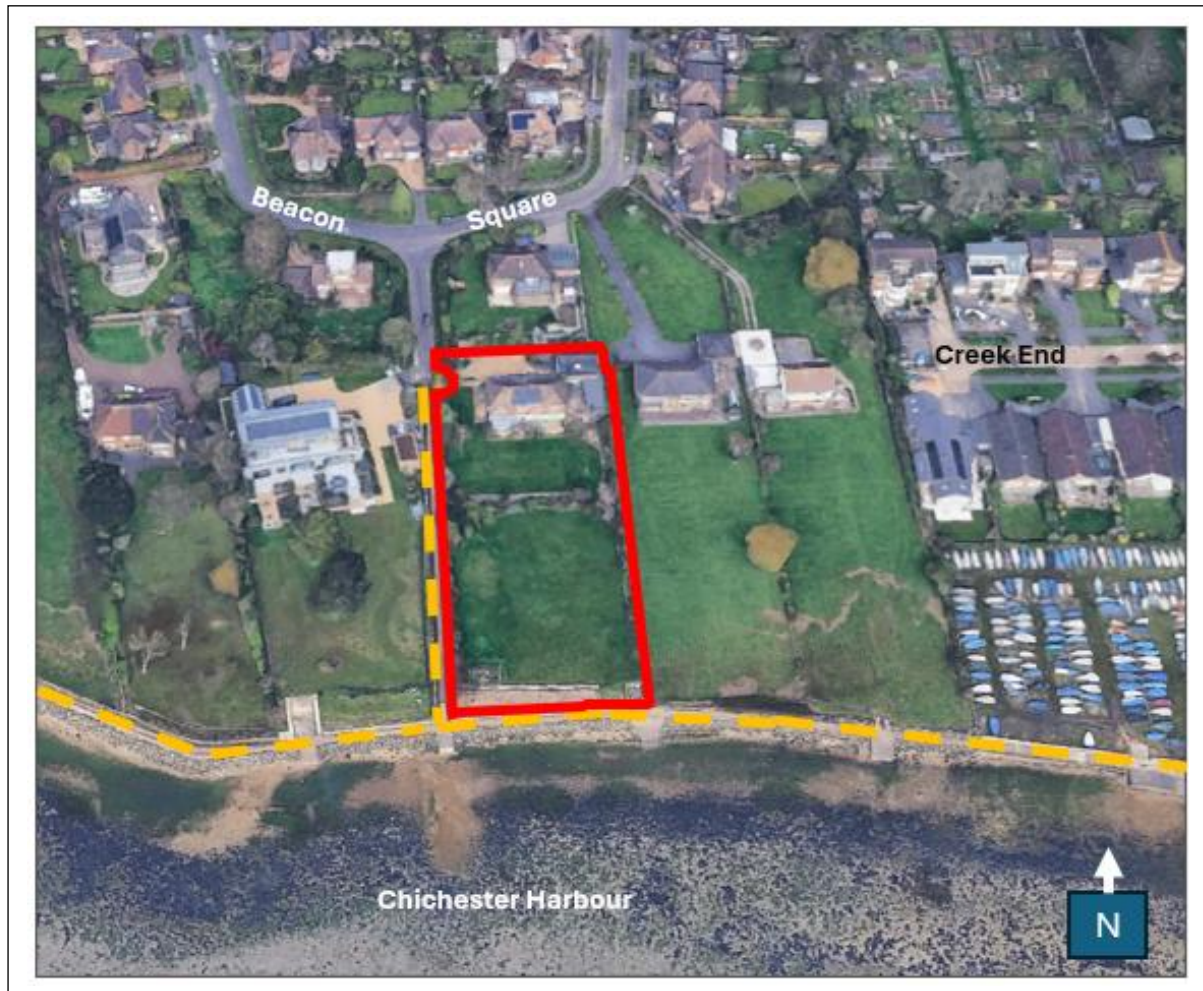


- 1.3 A public footpath also leads up from the foreshore between 24 and 26 Beacon Square, affording some limited views of the site and dwelling. Both are shown below with a broken yellow line. The main views of the site then are from the east west public footpath to the foreshore, approaching the site along this



footpath heading west and from Beacon Square itself, with the narrow north south footpath providing a limited vista of the Harbour beyond. Views looking north-east from the foreshore footpath are closed off by trees.

- 1.4 The plot largely sits within EA flood zones 2 and 3, which, with a public sewer running across the south elevation, probably accounts for why the dwelling is where it is on the plot, set back between 62.5m and 67m from the foreshore.

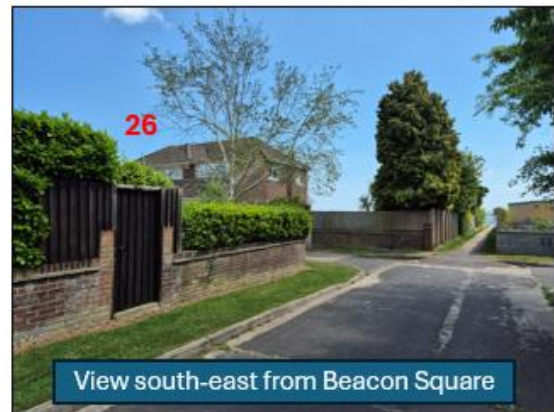
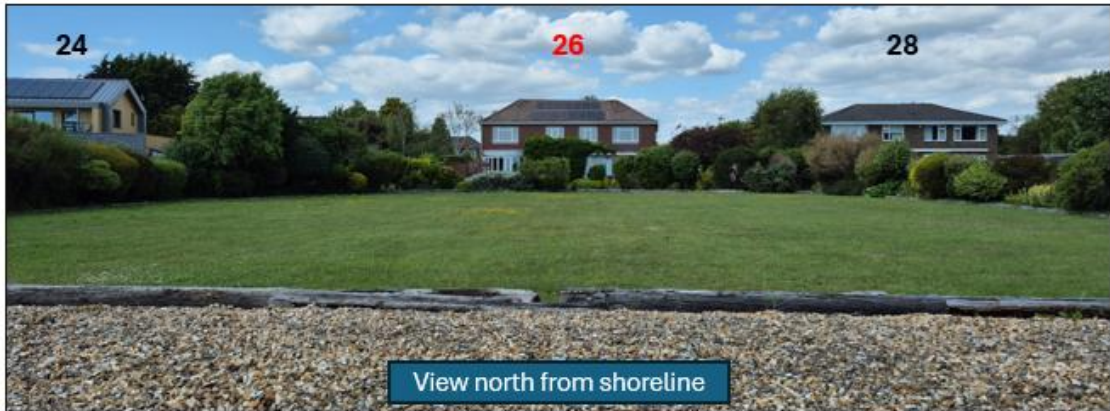


- 1.5 The 0.29 ha site is within the defined 'Urban Area' outside by adjoining the National Landscape and abutting Conservancy Landscape Character Area C2 Emsworth Channel Head, exhibiting the following relevant key characteristics:-

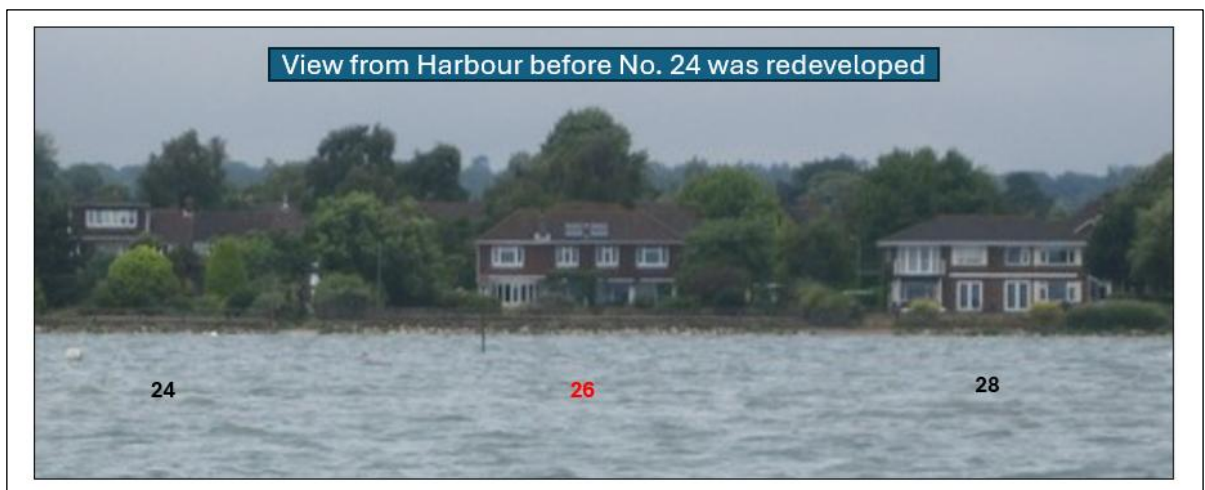
- Broad inlet bounded by the gentle slopes of Thorney and Hayling Island, and of the lower Coastal Plain to the north.
- Intertidal mudflats and saltmarsh.
- A wide range of historic features, including the New Cut, old wooden posts marking the channels, oyster beds such as Fowley Island, and tide mills at the water's edge.
- Moored yachts in upper parts of the Emsworth Channel.
- Long uninterrupted views.
- Open character.

- 1.6 Some recent photographs of the site are shown below. The property has a brown concrete tiled, pitched, hipped roof set over a plain tile hung first floor and red brick ground floor. Fenestration and doors frameworks appear to be white UPVc.









## 2.0 **Relevant planning history**

- 2.1 Under reference 29826, permission was won at Appeal for a single dwelling and garage at 'Plot at 26 Beacon Square, Emsworth', following the Council's refusal dated 29 September 1983. (This property is now known as 'The Square House'/26a Beacon Square).
- 2.2 Under reference 29826/1, permission was granted 29 June 1985 for Detached house and garage at 'Adjacent 26 Beacon Square'. (This property is now known as 'The Square House'/26a Beacon Square).
- 2.3 Under reference 94/58974/001, permission was granted on 26 July 1994 for a single storey front extension and enlargement of existing front dormer with associated internal and external alterations, at '26 Beacon Square, Emsworth'.
- 2.4 Under reference 00/58974, permission was granted in the year 2000 at '26 Beacon Square, Emsworth', for a form of development not specified on the Council's webpages. Enquiries have been made. If a response is received, Members will be updated at the meeting.
- 2.5 Under reference 00/56256/001, permission was granted on 20 March 2000 for Conversion of existing garage into living accommodation and new double garage to east elevation, at '26a Beacon Square, Emsworth'.



- 2.6 More recently a pre-application enquiry was made to the Council under its reference GEN/24/00996 in September 2024 (seen above), on which The Conservancy was consulted, sending its views to the Council on 7 October 2023, also copied to the applicant's architect. The design solution was influenced by a public sewer running east-west across the site, leading to the architect proposing the replacement dwelling being sited south of this, bring it closer to the Harbour. The development proposed was – *"Replacement two-storey four-bedroom dwelling"*. Conservancy Officer concluded that *"...the proposed dwelling - (see below) – would be very wide across the plot at two storey height, thereby maximising the impact of the built form as viewed from the National Landscape...the increase in width and resulting bulk is too great and would increase the prominence of the building in the landscape to an unacceptable degree"*.

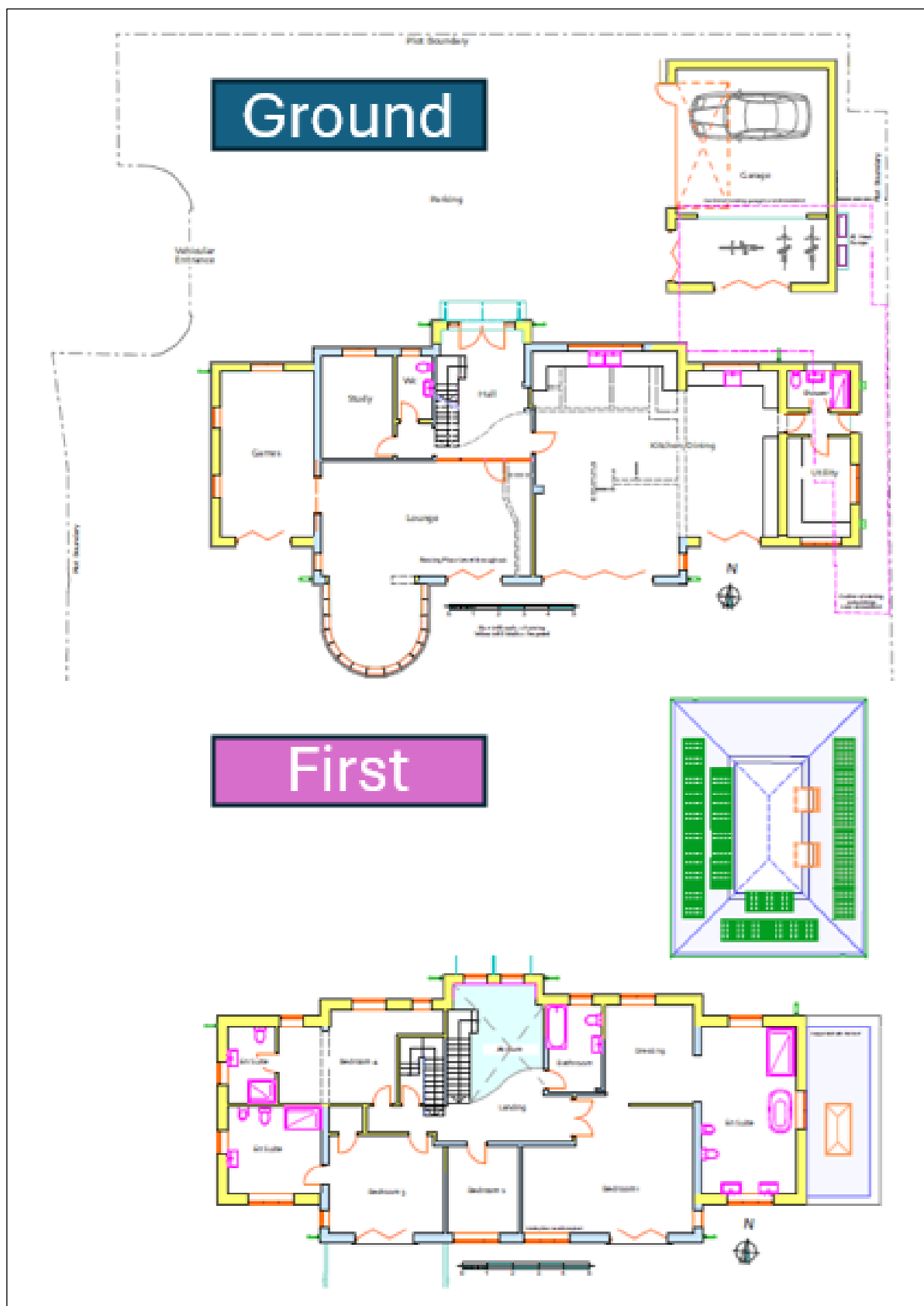
### **3.0 Proposed development**

- 3.1 The applicant now proposes to extend and alter the existing dwelling, rather than replace it.
- 3.2 The roof ridge is to be raised, with a new centrally elevated portion, with a two storey extension to the west and a part two/part single storey extension at the east of the dwelling footprint, set back from the harbour facing main wall, with the proposed harbour elevation (current outline in red) seen below. A large, central dormer window would face the harbour, with full length glazing, leading onto a balcony area, edged by a glass balustrade. Two first floor window openings would be enlarged to full length to create two Juliet balconies, also with glazed ballustrades. Two existing full length glazed window openings would be be conjoined. Two rooflights would be inserted in the new roof's north elevation. A small two storey extension would be added to the rear (north elevation) accentuating the point of entry to the dwelling

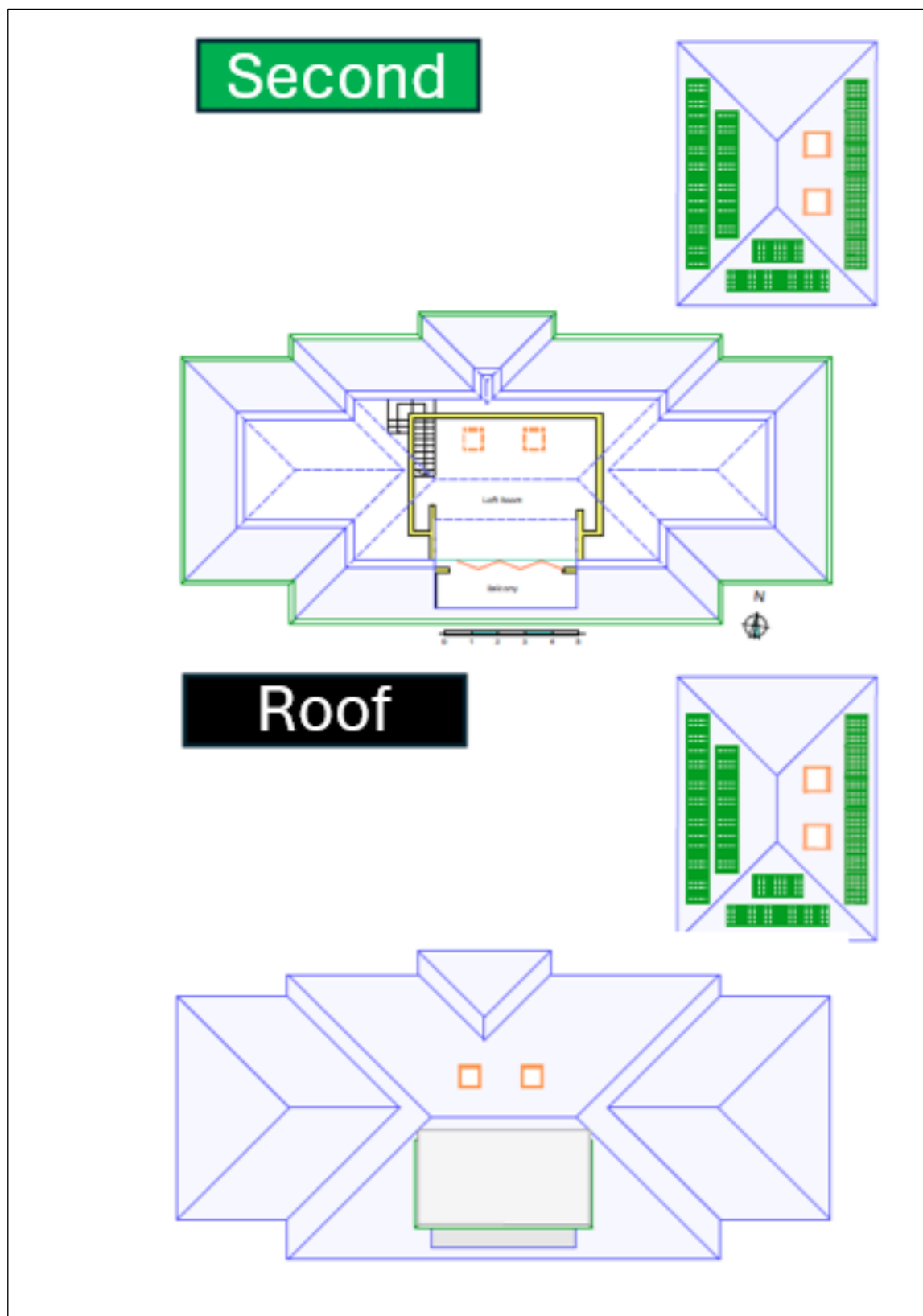


- 3.3 This would result in a raising of the roof ridge resulting in a 73% increase in silhouette and modest increase in dwelling footprint in the context of the overall site area, to now occupy 83% of the plot width. The pitched roof would be covered with natural slate. No contextual 'street scene' elevation has been provided and with no scale bar on the proposed elevations drawing, Conservancy Officers are unable to confirm the increase in roof ridge heights.
- 3.4 At the rear, existing single storey structures would be removed and replaced by a new outbuilding positioned closer to the northern boundary, treated with a pyramidal roof. This would provide a double garage and home gym. Solar panels would be affixed to the south, west and east elevations. Two roof lights would punctuate the garage roof east elevation. Two air source heat pumps would be installed against

the east elevation. The proposed floor plans are shown below, with new work shown in yellow.







- 3.5 A loft room would be created in the heightened roof, with an indented balcony. The first floor would be altered to create four bedrooms, bedroom 4 overlooking the



northern curtilage/driveway.

- 3.6 The agent has stated that the increase in height, set back so far from the Harbour's edge would not be perceivable, given the separation to adjacent dwellings. The sustainable credentials of the alterations and improvements in the dwelling's thermal efficiency are also stressed.

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

**NPPF** paragraphs - 1-3, 6-12, 20, 29, 39-42, 44, 48-49, 56-57, 96, 112, 115-117, 119, 124, 131-132, 134-135, 137, 139, 161-168, 170, 176, 181-182, 187, 189, 192 b)-193, 195, 231-232; **NPPG** - ID's 6-8, 21a, 26; **HBLP (CS)** - CS11, CS12, CS14-CS17, DM9, DM13; **HBLPSA** - AL1-AL2, DM25; **HBLP Reg 18 CD** - 2, 8, 11-12, 15-18, 24, 26, 28-29, 47, 52; **ENP** - L1 (c), W5 (a)/(b), M1 (a), D1-D3, D6-D7; **CHMP** - 1-2; **SDP/SPG**.

#### **4.1 Safeguarding the setting of the Chichester Harbour National Landscape from inappropriate development -**

- 4.1.1 It is not clear why the roof ridge has to increase in height, given that dormer windows could be introduced to the Harbour elevation and whilst the public sewer constrains where new work could be placed, it would seem possible to fashion return 'wings' to the north to achieve an increase in accommodation, whilst not enlarging the elevation facing the harbour or needing disproportionately increase the width of the dwelling.
- 4.1.2 The resulting increase in massing proposed, would be highly noticeable from Chichester Harbour and the shoreline public footpath, accentuated by the amount of harbour facing glazing/glazed balustrades. The increased mass, across occupying a large part of the plot's width would appear out of character in its spacious surroundings and adversely affect the setting of the adjacent National Landscape.

#### **4.2 Ensuring high quality design, materials and sustainability for the new work -**

- 4.2.1 Whilst the form and setback of the extensions are subordinate to the host dwelling and the materials proposed are suitable and would match in and a number of sustainable measures are proposed, these are not considered to outweigh the harm identified in section 4.1 above.

#### **5.0 Conclusions**

- 5.1 The massing and additional height of the enlarged dwelling would be disproportionate across the width of the plot, adversely affecting the setting of the Chichester Harbour National Landscape.
- 5.2 The amount of glazing is facing the Harbour is considered excessive.
- 5.3 The applicant has not carried out any survey work to show that bats are not using the property, before its roof is significantly altered.

SRL - For CHC 16 June 2025 Planning Committee

Comments requested by: 11 June 2025: extension of time given to comment.

**\*Abbreviations used:**

**NPPF** – National Planning Policy Framework – (December 2024, as adjusted 7-2-2025)

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

**HBLP (CS)** - Havant Borough Local Plan (Core Strategy) 2011

**HBLPSA** - Havant Borough Local Plan (Allocations) 2014

**HBLP Reg 18 CD** - Havant Borough Local Plan Reg 18 Consultation Draft (2025)

**ENP** – 'Made' Emsworth Neighbourhood Plan (2021)

**CHMP** – Chichester Harbour AONB Management Plan (2014-2019)

**SPG/SPD** – Planning guidance published by Havant Borough Council relating to:-

- Borough Design Guide (2011)
- Parking SPD (2016)
- Joint Chichester Harbour AONB SPD (2017)
- Emsworth Design Statement (2008)



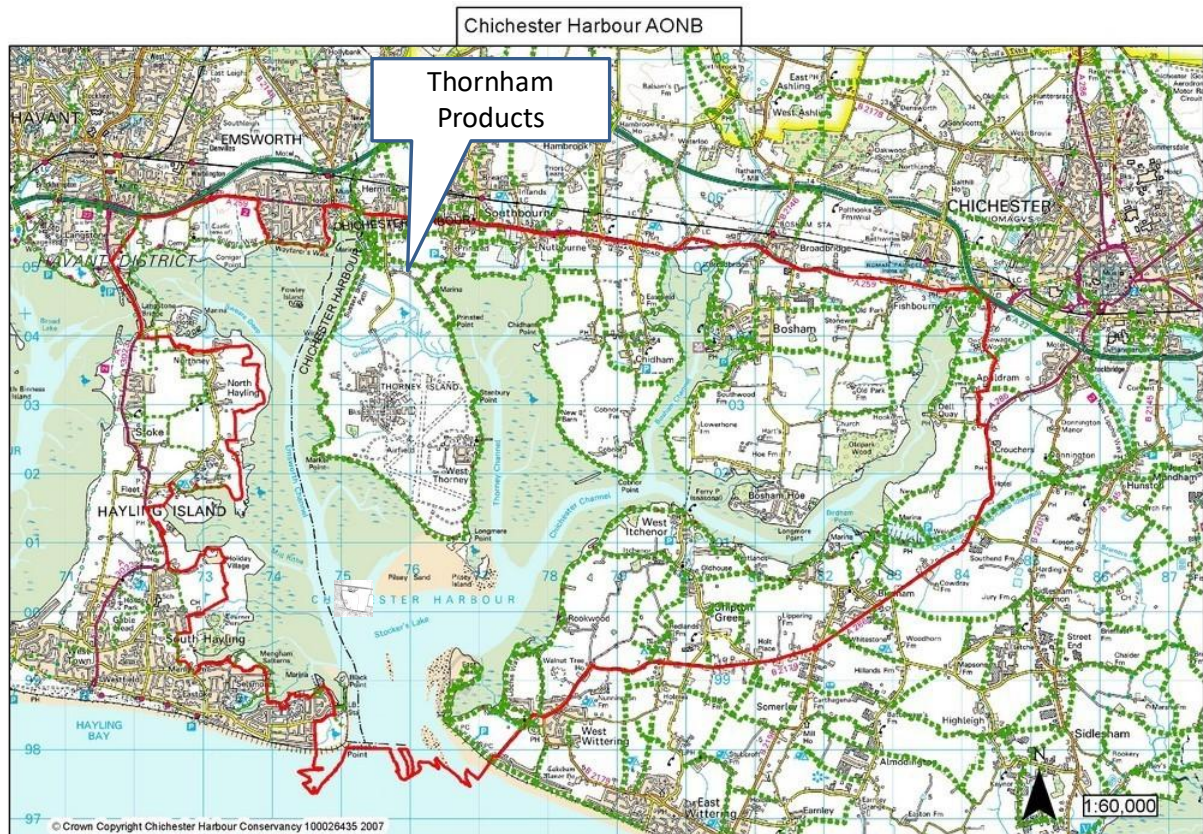
Local Planning Authority planning application reference: **25/00804/FUL**

**Site: Thornham Products Thornham Lane Southbourne Emsworth West Sussex PO10 8DD**

**Proposals:** Part retrospective (Section 73a) application for the use of site for B8 storage of boats and associated marine storage.

**Conservancy case officer:** Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=STTVYSERGWW00>



## RECOMMENDATION

That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises

**A holding objection** to the proposed development until further information is provided regarding the proposed use, including the type of boats to be stored, the method of storage, parking areas, plant or machinery, whether any buildings would be required, the type of lighting proposed, and what is proposed to be retained or replaced as boundary treatments including whether the existing trees are to be retained.

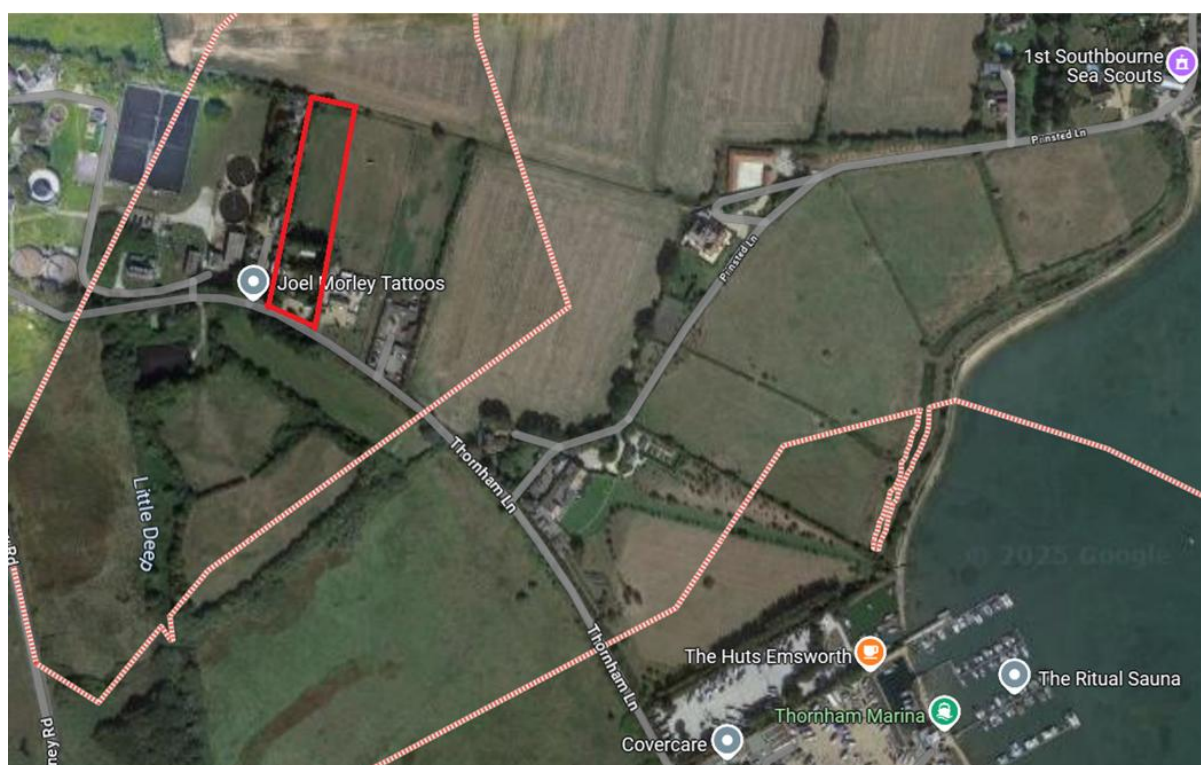
## Conservancy Officers' comments and reasoned justification

### 1.0 Site description

- 1.1 This is a long, narrow field located within the rural area, to the east of Thornham waste water treatment works. The site contains a mobile home and a number of ancillary structures including sheds and a caravan, set within spacious and relatively open grounds, within the Chichester Harbour National Landscape.



- 1.2 The site lies within a cluster of commercial / equestrian / residential development including horse stables, a nursery and mobile homes. Although the site lies within the National Landscape, the sewage treatment plant is a significant detractor in the landscape and although it is surrounded by mature trees and hedges, these are by and large non-native evergreens, which are at odds with the natural setting of the open marsh land/tidal creek character of the locality. The residential occupation of two of the adjacent premises has become established. The gates, walls, fences and car parking areas of this group have collectively given a more suburban character to this part of the lane, and at a short distance to the east there are two large dwellings with suburban walls and fences. There is a large gravel parking area at the front of the site with a solid high timber fence and gates enclosing the area where the mobile home is sited. To the rear of this area is a significantly tall belt of Poplar trees. Although the fence and the tree belt hide the mobile home and its associated sheds, the trees are a type of species not naturally found in this coastal marshland setting and the solid fence is also alien to the rural character of the area.
- 1.3 A public footpath runs east to west along the northern boundary of the site, from where there are views into the site, and in particular views into the northern much more open part of the site which contains a caravan and a tent. The mobile home and other structures within the southern part of the site are visible at a distance but are partially screened from view by the tall Poplar trees.



Above: Site location edged in red.





Above: Birds eye view showing the sewage works and the 4 long narrow sites to the east including the application site (second site eastwards from the sewage works).



Above: Site entrance from Thornham Lane





Above: The site looking northwards with sheds on the LHS and the mobile home at the back with the Poplar trees behind.





Above: Further storage structures adjacent to the site entrance.



Above: Views of the site from the public footpath to the northeast and north of the site

## 2.0 Relevant planning history

- 2.1 The adjacent site 'RBS Nurseries' had a lawful development certificate granted for 4 dwellings in 2011 (SB/11/02853/ELD). The Conservancy had no evidence to help determine the certificate application but did express serious concern that an on-going breach of planning control has resulted in the erection of private dwellings within a rural part of the AONB, where planning permission would not normally be granted given the conflict with established policies designed to protect the countryside and AONB from inappropriate development. Similarly, a



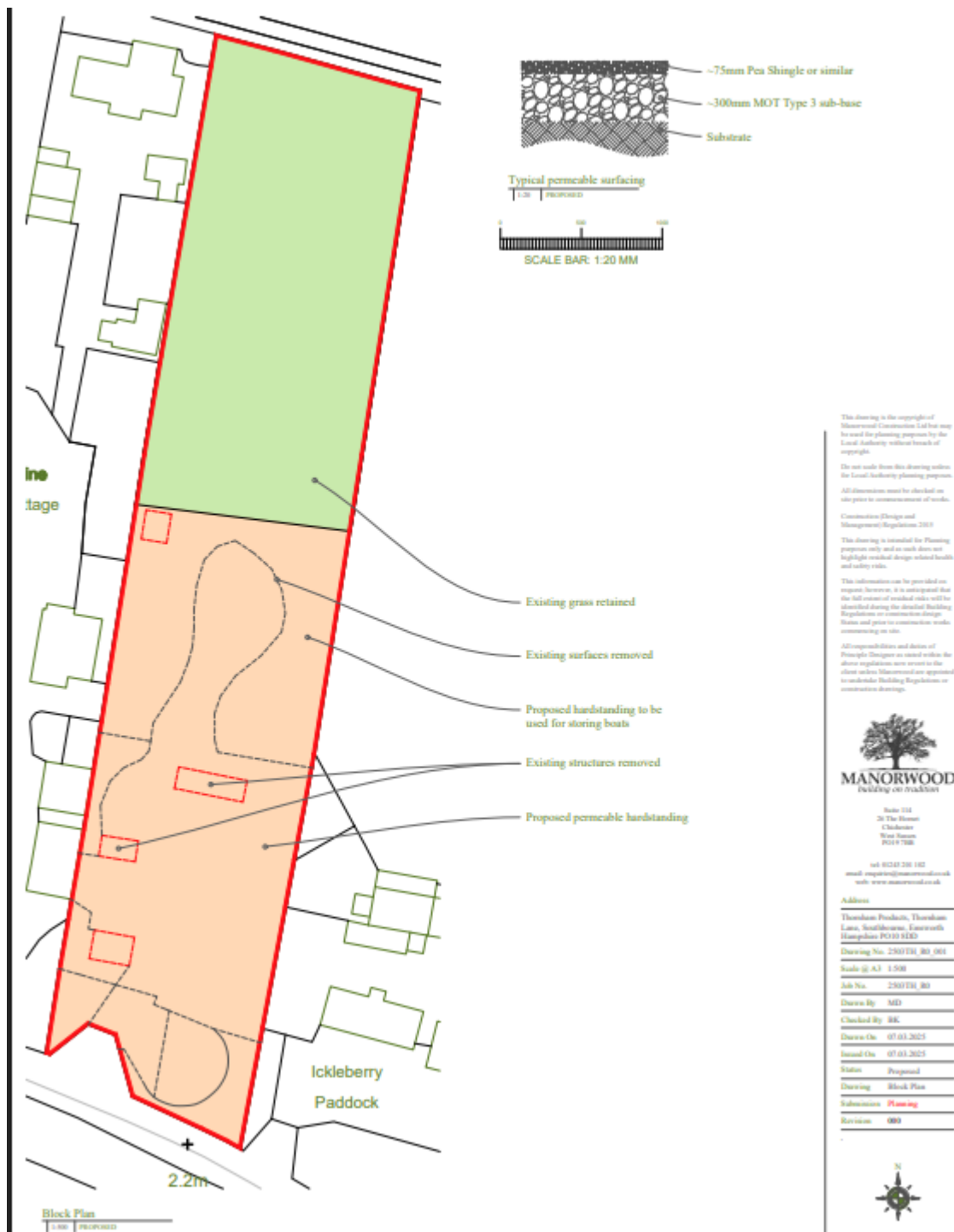
lawful development certificate was granted for a dwelling and stables at the other adjacent site 'Ickleberry Paddock' in 2012 (SB/12/00679/ELD) and the Conservancy raised the same concerns regarding this application.

- 2.2 Permission was sought in 2014 (14/02362/FUL) for a change of use of the application site to a small tourism facility to provide 4 caravan/mobile home pitches and one campsite utility block following removal of the existing mobile homes/outbuildings. This application stated that the site is a former plant nursery with an ancillary mobile home. This application was refused on several grounds including flood risk, the scale of development and level of activity being harmful to the character and appearance of the AONB and unjustified development within the countryside; being a highly unsustainable location; and the proximity to the Thornham wastewater treatment works making the site undesirable as a holiday location due to the smell. The Conservancy had objected to this application on similar grounds.
- 2.3 Various attempts were then made to get retrospective permission for the mobile home on the site which the owners were living in (SB/15/00454/ELD, SB/15/01837/FUL, SB/19/02691/FUL, SB/21/00089/FUL). All of these applications were refused by the District Council, and the Conservancy objected to all applications. Refusal 15/01837/FUL was appealed and the Inspector allowed a temporary 3-year permission to enable the occupiers to find alternative accommodation. This permission expired and further attempts to extend it failed. The 2021 refusal to retain the mobile home was also appealed. The appeal was dismissed due to the unacceptable vulnerability of the site to flood risk, and the harm to the countryside and natural beauty of the AONB. The Inspector concluded that another temporary permission or the imposition of a personal condition would unacceptably prolong the harm caused by the development and the risks associated with it.

### **3.0 Proposed development**

- 3.1 The current application seeks permission for use of the southern half of the site for 'boat and marine related storage'. It is stated that the rear (northern half) of the site (as shown in green on the submitted plan) would be kept undeveloped and open. It is stated that no permanent structures are proposed, and that surfacing would remain permeable, and that the site has very good hedge and tree planting to all its boundaries and that there is scope to add further landscaping to the site if required. It is stated that the existing access will remain unchanged to serve the proposed development. No further information is provided regarding the proposed marine-related storage use.
- 3.2 The supporting statement says that the applicant would be agreeable to a planning condition which restricts the use of the site to those uses falling within B8 (marine related only) and for no other purpose notwithstanding any change permitted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended).





#### 4.0 Related Planning Policy framework

National Planning Policy Framework (NPPF) (Revised Dec 2024), paragraphs 11, 135, 189.

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

Chichester Local Plan: Key Policies (2014-2029), Policies 30 (Built Tourist and Leisure Development), 43 (Chichester Harbour Area of Outstanding Natural Beauty), 45 (Development in the Countryside), 48 (Natural Environment), 49 (Biodiversity).

Emerging Chichester Local Plan (2021-2039): Policies NE2 (Natural Landscape), NE4 (Strategic Wildlife Corridors), NE5 (Biodiversity and Biodiversity Net Gain), NE8 (Trees, Hedgerows and Woodlands), NE10 (Development in the Countryside), NE13 (Chichester Harbour Area of Outstanding Natural Beauty), NE21 (Lighting), E2 (Employment Development – Existing Employment Sites).

Chichester Harbour Management Plan 2019-2024 – Policies 1 (Conserving and Enhancing the Landscape), 2 (Development Management), 3 (Diversity of Habitats), 8 (Thriving Wildlife), Policy 9 (Health and Wellbeing).

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), PP02 (Safeguarding Marine Enterprise), PP13 (Public Access to the Water and New Launch-on-Demand Facilities), PP09 (Dark Skies).

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

## **5.0 Key issues: Impact on Chichester Harbour AONB**

- 5.1 Whilst the previous applications for the mobile home and associated structures were resisted by the Council and the Conservancy due to residential use being inappropriate in this rural, unsustainable location within the National Landscape and the associated harm caused by buildings, fencing and ancillary structures, a marine-related storage use is more typical of the character of the countryside in parts of the National Landscape, and the site is close to the Harbour and to other marine-related uses such as Thornham Marina. As such, a marine-related storage use may be acceptable in principle. However, this depends on the impact of the use on the natural beauty and tranquillity of the National Landscape.
- 5.2 The current application provides very little information regarding the proposed use and lacks detail and information generally. There is no explanation of the type of boats to be stored, or the method of storage (e.g. whether racks be employed, which would be taller and have a greater potential landscape impact).
- 5.3 To enable proper consideration of the impacts of such a use, the type of boats and the method of storage should be explained and further details provided regarding the proposals in general. The only submitted plan shows 'Existing grass retained' in the northern part of the site and 'existing surfaces and structures removed' in the southern part of the site, with 'proposed permeable hardstanding for storing boats', but other than this, no further detail is provided.
- 5.4 The existing trees and hedgerows / fences and gates on the site are not shown on the plan and therefore it is not indicated whether the existing trees and boundary treatments are to be retained, or whether new planting would be provided (although the statement suggests that this could be provided 'if required').
- 5.5 The Council's Environmental Health Officer points out that the submitted noise assessment is very basic, and that it does not indicate whether any plant or other equipment will be installed on the site. If any such plant is required then details should be provided, in order that the need for a noise assessment can be established, particularly given the tranquil character of the National Landscape

(accepting that the sewage works detract to some degree from tranquillity to the west of the site).

- 5.6 The application does not set out what lighting would be installed within the site, and this could also have a landscape/wildlife impact in this rural part of the National Landscape, close to one of the Dark Sky Discovery sites and bearing in mind that the bat movement network as identified on the Council's Local Plan mapping system includes Thornham Lane at the southern end of the application site.

## **7.0 Conclusion**

- 7.1 Whilst a marine-related storage use may be acceptable in principle, there is not sufficient detail within the existing application to properly assess the proposed use in terms of its impact on the natural beauty, character and special qualities of the National Landscape, or on nature conservation objectives.

**CHICHESTER HARBOUR CONSERVANCY****PLANNING COMMITTEE****16<sup>th</sup> JUNE 2025****HAVANT BUILDING A BETTER FUTURE PLAN CONSULTATION****1.0 Introduction**

- 1.1 Havant Borough Council have published their draft 'Building a Better Future' Plan, which considers the need for housing and commercial development and infrastructure and what safeguards are needed to protect the environment. The Plan is available for consultation between 6<sup>th</sup> May 2025 and 1<sup>st</sup> July 2025 under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, which is where they are required to engage with local residents and relevant organisations by inviting them to make representations to the local planning authority about what a local plan with that subject ought to contain. In preparing the local plan, the local planning authority must take into account any representations made to them in response to the invitations.
- 1.2 This report provides comments on the most relevant parts of the plan in relation to the Chichester Harbour National Landscape.

**2.0 The Spatial Strategy**

- 2.1 The Plan sets out the 'Spatial Strategy' under Policy 1 and stresses that the development allocations and policies in the Plan will achieve a borough with high quality, environmentally sensitive urban and suburban living, where the nature and location of development is shaped by the need to provide homes for all, regenerate urban centres, address climate change and the natural environment. This will be done in various ways as set out in Policy 1, including by maximising development in established urban and developed areas and on brownfield sites across the borough, and only allowing greenfield development where it has no unacceptable impacts on international, national or local ecological designations, or national landscape designations.
- 2.2 The Plan presents a spatial strategy diagram which shows the entire borough, with the housing, employment and other development allocations on a map. It explains that there is a clear gap between the government target for housing and what local research and investigation proves is possible in the borough, with the Council predicting that only just over 52% of the government target for new homes can be met by 2043, as there is very little strategic scale land left for development, as well as the borough being subject to a number of environmental constraints such as flood risk. On this basis, no greenfield land on Hayling Island is being put forward for development, and instead, a key element of the Plan is the regeneration of the borough's town centres.
- 2.3 The proposed spatial strategy should be supported as it maintains development allocations away from the Chichester Harbour National Landscape, and within or adjacent to the main urban areas. The closest development allocation is site 6 – Land east of Castle Avenue – and this site is separated from the National Landscape by the A27 and is unlikely to have any significant impact on its setting.
- 2.4 Given that the spatial strategy avoids harmful impacts on the National Landscape, the main body of this report will set out comments on the specific policies set out

in Section 4 of the Plan, entitled 'Delivering Sustainable Development in Havant Borough'.

### **3.0 The Policies within the Plan**

- 3.1 **Policy 12 (High Quality Design)** covers the main criteria for seeking good design. However, no mention of the jointly adopted Chichester Harbour AONB Supplementary Planning Document (SPD) is made within the policy despite this document covering various aspects of design (although it is briefly mentioned in the supporting text, but only in relation to signage). We feel that reference to the AONB SPD should be made in the policy, and not only in relation to signage, but in relation to the general principles of design which are covered in the SPD.
- 3.2 We would suggest that the following additional criterion is added to the Policy:  
*'Within the Chichester Harbour National Landscape or its setting, the development accords with the guidance set out in the Adopted Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document'.*
- 3.3 **Policy 15 (Low Carbon Development)** sets out how development should minimise energy demand for heating, lighting and cooling. This policy should be supported. It includes that for developments of 150 or more dwellings, a 'whole life carbon assessment' should demonstrate how both operational and embodied emissions have been reduced compared with the 'do nothing' approach.
- 3.4 **Policy 19 (Biodiversity Net Gain or BNG)** sets out the expectations of applicants in achieving a 10% BNG over the pre-development site score and should also be supported in principle.
- 3.4 **Policy 22 (Recreation Disturbance on International Sites)** sets out the requirement for a financial contribution towards the delivery of the Bird Aware Solent Strategy, or a developer-provided package of measures supported by evidence that it will avoid or mitigate any likely significant effect, or a combination of both of these measures. This policy continues the existing approach and should be supported in principle.
- 3.5 **Policy 23 (Water Quality Effects on International Sites)** sets out the need for a 'nutrient budget' and mitigation package through a financial contribution towards the Council's strategic mitigation package, a developer-provided package of measures, or a combination of both. This policy continues the existing approach and should be supported in principle.
- 3.6 **Policy 28 (Development on the Coast)** seeks to protect areas of undeveloped coast from development unless it requires a coastal location, and sets out various criteria for the remainder of the coast, including sensitive design, not increasing moorings, berths or intertidal structures within the Harbours, not affecting navigational safety, and having regard to the North Solent Shoreline Management Plan or any subsequent coastal strategies. It also sets out defined 'Coastal Change Management Areas (CCMAs)'. The supporting text refers to Chichester Harbour National Landscape and the provisions of Policy 29 (Designated Landscapes). This should be supported in principle.
- 3.7 The pre-text to **Policy 29 (Designated Landscapes)**, at paragraph 4.278, sets out the principle from the National Planning Policy Framework, that 'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and National Landscapes which have the highest status of protection.' This wording provides an important reminder of the status of



Chichester Harbour National Landscape in planning terms. Paragraph 4.279 mentions Chichester Harbour Conservancy and the Management Plan which is to be supported.

- 3.8 **Policy 29 (Designated Landscapes)** is the key policy from the perspective of Chichester Harbour National Landscape. This policy is divided into two parts, with the first part relating to Chichester Harbour National Landscape, and the second part relating to the South Downs National Park. The policy requires that development 'conserves and enhances the natural beauty and special qualities of the National Landscape, as defined in the Chichester Harbour AONB Management Plan', and 'has regard to the policy aims of the Chichester Harbour AONB Management Plan'. It is broadly similar to existing Policy CS12 of the Local Plan, although it omits the issue of impact on the setting of the National Landscape, which is included in the section relating to the South Downs National Park. This is a key omission which should be retained in the new policy, particularly given the extent of coastline to the west of Emsworth which lies just outside the National Landscape, but where development has a significant impact on its setting by virtue of its visibility from the National Landscape.
- 3.9 The supporting text following the policy provides a summary description of the National Landscape and makes reference to the Landscape Character Assessment and the AONB SPD, which is to be supported, although we would like to see links to these documents provided to guide potential applicants to them. The text also refers to the 'Sustainable Shorelines' guidance, which is no longer used, and therefore this reference should be deleted.
- 3.9 The strengthened duty to 'further the purpose' of National Landscapes as set out in the Levelling Up and Regeneration Act (2023) has not been incorporated into policy 29 of its supporting text. This is a serious omission and should be rectified.
- 3.10 It is also recommended that the term 'AONB Management Plan' is corrected to the up-to-date title of 'Chichester Harbour National Landscape Management Plan'.
- 3.11 **Policy 31 (Trees, Hedgerows and Woodlands)** seeks to adequately protect existing trees and hedgerows during and after the construction process. It also requires replacement trees or planting where there would be a loss, and within new homes developments and commercial floorspace. This policy is to be supported although it does not reflect the requirement within the AONB SPD to replace lost trees at a ratio of 2:1 within the National Landscape, and ideally we would like to see this requirement repeated within this policy.
- 3.12 **Policy 35 (Residential Annexes)** sets out the requirements for residential annexes to remain functionally connected with the main dwelling, and to remain ancillary to the main dwelling. This is a common issue within the National Landscape, where very large outbuildings are often applied for, which are large enough to be used as separate dwellings, even if they are advertised as garages or annexes. This is therefore an important policy which should be supported.
- 3.13 **Policy 38 (Protecting Employment Uses)** provides protection for exiting employment areas by requiring that applicants demonstrate that the property has been unsuccessfully marketed, or that it is not financially viable to redevelop or refurbish the site for employment purposes. It states that these criteria will apply to sites currently or last used for marine employment related purposes irrespective of their location. This accords with the Conservancy's policies and should be supported.

- 3.14 The Plan includes a map which shows the 'established employment areas' including Northney Marina, Mill Rythe Lane, Wilsons Boatyard and Sparkes Marina. However, only Northney Marina and Sparkes Marina are listed as being protected marine employment sites (Mill Rythe Lane is listed under general employment areas, and Wilsons Boatyard is not listed at all). These errors should be corrected.
- 3.15 **Policy 42 (Amenity and Pollution)** covers the issues of noise, odour, vibration, light, water of air pollution, stating that projecting levels should not have a likely significant negative effect on the amenity of existing and future users of the site, nearby occupiers or the wider environment, or that measures ensure that the effects are mitigated to an acceptable level. Paragraph 4.432 mentions lighting having the potential to affect the Chichester Harbour National Landscape and the South Downs National Park, and states that the latter has been designated a Dark Night Sky Reserve (making reference back to Policy 29 – Designated Landscapes). However, it fails to mention that Chichester Harbour National Landscape also has designated Dark Sky Discovery sites, which is a serious omission. This should be added, and we would like to see reference to the impact of lighting on the National Landscape and its setting as well as the South Downs National Park, in accordance with the Management Plan and the AONB SPD.
- 3.16 **Finally, Policy 52 (Renewable Energy Infrastructure)** states that renewable energy infrastructure will be supported in principle, where a number of criteria are met, including avoiding an unacceptable impact on the landscape, setting and visual amenity of areas designated for their national or international importance but not limited to National Landscapes by undertaking a Landscape Visual Appraisal/Impact Assessment. This policy is to be supported in principle.
- 3.17 A policy which appears to be missing from the draft Plan is one relating to tourism sites and caravans. Given the prevalence of these, particularly on Hayling Island, many of which are adjacent to or within the National Landscape, it is considered important that this is covered in the Plan. Currently, Policies DM3 (Protection of existing employment and tourism sites) and DM4 (Static holiday caravan development) within the Havant Core Strategy (Local Plan) address these types of development. We would ask that these issues are covered within a new policy within the draft Plan, particularly given the visual impact of tourism and caravan sites, which are often located in exposed positions within the landscape to maximise views.

#### **4.0 Recommendation**

- 4.1 It is recommended that Members have a look at the draft Plan and consider this report, with a view to discussing the Conservancy's response to the consultation at the meeting.

**Linda Park**

**Principal Planning Officer**

# Recent Decisions Report

From **01/05/2025** to **09/06/2025**

**33** Total Cases

Process	Recommendation
<b>28</b> CHC Delegated	<b>2</b> No Comment Made
<b>2</b> CHC Consulted De	<b>6</b> No Objection
<b>3</b> CHC Committee	<b>18</b> No Objection with Conditions
	<b>6</b> Objection
	<b>1</b> Holding Objection
	<b>0</b> Further Info Required
	<b>0</b> EIA Screen - No ES Sought
	<b>0</b> EIA Screen - ES Sought
	<b>0</b> EIA Scope - ES Content Required
	<b>0</b> EIA Scope - ES Content Acceptable

Responded	Reference	CHC Officer	Address	Description	Recommendation
06/05/2025	SB/25/00422/F UL & SB/25/00423/L BC	Steve Lawrence	THE SUSSEX BREWERY, 36 MAIN ROAD, SOUTHBOURNE, EMSWORTH, HAMPSHIRE, PO10 8AU	New external side access door, with new internal staircase to form escape and access to 1st first accommodation (including internal alterations).	No Objection with Conditions
08/05/2025	SB/25/00563/D OM	Steve Lawrence	LEEWAY, PRINSTED LANE, PRINSTED, EMSWORTH, HANTS PO10 8HS	<div><font face=ArialMT color=black>Single storey rear and side extensions, roof projections, 1st floor dormer, internal alterations, material changes and site works.</font></div>	No Objection with Conditions
12/05/2025	BO/25/00772/ DOM	Linda Park	11 Marcuse Fields, Bosham, Chichester, West Sussex, PO18 8NA	<div><font face=ArialMT color=black>Infill of existing courtyard to provide full disabled accessible entrance. Provision of partially raised roof to create first floor accommodation. Extension of utility room.</font></div>  <div>&nbsp;</div>	No Objection with Conditions
12/05/2025	BO/24/02934/ OUT	Linda Park	Monks Horton, Brook Avenue, Bosham, Chichester, West Sussex, PO18 8LQ	<div><font face=ArialMT color=black>Outline application some matters reserved except Access - demolition of existing 1 no.dwelling and construction of up to 3 no. dwellings.</font></div>  <div>&nbsp;</div>	No Objection with Conditions

12/05/2025	SB/25/00792/F UL	Linda Park	New Life Christian Church , Main Road, Southbourne, West Sussex, PO10 8HA	<div><font face=ArialMT color=black>Demolition of existing church meeting hall and temporary reception structure replaced with a new church hall building, landscaping car parking and associated works. (Variation of condition 2 of permission 22/02787/FUL -	No Objection with Conditions
13/05/2025	BI/25/00827/D OM	Linda Park	COOMBERS BARN FARM, BIRDHAM ROAD, BIRDHAM, CHICHESTER, WEST SUSSEX PO20 7BX	<div><font face=ArialMT color=black>Extension and first floor roof works, new open front porch and side garden room to dwelling. 1 no. garage and studio.</font></div>  <div>&nbsp;</div>	No Objection with Conditions
14/05/2025	APP/25/00233	Linda Park	Land adjacent to 6 to 20 South Street, Emsworth, Hampshire	<div>Fell 3No Bay. Trees within the Emsworth Conservation Area. </div>	No Objection
14/05/2025	BO/25/00489/ DOM	Linda Park	THE RETREAT, MORETON ROAD, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8LL.	<div><font face=ArialMT color=black>Single storey extension to south-east elevation and replacement front porch</font></div>  <div>&nbsp;</div>	No Objection with Conditions
14/05/2025	CH/25/00468/ DOM	Linda Park	13 Hamstead Meadow, Chidham, Chichester, West Sussex, PO18 8TJ	<div><font face=ArialMT color=black>Single storey rear extension and loft conversion including rear facing dormer and 2 no.rooflights to the front elevation. Erection of replacement garden shed.</font></div>  <div>&nbsp;</div>	No Objection with Conditions
14/05/2025	BO/25/00848/ DOM	Linda Park	CEDAR LODGE, WALTON LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8QB	<div><font face=ArialMT color=black>Installation of ground floor windows to south and west elevations. (Variation of condition 2 of permission 22/01543/DOM - proposed bi fold doors with brick infill on west elevationa and retain window on north elevation)	No Objection



14/05/2025	BO/25/00830/F UL	Linda Park	Chasebury Bungalow, Hoe Lane, Bosham, Chichester, West Sussex, PO18 8ER	<div><font face=ArialMT color=black>Demolition of farm building and existing cottage and erection of farm workers bungalow with garage and cesspit (Removal of condition 2 (agricultural occupancy) from planning permission BO/22/73 - Removal of agricultural	No Objection
14/05/2025	WI/25/00894/T CA	Linda Park	Church Corner, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DL	<div><font face=Arial size=4 color=black>Notification of intention to fell 1 no. Willow tree (2).</font> </div>	No Comment Made
19/05/2025	AP/25/00832/F UL	Linda Park	THE APULDRAM CENTRE, COMMON FARM, APPLIEDRAM LANE SOUTH, APPLIEDRAM, CHICHESTER, WEST SUSSEX, PO20 7PE	<div>Erection of canopy extension to common room.</div>	No Objection
19/05/2025	APP/25/00056	Steve Lawrence	HAYLING ISLAND SAILING CLUB, SANDY POINT, HAYLING ISLAND, PO11 9SL	<div><font face=ArialMT color=black>Variation of Conditions 8 & 11 of Planning Permission 04/52990/014 to enable use of Hayling Island Sailing Club overflow car park for overnight parking for up to 40 days and nights per year for cars, boats and trail	No Objection with Conditions
19/05/2025	APP/25/00258	Linda Park	10 SOUTH STREET, EMSWORTH, PO10 7EH	<div><font face=ArialMT color=black>1 No. Bay (T1) - Fell</font></div>	No Objection
19/05/2025	WT/25/00229/ FUL	Steve Lawrence	BAKER BARRACKS EMSWORTH ROAD WEST THORNEY EMSWORTH WEST SUSSEX PO10 8DH	<div><font face=ArialMT color=black>Demolition of existing portacabins and erection of new temporary accommodation consisting of 23 rooms equipped with 60 beds, 5 WC and shower facility rooms, and 3 plant rooms.</font></div>	Holding Objection
19/05/2025	WI/25/00768/ DOM	Linda Park	Old House Farm, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DH	<div><font face=ArialMT color=black>Changes to materials, additional garage door and solar panels on garage (approved under WI/24/01653/DOM).</font></div>	No Comment Made
				<div>&nbsp;</div>	

20/05/2025	WI/25/01111/T CA	Steve Lawrence	Walnut Tree Cottage, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7AB	<div>NOTIFICATION OF INTENTION TO FELL 2 NO. HOLLY TREES AND 2 NO. BAY TREES.</div>	Objection
20/05/2025	WI/25/00861/T CA	Steve Lawrence	Land south of Sea Urchin, Spinney Land, Itchenor, West Sussex, PO20 7DJ	<div><font face=Arial size=4 color=black>Notification of intention to fell 16 no. Poplar trees (quoted as G16)</font></div>	Objection
20/05/2025	WW/25/00842 /FUL	Steve Lawrence	Ellanore House , Ellanore Lane, West Wittering, PO20 8AN	Revised Landscape Design Document - Demolition of the existing dwelling and the construction of a 2 storey house with detached garage, conversion of outbuilding into annexe and landscaping works. (Variation of conditions 2 and 5 of permission 24/01213/FUL	Objection
27/05/2025	SB/25/00831/D OM	Steve Lawrence	MOUNTAIN ASH, 106 MAIN ROAD, SOUTHBOURNE, EMSWORTH, HANTS. PO10 8AY.	<div><font face=ArialMT color=black>Insertion of 2 no. rear side facing dormer windows, alterations to rear extension to incorporate the roof of single storey rear extension and inclusion of front boundary fence (alternative to permission 23/00699/DOM).</div>	No Objection with Conditions
27/05/2025	SB/25/00809/D OM	Steve Lawrence	MOUNTAIN ASH, 106 MAIN ROAD, SOUTHBOURNE, EMSWORTH, HANTS. PO10 8AY.	<div><font face=ArialMT color=black>Erection of incidental detached home office, stables and feed/machine store. Extension of existing vehicle track.</font></div>  <div>&nbsp;</div>	No Objection with Conditions
28/05/2025	APP/25/00174	Steve Lawrence	THE SHIP INN, LANGSTONE ROAD, HAVANT, PO9 1RD	<div><font face=ArialMT color=black>Listed Building Consent application for works to the Ship Inn to include raising and resurfacing of the carpark, provision of a retaining wall and steps to the southern courtyard, provision of replacement boundary wall	No Objection with Conditions

28/05/2025	APP/25/00176	Steve Lawrence	Green Cottage, 23 Langstone High Street, Havant, PO9 1RY	<div><font face=ArialMT color=black>Listed Building Consent for proposed works to Green Cottage to include construction of new flint-clad seawall immediately seaward of existing boundary walls, provision of flood gate and reinforced footpath.</font></div>	No Objection with Conditions
28/05/2025	APP/25/00182	Steve Lawrence	ROYAL OAK, 19 LANGSTONE HIGH STREET, HAVANT, PO9 1RY	<div><font face=ArialMT color=black>Listed Building Consent for works adjacent to The Royal Oak to include reinforced footpath seaward and new stone-clad seawall with flood glass barrier above.</font></div>	No Objection with Conditions
28/05/2025	APP/25/00179	Steve Lawrence	16, 17 and 18 Langstone High Street, Havant, PO9 1RY	<div><font face=ArialMT color=black>Listed Building Consent for works to 16, 17 & 18 The High Street to include reinforced footpath seaward and new stone-clad seawall with flood glass barrier above.</font></div>	No Objection with Conditions
30/05/2025	BO/25/00819/F UL	Steve Lawrence	Broadbridge Business Centre, Delling Lane, Bosham, PO18 8NF	<div><font face=ArialMT color=black>Change of use of units 1, 3 & 4 from offices, Class B1 to a flexible range of uses comprising of Class E a) (display or retail sale of goods), E b) (sale of food and drink), E c) (financial, professional or other co	No Objection with Conditions
02/06/2025	APP/25/00226	Steve Lawrence	14 Bridgefoot Path, Emsworth, PO10 7EA	Addition of a double and single storey extension to rear and the addition of a balcony above the existing ground floor with pergola above to the front elevation, additional alterations to fenestration and materials (Amended plans)	Objection
02/06/2025	APP/25/00368	Steve Lawrence	14 BRIDGEFOOT PATH, EMSWORTH, PO10 7EA	<div>ADDITION OF DOUBLE AND SINGLE-STOREY EXTENSION TO REAR AND ADDITIONAL ALTERATIONS TO FENESTRATION AND MATERIALS. </div>	Objection

02/06/2025	APP/25/00226	Steve Lawrence	14 Bridgefoot Path, Emsworth, PO10 7EA	<div><font face=ArialMT color=black>Addition of a double and single storey extension to rear and the addition of a balcony above the existing ground floor with pergola above to the front elevation, additional alterations to fenestration and materials.</fo	Objection
03/06/2025	APP/25/00222	Linda Park	MENGHAM RYTHER SAILING CLUB MARINE WALK HAYLING ISLAND PO11 9PG	<div><font face=ArialMT color=black>Fenestration alterations and alteration to entrance location with the addition of new stairs and platform lift for access </font></div>	No Objection
05/06/2025	APP/25/00248	Steve Lawrence	71 LANGSTONE ROAD, HAVANT, PO9 1RD	<div><font face=ArialMT color=black>6x Leylandii Conifers trim top and sides to old pruning points; 1x Silver Birch reduce overall to old pruning points; within Conservation Area of Langstone.</font></div>	No Objection with Conditions
05/06/2025	FB/25/00780/D OM	Steve Lawrence	Random Cottage, 3 Salthill Road, Fishbourne, Chichester, West Sussex, PO10 3 QX	<div><font face=Arial size=4 color=black>Demolition of existing conservatory and new single-storey side extension.</font> </div>	No Objection with Conditions



# Quarterly Report

 From **01/07/2024** to **30/09/2024**
**Applications** 70 **Conflicts** 10%

Respo	Reference	CHC Officer	Address	Description	Recommendation	LPA Decision	Request Agreed?
01-Jul-24	SB/24/01111/ DOM	Linda Park	56 Main Road, Southbourne, Emsworth, West Sussex, PO10 8AU	Loft conversion including 1 no. rear dormer and 2 no. rooflights to the front elevation	No Objection with Conditions	Permit	Yes
01-Jul-24	APP/24/00345	Linda Park	LANGSTONE LODGE, 1 LANGSTONE HIGH STREET, HAVANT, PO9 1RY	Proposed extension to existing outbuilding/annex to form additional living accommodation.	Objection	Permit	No
09-Jul-24	SB/24/01027/ DOM	Linda Park	LYNDHURST, MAIN ROAD, NUTBOURNE, PO18 8RT	Replacement single storey rear extension and porch. New single storey side extension and fenestration alterations.	No Objection with Conditions	Permit	Yes
10-Jul-24	BO/24/01162/ FUL	Linda Park	CHURCH OF OUR LADY OF THE ASSUMPTION, FAIRFIELD ROAD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8JH	Bin enclosure in the garden behind the church with fence to three sides and proposed notice board to front - change in description	No Objection	Permit	Yes
10-Jul-24	BO/24/01162/ FUL	Linda Park	CHURCH OF OUR LADY OF THE ASSUMPTION, FAIRFIELD ROAD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8JH	Bin enclosure in the garden behind the church with fence to three sides and proposed notice board to front.	No Objection	Permit	N/A
11-Jul-24	BI/24/00677/ DOM	Steve Lawrence	OAK COTTAGE (FORMERLY KNOWN AS LITTLE OAK) MARTINS LANE BIRDHAM CHICHESTER WEST SUSSEX	Home office/studio.	No Objection with Conditions	Withdrawn	N/A
11-Jul-24	BI/24/01046/ DOM	Steve Lawrence	7 The Saltings, Birdham, Chichester, West Sussex, PO20 7JA	Single storey side extension and internal alterations.	No Objection with Conditions	Permit	Yes
15-Jul-24	SB/24/01236/ FUL	Linda Park	Land At Tuppenny Barn Main Road Southbourne Emsworth	Development to provide 7 no. dwellings, access, landscaping and associated works.	Objection	Pending	

15-Jul-24	BO/24/01155/ FUL	Linda Park	Burnes Shipyard , Westbrook Field, Bosham, PO18 8JN	Demolition of existing buildings and structures and the erection of 2 no. dwellings with access, parking, landscaping and associated works.	No Objection with Conditions	Permit	Yes
17-Jul-24	CH/24/00664/ FUL	Steve Lawrence	Grey Thatch, Harbour Way, Chidham, PO18 8TG	Replacement dwelling, remodelling of existing garage to ancillary accommodation for use in connection with the host house, outbuilding, alterations to ground levels and associated works - updated FRA and location plan	Further Information Required	Permit	Some
17-Jul-24	BO/24/01166/ DOM	Linda Park	6 Harbour Court, Bosham, West Sussex, PO18 8PB	First floor extension with new roof over and alterations to fenestration. Demolition of existing garage, replaced with garage/gym with habitable accommodation over.	No Objection with Conditions	Refuse	N/A
17-Jul-24	SB/24/01318/ DOM	Linda Park	2 Elm Tree Cottages, Prinsted Lane, Prinsted, Emsworth, PO10 8HS	Remove existing conservatory and build a single storey rear extension.	No Objection with Conditions	Permit	Yes
17-Jul-24	BI/24/01333/T PA	Linda Park	7 LONGMEADOW GARDENS BIRDHAM CHICHESTER WEST SUSSEX PO20 7HP	Crown reduce by 2m on 1 no. Oak tree (T2) subject to BI/72/00014/TPO.	No Comment Made	Permit	N/A
17-Jul-24	APP/24/00331	Linda Park	20 Bath Road, Emsworth, PO10 7EP	Proposed rear dormer loft conversion, new front porch, front fenestration alterations along with upkeep and minor alterations to front elevation. RECONSULTATION REQUEST for revised plans and/or documents received	No Objection	Permit	Yes
18-Jul-24	BI/24/01184/E LD	Steve Lawrence	Pool House, Lock Lane, Birdham, West Sussex	Existing lawful development - use of existing 4 no. buildings as dwellings/flats.	No Objection	Permit	N/A
19-Jul-24	BI/24/01370/F UL	Steve Lawrence	Creek Cottage , Westlands Estate, Birdham, West Sussex, PO20 7HJ	Replacement dwelling and associated works - variation of Condition 2 of Planning Permission BI/23/02616/FUL to update approved plans to include single storey rear extension.	No Objection with Conditions	Permit	Some

19-Jul-24	APP/24/00490	Steve Lawrence	1 DOLPHIN QUAY, QUEEN STREET, EMSWORTH, PO10 7BU	Replace existing flat asphalt roof to original house with a new zinc pitched roof. Addition of STO external insulation with brick slips over to existing brick walls. Relocation of front door and reduction in height of redundant lift shaft. Enclosure of ex	No Objection with Conditions	Permit	Yes
23-Jul-24	WW/24/01213/FUL	Steve Lawrence	Ellanore House , Ellanore Lane, West Wittering, PO20 8AN	Demolition of the existing dwelling and the construction of a 2 storey house with detached garage, conversion of outbuilding into annexe and landscaping works. (Variation of condition 2 and 5 of permission 21/03078/FUL - inclusion of Oak cladding to gara	No Objection with Conditions	Permit	Some
24-Jul-24	BI/24/01496/T PA	Linda Park	DRAGONSFIELD, WESTLANDS ESTATE, BIRDHAM, CHICHESTER, PO20 7HJ	Crown reduce by up to 3m (back to previous pruning points) on 2 no. Sycamore tree (quoted as T1 and T2) within Group, G1 subject to BI/81/00021/TPO.	No Objection	Permit	N/A
24-Jul-24	WI/24/01495/TCA	Linda Park	Walnut Tree Cottage, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7AB	Notification of intention to fell 2 no. Bay trees (T1 and T2).	No Objection with Conditions	Permit	Yes
26-Jul-24	APP/24/00426	Steve Lawrence	Seagrass, 1 Curlew Close, Emsworth, PO10 7HD	1No.Thuja (marked as T1 on plan) crown reduction of 2 metres from 13 metres leaving a finished height of 11 metres, reducing the width by 2 metres from 13 metres leaving a finished width of 11 metres back to the previous pruning points. 3No.Thuja (marke	No Objection with Conditions	Permit	Yes
29-Jul-24	WI/24/01373/DOM	Linda Park	CHURCHGATE, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DL	Roof extension and alterations, 1 no. dormer and balcony to north west elevation and 2 no. roof lights to south east elevation with associated works.	No Objection with Conditions	Permit	Some
31-Jul-24	SB/24/01384/FUL	Steve Lawrence	Gosden Green Nursery , 112 Main Road, Southbourne, West Sussex, PO10 8AY	Retention of 7 no. lorry storage containers.	No Objection with Conditions	Pending	

31-Jul-24	GEN/24/00709	Steve Lawrence	THE LANGSTONE HOTEL, NORTHNEY ROAD, HAYLING ISLAND, PO11 0NQ	Installation of a semi- permanent marquee	Objection		
01-Aug-24	BO/24/01435/ DOM & BO/24/01436/ LBC	Steve Lawrence	STURTS CROFT HOE LANE BOSHAM CHICHESTER WEST SUSSEX PO18 8ER	New single ply roof membrane to existing extension and increase number of PV panels on existing extension. Reclad other existing extension with vertical timber cladding. Installation of French doors and replacement clerestory windows. New garden room/shed	No Objection with Conditions	Permit	Yes
02-Aug-24	APP/24/00484	Steve Lawrence	17 Sandy Beach Estate, Hayling Island, PO11 9RG	Garage extension and conversion to ancillary accommodation	No Objection with Conditions	Permit	Yes
02-Aug-24	BI/24/01437/ DOM	Steve Lawrence	10 PESCOTTS CLOSE., BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7HD	Replace existing garage and rear extension with wrap around side/rear extension, single storey front extension, replacement roof with raised ridge height, 2 no. dormers and 2 no. roof lights to front elevation, and 1 no. dormer and 1 no. roof light to rea	Holding Objection	Permit	N/A
02-Aug-24	BO/24/01362/ FUL	Steve Lawrence	Land north east of Hook Creek House, Hook Lane, Bosham, West Sussex.	Retrospective change of use of the land for the siting of a temporary building for the storage of mooring equipment for a temporary period of 5 years.	Objection	Withdrawn	N/A
02-Aug-24	WW/24/01428 /DOM	Steve Lawrence	Brook House, Pound Road, West Wittering, Chichester, West Sussex, PO20 8AJ	Demolition of existing studio/outbuilding replaced with double garage and relocation of oil tank	No Objection with Conditions	Permit	Some
02-Aug-24	BI/24/01519/ DOM	Steve Lawrence	Westways, Crooked Lane, Birdham, PO20 7HB	Detatched single garage.	Objection	Refuse	Yes
05-Aug-24	SB/24/01161/ OUTEIA	Linda Park	Land east Inlands Road and south of Railway Line, Inlands Road, Nutbourne, West Sussex	Outline planning application (with all matters reserved except access) for the erection of up to 49 dwellings and for the provision of open space and sustainable drainage.	Objection	Pending	



05-Aug-24	WI/24/01563/ TCA	Linda Park	THE WHITE HOUSE, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7AB	Notification of intention to crown reduce by 30% on 1 no. Ash tree (T1) and crown reduce by 15% on 1 no. Ash tree (T2).	No Objection	No TPO	N/A
05-Aug-24	SB/24/01440/ DOM & SB/24/01441/ LBC	Linda Park	Dolphin cottage , Prinstd lane, Prinstd, PO10 8HS	Single storey rear extension to include 2 no. new roof lights and vaulted ceiling to existing single-storey. Demolition of rear 2 storey 'Tower', reinstating original link and introducing glazed panel to rear and roof window on the flat roof. Replacement	Objection	Permit	N/A
05-Aug-24	WI/24/01563/ TCA	Linda Park	THE WHITE HOUSE, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7AB	Notification of intention to crown reduce by 15% (by up to 2m) on 2 no. Ash trees (T1 and T2)	No Objection	No TPO	N/A
06-Aug-24	WW/24/00997 /DOM	Linda Park	HENLEY CROFT, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DA	Replacement rear single-storey extension and new rear dormer.	No Objection with Conditions	Permit	Yes
07-Aug-24	BO/24/01482/ DOM & BO/24/01483/ LBC	Linda Park	2 GLOUCESTER TERRACE BOSHAM LANE BOSHAM CHICHESTER WEST SUSSEX PO18 8HY	Repairs and replacement of windows to side and rear elevations.	No Objection	Refuse	N/A
07-Aug-24	BI/24/01065/ DOM	Linda Park	Swallow Cottage, Crooked Lane, Birdham, Chichester, West Sussex, PO20 7HB	Erection of a two storey rear extension to replace existing conservatory - Amended plans	No Objection	Permit	Yes
07-Aug-24	WI/24/00981/ FUL	Linda Park	TRAVIS PERKINS, SHIPTON GREEN LANE, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7BZ	Widening of Travis Perkins access from Shipton Green Lane.	Further Information Required	Permit	N/A
07-Aug-24	WI/24/01523/ FUL	Linda Park	Old House Farm, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DH	Change of use of existing barn to 1 no. dwelling and associated works (Variation of condition 2 of permission 23/02452/FUL - changes to approved plans to include additional rooflights, fenestration change and provision of a store).	No Objection with Conditions	Permit	Some

07-Aug-24	WI/24/01527/ DOM	Linda Park	Westerlies , Shipton Green Lane, West Itchenor, West Sussex, PO20 7BZ	Extension to existing raised decking and 1 no. new swimming pool.	No Objection with Conditions	Permit	No
08-Aug-24	APP/24/00581	Steve Lawrence	12 TOWER STREET, EMSWORTH, PO10 7BH	Fell 1No. Bay (marked as T1 on the plan) 1No. Holm Oak (marked as T2 on the plan) Thin western stem by 30% and reduce in height by 2.5m leaving a height of 6m by 3m width. Within the Conservation Area of Emsworth.	No Objection with Conditions	Permit	Yes
08-Aug-24	APP/24/00556	Steve Lawrence	51 BATH ROAD, EMSWORTH, PO10 7ES	1 No. Holly - Fell - Tree within the Emsworth Conservation Area	Holding Objection	Permit	N/A
08-Aug-24	APP/24/00303	Steve Lawrence	Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH	Variation of Condition 5 of APP/23/00469 to allow use of Unit 3 as a gym. RECONSULTATION REQUEST for revised plans and/or documents received	Objection	Permit	N/A
08-Aug-24	SB/24/01477/ DOM	Steve Lawrence	31 Gordon Road, Southbourne, Emsworth, West Sussex, PO10 8AZ	Change of loft space to habitable accommodation and replace existing rear extension.	No Objection with Conditions	Permit	Some
13-Aug-24	CH/24/01603/ LBC	Steve Lawrence	CHIDMERE HOUSE CHIDHAM LANE CHIDHAM CHICHESTER WEST SUSSEX PO18 8TD	Replacement/partial replacement of 2 no. oak lintels and associated leadwork.	No Objection with Conditions	Permit	Yes
13-Aug-24	WI/24/01789/ FUL	Steve Lawrence	GREENLEAS, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DA	Replacement 1 no. dwelling and garage. Application under s73 to vary Condition 2 (approved plans) of planning permission WI/23/02368/FUL to widen opening on East elevation and reposition opening on the North Elevation of the main house. Reposition doors	No Objection with Conditions		Yes
13-Aug-24	CH/24/01422/ FUL	Steve Lawrence	Unit 4A Premier Business Park Birdham Road Appledram Chichester West Sussex PO20 7BU	Change of use of existing business premises from Use Class E(a) to Use Class E(d) where there is a restrictive condition on an historic change of use permission.	Holding Objection	Refuse	Yes
13-Aug-24	WI/24/01463/ DOM	Steve Lawrence	Oakside, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DA	Demolition of existing extension, conservatory and detached garage, replacement side and rear extension and associated works.	No Objection with Conditions	Permit	Yes

14-Aug-24	SB/24/01742/DOM	Steve Lawrence	Green Meadows, Prinsted Lane, Prinsted, PO10 8HS	Replacement porch and garden room on footprint of existing glazed roof conservatory and porch.	No Objection with Conditions	Permit	Yes
14-Aug-24	WI/24/01658/ADV	Steve Lawrence	Street Record Shipton Green Lane To Itchenor Caravan Park West Itchenor West Sussex	2 no. non-illuminated road safety signs.	No Objection with Conditions	Permit	N/A
14-Aug-24	BI/24/01679/DOM	Steve Lawrence	Montys Oak, Church Lane, Birdham, Chichester, West Sussex, PO20 7AP	Carport, pool and pool enclosure.	No Objection with Conditions	Permit	Yes
14-Aug-24	BO/24/01691/DOM	Steve Lawrence	Boadicea Cottage, Shore Road, Bosham, Chichester, West Sussex, PO18 8HZ	Single storey rear ground floor and second floor extensions with balcony glazing alterations.	Holding Objection	Permit	N/A
03-Sep-24	SB/24/01564/FUL	Linda Park	SOUTHBOURNE FARMSHOP, MAIN ROAD, SOUTHBOURNE, EMSWORTH, HAMPSHIRE, PO10 8JN	Conversion of former chicken Sheds (Agricultural) to flexible use Class E with internal and external alterations and retrospective alterations to access.	No Objection with Conditions	Permit	Some
09-Sep-24	APP/24/00345	Linda Park	LANGSTONE LODGE, 1 LANGSTONE HIGH STREET, HAVANT, PO9 1RY	Proposed extension to existing outbuilding/annex to form additional living accommodation. RECONSULTATION REQUEST for revised plans and/or documents received	Objection	Permit	N/A
09-Sep-24	WW/24/01380 /DOM	Linda Park	South Nore, Snow Hill, West Wittering, Chichester, West Sussex, PO20 8AT	Proposed relocation and redesign of boathouse with changes to external materials. Addition of pool pavilion and small granary outbuilding to rear of plot.	No Objection with Conditions	Permit	Some
10-Sep-24	WT/24/01365/FUL	Linda Park	BAKER BARRACKS EMSWORTH ROAD WEST THORNEY EMSWORTH WEST SUSSEX PO10 8DH	Single storey extension to east elevation of gym, new covered cleaning area, single storey extension to east elevation of mess, new car park, office space in Hangar 20 with various alterations and a new fire escape to west elevation of Hangar 21.	Objection	Pending	N/A

11-Sep-24	WI/24/01653/ DOM	Linda Park	Old House Farm, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DH	Remodelling and repositioning of garage, provision of swimming pool, pool house, pergola, garden shed, raised deck and associated landscaping.	No Objection with Conditions	Permit	Yes
11-Sep-24	BO/24/01757/ TCA	Steve Lawrence	HOLY TRINITY CHURCH, HIGH STREET, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8LS	Notification of intention to crown reduce by 2m and remove basal growth on 1 no. Bay tree (T609). Remove 1 no. branch on northern sector (overhanging shed) on 1 no. Bay tree (T613). Removal of 1 no. lowest branch (at head height) on south-west sector on 1	No Objection with Conditions	No TPO	Yes
11-Sep-24	APP/24/00550	Steve Lawrence	THE OLD FLOUR MILL, QUEEN STREET, EMSWORTH, PO10 7BT	3 No. Ash (T1, T2, T3)(as identified in the sketch plan) - Pollarding works to reduce height by 15 metres, to leave a height of 10-12 metres - Trees within the Emsworth Conservation Area.	No Objection with Conditions	No TPO	Yes
16-Sep-24	SB/24/01464/ FUL	Linda Park	Land South Of Sailaway, Slipper Road, Southbourne, West Sussex	Demolition of existing outbuilding, erection of replacement outbuilding for use as garage/boathouse/storage.	No Objection with Conditions	Permit	Yes
16-Sep-24	SB/24/01742/ DOM	Steve Lawrence	Green Meadows, Prinsted Lane, Prinsted, Emsworth, PO10 8HS	Demolition of existing porch and conservatory. Erection of replacement porch and garden room with balcony within the same footprint. Construction of canopy to west elevation.	No Objection with Conditions	Permit	Yes
17-Sep-24	WI/24/01716/ FUL & WI/24/01718/ LBC	Linda Park	North Block Itchenor Park Farm Itchenor Park Itchenor	Demolition of timber lean to, external restoration repairs and maintenance and alterations to fenestrations and doors. (Variation of conditions 2 and 4 of permission 23/01703/FUL - changes to design and materials).	No Comment Made	Permit	Some
17-Sep-24	FB/24/01702/ DOM & FB/24/01703/	Linda Park	Salt Mill House Mill Lane Fishbourne Chichester West Sussex PO19 3JN	Replacement wall following collapse during storm.	No Objection with Conditions	Permit	Yes
18-Sep-24	BI/24/01937/ PNO	Linda Park	HOLT PLACE FARM, SHIPTON GREEN LANE, ITCHENOR, CHICHESTER, WEST SUSSEX. PO20 7BZ	Building for machinery storage, hay/straw storage and temporary grain store at harvest.	No Comment Made	Withdrawn	N/A



20-Sep-24	APP/24/00610	Steve Lawrence	66-67 Bath Road, Emsworth, PO10 7ES	Installation of Glass and Aluminium extensions, to raise the existing flood defence wall by 330mm	No Objection with Conditions	Condition(s) Discharged	Yes
23-Sep-24	WI/24/01789/FUL	Steve Lawrence	GREENLEAS, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DA	Replacement 1 no. dwelling and garage. Application under s73 Variation of condition 2 from planning permission WI/23/02368/FUL- to widen opening on East elevation and reposition opening on the North Elevation of the main house and addition of garden store	No Objection with Conditions	Permit	Some
30-Sep-24	WI/24/01690/FUL	Linda Park	Walnut Tree Cottage, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7AB	Proposed swimming pool	No Objection with Conditions	Permit	Yes
30-Sep-24	FB/24/01935/TCA	Linda Park	6 Mill Close, Fishbourne, PO19 3JW	Notification of intention to fell 1 no. Silver Birch tree (T1).	No Objection	No TPO	Yes
30-Sep-24	WW/24/01836/TCA	Linda Park	Camacha, Pound Road, West Wittering, Chichester, West Sussex, PO20 8AJ	Notification of intention to remove 1 no. small limb at 2m on north-west sector on 1 no. Holm Oak tree (T1). Reduce height down to 4m (to clear wire) on 2 no. Bay trees (T2 and T3), 1 no. Laburnum tree (T4) and 1 no. Holly tree (T5). Reduce height down to	No Comment Made	No TPO	N/A
30-Sep-24	APP/24/00615	Steve Lawrence	MEADOW FARM NURSERY, WOODGASTON LANE, HAYLING ISLAND, PO11 0RL.	Prior Approval for Change of use from agricultural building to 2No. dwellinghouses.	Objection	Refuse	Yes