



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 20 May 2024** at Eames Farm, Thorney Island.

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 22 April 2024 (Page 1).

4. DEVELOPMENT APPLICATIONS

- a. WW/24/00720/FUL - Thassaly, Roman Landing, West Wittering (Page 5)
- b. WT/24/0056/FUL - Baker Barracks, Thorney Island (Page 14)
- c. APP/24/00303 - Northney Marina Office, Hayling Island (Page 26)
- d. BO/24/00732/DOM - 18 Fairfield Road, Bosham (Page 34)
- e. AP/24/00644/FUL - Land at The Stable, Church Road, Apuldram (Page 41)

5. TABLE OF RECENT DECISIONS

To consider the report from the Principal Planning Officers (page 47).

6. DATE OF NEXT MEETING

Monday 17 June 2024 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 and Sarah Payne. Three Conservancy Board vacancies.*

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

Minutes of the meeting held on Monday 22 April 2024 at County Hall, Chichester.

Present

Iain Ballantyne, Jackie Branson, Jane Dodsworth, John Goodspeed, Sarah Payne, Nicolette Pike (Chairman), Lance Quantrill

Officers

Richard Austin, Pasha Delahunty (Minutes), Steve Lawrence, Linda Park, Ross Jones

The meeting started at 11:00am

1.0 WELCOME AND APOLOGIES

- 1.1** The new National Landscapes Operations Manager Ross Jones was welcomed to his first meeting. Apologies for absence were received from Pieter Montyn and Heather Baker.

2.0 DECLARATIONS OF INTEREST

- 2.1** No declarations were made.

3.0 MINUTES

- 3.1** **Resolved** – That the minutes of the Planning Committee meeting held on 26 February 2024 be approved as a correct record and that they be signed by the Chairman.

4.0 DEVELOPMENT APPLICATIONS

4a. BO/24/00295/FUL - Bosham Reach, Shore Road, Bosham

- 4.1** The Principal Planning Officer (LP) presented her report to members on the application to change use of land to residential curtilage and construction of hard surfaced tennis court. The Officer recommends no objection subject to the list of conditions set out in the report.
- 4.2** An appeal of the original application was won as the inspector found that the strip of land between the two properties resembled garden. The current application seeks to make minor changes to the location of the tennis court. Line planting to the shore side have already taken place. It does not appear that neighbours have objected to the plans.

Recommendation

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

4b. APP/23/01057 - Land opposite 56 Bath Road, Emsworth

- 4.4 The Principal Planning Officer (LP) presented her report to members on the application to erect a high flood prevention wall, incorporating a temporary flood barrier gate at the top of the beach access steps. The application was unusual as the proposed wall would be on the edge of the promenade sea wall opposite the applicant's property. The Officer recommends no objection subject to the list of conditions set out in the report.
- 4.5 Tidal surges and wind can cause the property to flood and the applicant would like the existing flood prevention gate that is located further up Bath Road from the property to be relocated so that his property also benefits from the protection. The council have now met with the applicant and have a better understanding of what they seek. The Environment Agency (EA) have not objected to the plan.
- 4.6 A construction and environment management plan will be needed as the site is adjacent to a sensitive area which would also stipulate the time of year the works could take place. Members noted that the wall would not contribute to coastal squeeze as it would be built on an existing structure. The preferred material would be concrete.

Recommendation

- 4.7 That Havant Borough Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objections** to the proposed development subject to the preferred material noted in 4.6 and the conditions set out in the report. The decision was unanimous.

4c. BI/23/02616/FUL - Creek Cottage, Westlands Estate, Westlands Lane

- 4.8 The Principal Planning Officer (SL) presented his report to members on the application for a replacement dwelling and associated works. The Officer noted a correction to the wording in his report and confirmed his recommendation was that no objection is raised subject to the list of conditions set out in the report.
- 4.9 The Conservancy has twice objected to the design of the dwelling due to the roofline. The third submission has been adjusted by moving a wing of the dwelling and removed the garage. While still more than a 25% increase in silhouette, the impact is further mitigated by the site's vegetation and a condition set out in the recommendation is for the hedging to be maintained to a minimum height.

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 subject to the conditions set out in the report. The decision was unanimous.

4d. CH/24/00664/FUL - Grey Thatch, Harbour Way, Chidham

- 4.11 The Principal Planning Officer (SL) presented his report to members on the application for a replacement dwelling, remodelling of existing garage to ancillary accommodation for use in connection with the host house, outbuilding, alternations to ground levels and associated works. The Officer recommends that a holding objection be raised to exclude a portion of West Sussex County Council's footpath

No. 227 which is currently included within the red line of the application. Should this correction be made, the Officer recommends no objection subject to the list of conditions set out in the report.

- 4.12 There has been a long history of this site and it is believed that the house has been empty for the several years. The property sits on the Chidham peninsula with clear views across at Burns Shipyard and an exposed foreshore location. The Officer noted that a separate application relating to the sea wall is with Natural England. Slides showed historic details of how adjacent plots previously fenced off and used as agricultural land.
- 4.13 While the silhouette of the proposed dwelling exceeds a 25% increase in silhouette, the Officer is satisfied that general improvement are being made with impact mitigated. The roof height of Rithe Cottage was referenced for comparison.
- 4.14 **Action Point** – The Officer was directed to strengthen his recommendation by stipulating that the adjacent land is not curtilage land and therefore not subject to permitted development rights.

Recommendation

- 4.15 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **no objections** to the proposed development subject to the satisfaction of the initial holding objection, the point raised at 4.14, and the conditions set out in the report. The decision was unanimous.

5.0 APPEAL DECISIONS

5a. APP/L3815/W/23/3323630 - Sanderlings, Spinney Lane, Itchenor

- 5.1 The application for a tennis court that was sited partly within the curtilage and partly in the adjacent agricultural land. The Conservancy did not object to the application, however the Council determined that the domestic nature of a tennis court is not suitable on agricultural land. The appeal was dismissed as the rectilinear form of the tennis court is not suitable for the countryside location. This is an example of where policy wording works as intended.

5b. APP/L3815/W/23/3320481 - 112 Fishbourne Road West, Fishbourne

- 5.2 The Council refused the development based on its scale and mass. The appeal was dismissed as it was not found to be sympathetic to the area. While the inspector noted the AONB and fronting to the National Landscape (NL), they concluded that there was no fundamental harm to the NL as tree screening mitigated impact. The Principal Planning Officer disagreed with this approach.

5c. APP/L3815/W/23/3325079 - Upper Creek End, Westlands Lane, Birdham

- 5.3 While the original application was to convert one house into two flats, the applicant then sought to add a dwelling to the side. There were no grounds for the Conservancy to object as mitigations were in place however the matter was dismissed on appeal as parts of the site not in flood zones 2 and 3 could have been chosen to site the proposed dwelling. A further application is expected.

6.0 TABLE OF RECENT DECISIONS

- 6.1 Members considered and noted the table of recent decisions submitted with the agenda documents. Since the publishing of the meeting papers, a further fourteen dwellings at Russells Garden Centre have been permitted.

7.0 QUARTERLY REPORT

- 7.2 Members considered and noted the quarterly report submitted with the agenda documents.

8.0 DATE OF NEXT MEETING

- 8.1 Monday 20 May 2024 at 10:30am at Eames Farm, Thorney Island.

Meeting closed at 12:35am

Chairman

Local Planning Authority planning application reference: WW/24/00720/FUL

Site: Thessaly Roman Landing West Wittering Chichester West Sussex PO20 8AL

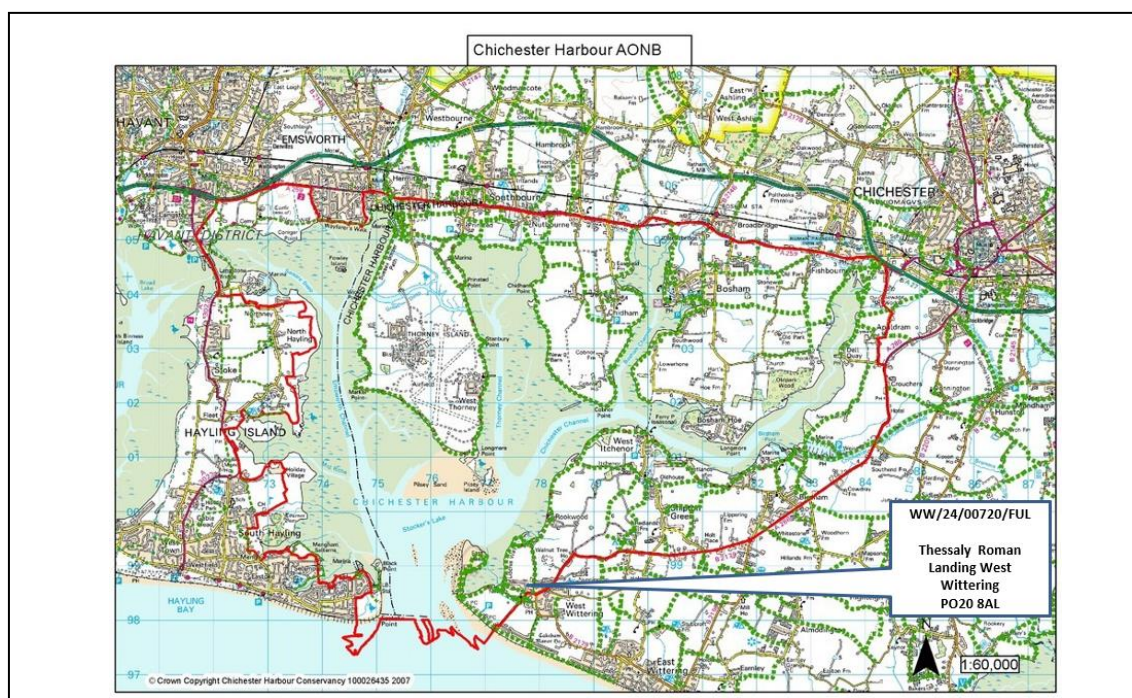
Proposals: Replacement dwelling and associated works (renewal of permission 21/01250/FUL)

RECOMMENDATION - No objection, subject to conditions related to -

- A schedule of materials to all external elevations to be agreed in writing;
 - any and all glazed doors/windows should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times in order to minimise and reduce the amount of light illumination of the new window openings to comply with the Dark Skies approach and to limit disturbance to wildlife;
 - any and all external lighting shall be fitted with a suitable and effective cowl to focus the lightbeam and illumination downwards and prevent light spillage above the horizontal and into the night sky so as to comply with the Dark Skies approach and to limit disturbance to wildlife;
 - removal of permitted development rights relating to additions, extensions, enlargements, or alterations affecting the external appearance of the proposed building;
 - retention of all boundary hedgerows along the north, east and south boundary and replacement of any part of the hedge which is removed with a hedge of a similar size and species;
 - approval of a scheme of works to enhance biodiversity at the site.
- with an informative to be placed on any favourable decision notice reminding the developer of their responsibilities towards bats as a protected species, should any be discovered in the existing dwelling when it comes to be demolished.

Conservancy Officers' comments and reasoned justification

1.0 Site and its context



- 1.1 The (just under 774 sq.m) site is located within the Chichester Harbour National Landscape (formerly AONB), where development is subject to more stringent control to ensure that development conserves and enhances the inherent qualities of such a sensitive location.
- 1.2 The site lies within the defined settlement boundary for West Wittering, but not within the Conservation Area. The existing, much altered, chalet bungalow is not Listed and has no special architectural merit. The site lies within the Environment Agency's flood zone 1 (least risk).
- 1.3 Roman Landing is a residential estate comprised of detached dwellings set in (often) large verdant plots. Its private road system also partly acts as a public footpath. The site is located on a street corner, with a further private driveway adjacent to its southern boundary. Boundaries are densely vegetated/treed, screening much of the existing dwelling, save for the point of vehicular access near the north-east corner of the plot.



- 1.4 There is a mixture of architecture and variety of facing and roofing materials on the estate comprising brick/weatherboarding/plain tile hanging/painted render, topped by red plain clay tiles or natural slate. Some images of the site are shown below, with the view south, first and view south-west via the vehicular access below that.

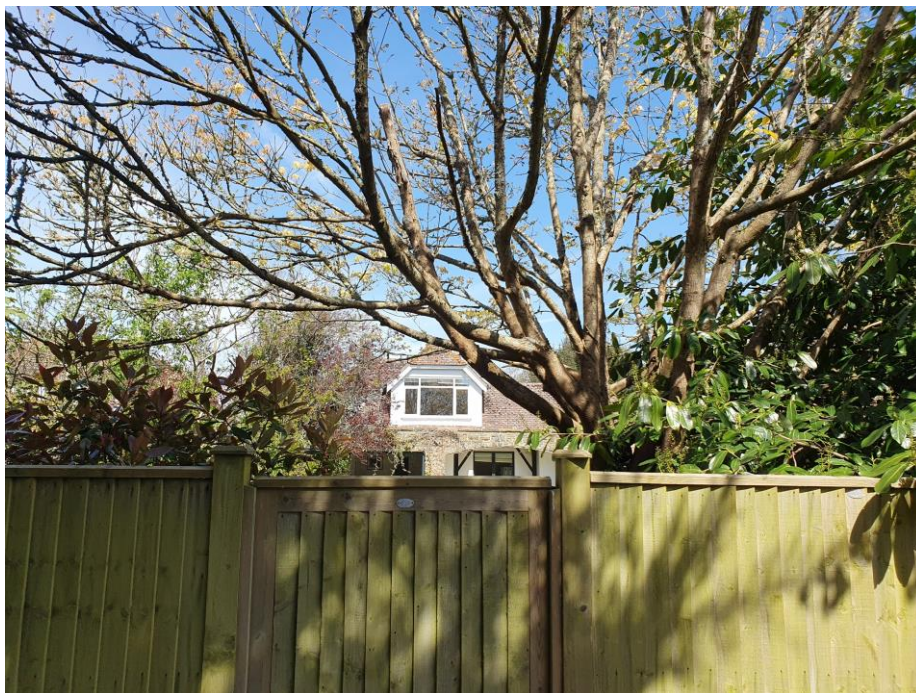




Looking north-west across the plot, with further private driveway to south



Context of adjoining dwelling to west, looking south-east

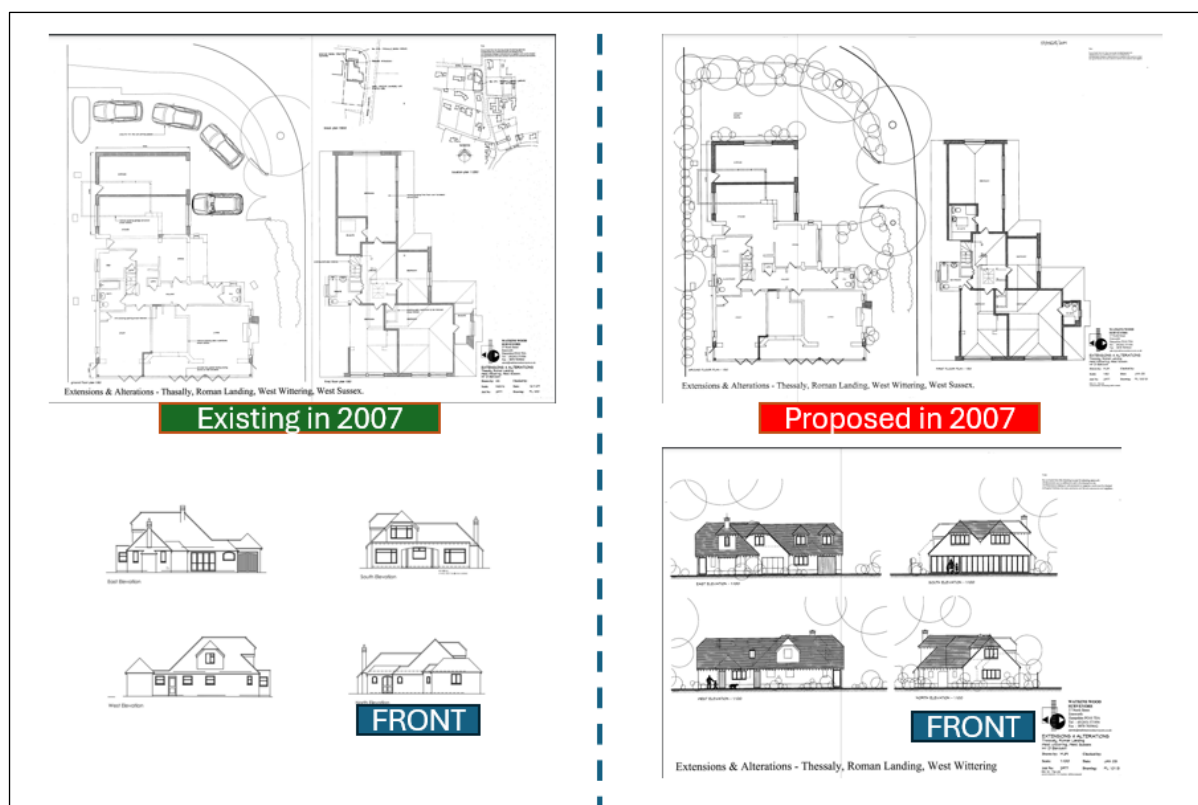


View north, from private driveway to south

- 1.5 No tree at the site is covered by a TPO. Trees on the site have not been surveyed.

2.0 **Relevant planning history**

- 2.1 **WW/07/05625/DOM** - Demolition of existing garage, ground floor extensions and new roof including dormers (Refused 7 April 2008 and resultant Appeal dismissed 19 March 2009. Reasoning related to bulk of a front extension being harmful to the character and appearance of the (AONB) area and appear overbearing to a neighbour. That declined scheme is seen below. The Conservancy had no objections to the proposals.



- 2.2 **WW/14/00650/DOM** – Demolition of bay in south west corner. Construction of 2 small extensions at ground floor level. One in NE corner house one in SE corner house. Replacement of existing flat roofs in the NE corner with pitched roofs. Creation of new first floor accommodation within space created by new pitched roofs. Various internal alterations. New porch (Conditional permission 23 April 2014, seen below).



The Conservancy raised no objections to these proposals. This permission does not appear to have been built out, but did significantly reduce the massing at the front of the dwelling that had been dismissed at Appeal.

- 2.3 **WW/15/03586/FUL** – Replacement dwelling (Conditional permission 4 February 2016). The Conservancy raised no objections. The proposals approved then are identical to those proposed now. No tree survey was undertaken at that time, nor any assessment as to whether the dwelling had potential as a bat roost.
- 2.4 **WW/18/01995/FUL** - Replacement dwelling and associated works (renewal of planning permission WW/15/03586/FUL)(Conditional permission 28 September 2018). The Conservancy raised no objections. The proposals approved then are identical to those proposed now. No tree survey was undertaken at that time, nor any assessment as to whether the dwelling had potential as a bat roost.
- 2.5 **WW/21/01250/FUL** - Replacement dwelling and associated works (renewal of planning permission WW/18/01995/FUL)(conditional permission 28 July 2021). The proposals approved then are identical to those proposed now. A preliminary ecological assessment was undertaken as well as bat emergence surveys (May 2021). The surveys concluded a 'likely absence of bats within the building', but bats foraging across the site were recorded. Again, no tree survey was undertaken and The Conservancy raised no objections to the proposals. The May 2021 bat survey results can be seen below. There is no record on the Council webpages of any application to have pre-commencement conditions discharged at this time. If no work is commenced before 28 July 2024, this permission will lapse.



3.0 **Proposed development**

- 3.1 A replacement two storey house is proposed with much of the first floor contained within the roof, which will be punctuated by various gabled forms and dormer windows. The materials template chosen is cedar shingles for the roof, with painted brickwork for external walls. Door and window frameworks would be in painted timber. An integral garage would sit at the dwelling's floorplate north-west corner. Four bedrooms would be created on the first floor.
- 3.2 The applicant proposes to alter the point of vehicular access to the north boundary and proposes to infill the gap in the east boundary with a new hedge. The existing footprint would increase from 17.57% of the plot area to 24.37%, well within the 50% guideline. The silhouette facing east would increase by nearly 50% and that to the north by just under 100% (both exceeding the 25% increase used as a guideline in the Joint CHANOB SPD). A decent rear, south facing garden would be retained retained. There are no proposals to fell any tree at the site and boundary hedging would be retained.
- 3.3 Details of the proposed floor plans and proposed elevations are shown below.



4.0 Key issues and related Policy framework*

NPPF - 1-3, 6-12, 20, 28, 38-39, 43, 47-48, 55, 131, 133, 135, 139-140, 157, 159, 165, 173-174, 176, 180, 182, 185-186, 191, 224-225; **NPPG ID's** - 6-8, 21a, 26, 31; **CLP** - 1, 22, 33, 43-44, 48-49; **WWNP** - WW1, WW4, WW11, WW13; **CLPSV** - NE2, NE5, NE11-NE15, NE21, P1-P2, P5, P7-P8; **CHMP** - 1-2; **PP** - 01, 03, 09; **SPG/SPD**.

4.1 Safeguarding intrinsic character and beauty of the AONB/biodiversity from inappropriate development

4.1.1 The main mature trees on the site would be retained. An ecological survey has found no bats are roosting in the house that is to be demolished. Rooflights have been proposed, which, given the verdant nature of this estate and evidence of bats foraging, could allow intrusive light to the area at times of darkness, contrary to The Conservancy's 'dark skies' planning principle 09: hence, the recommendation to fit automatic blinds and to ensure external lighting achieves full horizontal cut-off. It is disappointing that the applicant has not commissioned a further bat survey and generally a bat survey from May 2021 could only be relied upon for a period of 18-24 months afterwards. At the very least, an informative should be placed on any favourable decision notice reminding the developer of their responsibilities towards bats as a protected species, should any be discovered in the existing dwelling when it comes to be demolished.

4.1.2 The silhouette increase figures do exceed what is set out in the 2017 CHAONB SPD and that guidance has otherwise been in existing before the SPD was adopted since 2007. However, one needs to remember that planning permission (even if it may not have been implemented) was granted in 2014 for the remodelling of the dwelling, which significantly would have increased its bulk. Planning permission has also been renewed 3 times before for the same design sought for renewal now. The only difference is that this is the first time the silhouette calculation has been carried out. One needs to remember the mitigating effect of the high boundary hedging too and the fact that if necessary condition details were approved before 28 July 2024, the proposals could still be built out. As such no precedent is considered to be set by continuing to raise no objection to these proposals.

4.2 Flood risk

4.2.1 The replacement dwelling would be in flood zone 1, least risk.

4.3 High quality, low carbon design

4.3.1 Being as this is the fourth time this permission is being renewed, the only material change in circumstances since WW/21/01250/FUL are that the West Wittering Neighbourhood Plan has become part of the Development Plan and that an elevation of a new vehicular gate to the northern boundary has been submitted. The proposals are considered to be compliant with the design policies of the Development Plan and materials chosen according with the CHAONB SPD.

4.3.2 Sustainable measures to reduce the carbon footprint of the development can be secured through planning condition. The agent previously set out for WW/21/01250 the following in their sustainability statement –

"Electric Car charging points will be provided within the garage structure in line with WSCC parking standards (charging points to 20% of all parking spaces)."

&

"The proposals at Thessaly will create a low energy usage dwelling through the application of a 'fabric first' approach utilising high levels of thermal insulation, good airtightness and careful control over solar gains"

5.0 Conclusion

- 5.1 Being as The Conservancy did not object to the previous applications for a replacement dwelling, whose design has not changed, it would be perverse to come to a contrary viewpoint, especially with the fallback position of WW/21/01250/FUL, which is still capable of implementation.

SRL – for 20.5.24 CHC Planning Committee

Comments requested by: 7 May 2024: extension of time requested to comment.

*Abbreviations used:

NPPF – National Planning Policy Framework (December 2023)

NPPG – National Planning Practice Guidance (2014 onwards)

CLP – Chichester Local Plan (2015)

WWNP – 'Made' version West Wittering Neighbourhood Plan (2023), incorporating West Wittering Village Design Statement

CLPSV – Chichester Local Plan Review submission version (2023)

CHMP – Chichester Harbour Management Plan (2019-2024)

PP – CHC Planning Principles (adopted by The Conservancy 17.10.16 onward)

SPG/SPD –

Design Guidelines for Alterations to Dwellings & Extensions (Revised September 2009)

Joint CHAONB Design SPD (2017)

CHC Landscape Character Assessment (2005 and its 2019 review)

Local Planning Authority planning application reference: WT/24/00656/FUL

Site: Baker Barracks Emsworth Road Thorney Island Emsworth PO10 8DH

Proposals: Temporary for a period of 5 years for the stationing of 120 no. rapid deployment single living units and 20 no. communal units, including, parking and ancillary works

RECOMMENDATION

That Chichester District Council, as local planning authority be advised that Chichester Harbour Conservancy has no objections to the proposed development, subject to -

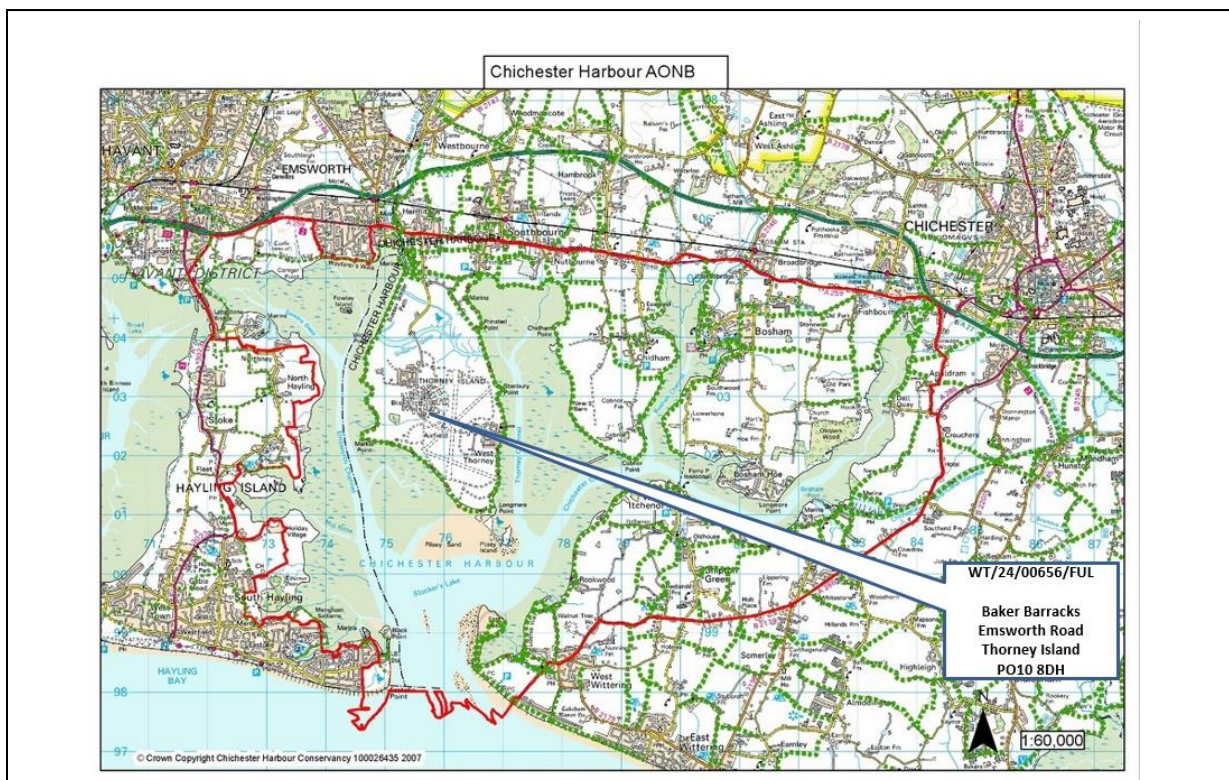
- the Council being satisfied that sufficient capacity exists at Thornham Wastewater treatment works to service the development; and,
- increased recreational disturbance and increased nitrate loading being mitigated by agreement.

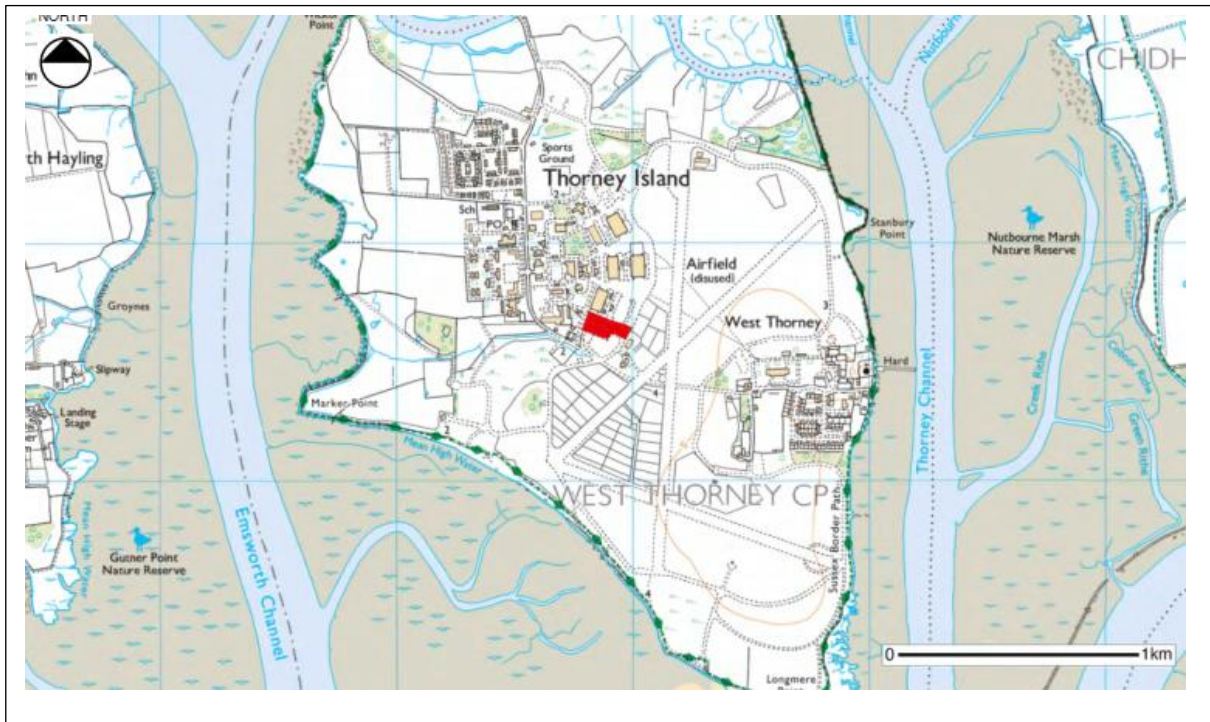
And planning conditions to secure -

- Removal of the temporary structures proposed from Thorney Island on or before 30 June 2029;
- Implementation with the specified external facing and roofing materials;
- Provision of the surface water drainage solution before any part of the development is first occupied; and,
- Implementation of the proposed landscaping in the first planting season following first occupation.

Conservancy Officers' comments and reasoned justification

1.0 Site and its context





- 1.1 1.3 ha concrete apron site, adjacent to large (15m to 16m high) hangar building to north, with open grassland to south with some sporadic tree planting. Other two storey built form to west and former runway and trees to east. The aerial photograph shows that context. Playing fields, other open space and gymnasiums on the island provide recreational facilities for the service personnel and their families. Other photographs from the submitted landscape visual impact assessment (LVIA) can be seen below that.





Context view 1 - View looking north from the site



Context view 2 - View looking east across the site

Landscape and Visual Appraisal - River Barrows - February 2021

For Context Only



Context view 3 - View looking south across the site



Context view 4 - View looking west from the site

Landscape and Visual Appraisal - River Barrows - February 2021

- 1.2 Thorney Island is a flat peninsula projecting into the Chichester Harbour AONB and apart from sporadic tree cover and existing built form, open to views from the Harbour. Whereas the application site is some 720m away from the nearest part of shoreline to the south-west, the proposed temporary accommodation units

could still be visible from the water and WSCC footpath 202 which skirts the island, especially during hours of darkness from artificial lighting within the units.

- 1.3 The site sits in EA Flood Zone 3 (highest risk), but Annex 3 of the NPPF lists M.o.D. installations as 'water compatible development'.
- 1.4 Thorney Island is a peninsula projecting into Chichester Harbour with the Emsworth Channel to the west and Thorney Channel to the east. In terms of The Conservancy Landscape Character Assessment, refreshed in 2019, the key characteristics of this (G2 Character Area) part of the Harbour AONB are –
- Low lying land below sea level in the north, gently sloping landform in the south.
 - A predominantly open grassland peninsula with few field boundaries.
 - Patches of woodland and scrub, with a concentration of harbourside trees near West Thorney.
 - Significant areas of low lying and open coastal grazing land, the results of major historic reclamation.
 - Strong military influence on character, including Officers Mess buildings, large hangars and service accommodation together with remains of pillboxes and gun emplacements.
 - Panoramic views from the coastal path of adjacent channels, of other peninsulas and of the harbour mouth.
 - Sense of remoteness and wildness around harbour edges. Thorney Island is surrounded by ecological designations of international/national/local importance, mostly related to the habitat supporting overwintering populations of birds.

Landscape condition is moderate. There is good survival of characteristic features and habitats. However, visual unity is disrupted by large intrusive buildings. The sensitivity of the landscape to development/change is moderate to high reflecting its visibility in the harbour landscapes and its landscape qualities. The coastal edge and the area of the Deeps are most sensitive to development and change.

Relevant aspirations expressed in the study include –

- Conserve the undeveloped remote character of the peninsula edge.
- Seek the removal of intrusive buildings such as hangars where possible.
- Establish new woodland and scrub for screening intrusive hangars.
- Ensure any new military buildings and infrastructure, or any other redevelopment is of an appropriate scale, form, design and materials and colours that respond to landscape setting.

2.0 Relevant planning history

- 2.1 The land enjoys armed services base use from the appointed day (1.7.1948), having first been developed as an RAF airfield in 1938. The Royal Artillery have operated from the site since 1984. Some 13 applications have been made around the base since 1993, involving refurbishment and expansion of facilities and accommodation. No objection was raised to most of these proposals, 3 were ultimately withdrawn and objection was only raised to one by Chichester District Council in 2005 (new residential accommodation in the north-eastern part of the island) for being within a high risk flood zone.

- 2.2 **WT/14/01157/FUL** - Construction of 1 No. two storey and 2 No. three storey

accommodation buildings for active service personnel, associated landscaping and flood mitigation measures (**Conditional permission 22.8.2014**). 172 single bed, en-suite modules were proposed. Apart from the wing to have been added to the Officers' Mess, this projected has been built out. The proposals were part of a national programme (Single, Living Accommodation Modernisation – SLAM as part of an Army Basing Plan (ABP)) rationalising living accommodation and re-accommodating service personnel returning from overseas (e.g. bases being closed in Germany). In essence a national 'musical chairs' programme is in effect whereby service personnel are decanted from elsewhere allowing the vacated bases to be redeveloped/refurbished.

- 2.3 **WT/23/02785/FULEIA** - Demolition of car park and garaging; the construction of 3 no. single living accommodation (SLA) buildings, associated external works, ancillary buildings and landscaping; the development and reuse of an existing area of hardstanding to form a car park, with associated landscaping and lighting (**Pending consideration**). A net gain of 140 bedspaces is proposed. The Conservancy's 5 April 2024 (Consulted Delegated) response to this application reads –

"Recommendation – *Raise no objection, subject to the Council being satisfied that adequate capacity would be available at the Thornham WwTW to serve the net additional 140 SLA bedspaces and –*

S.106 clauses related to –

- *Bird Aware Solent contribution;*
- *Preventing decommissioned blocks 70-73 being used as living accommodation;*
- *Delivery of the nutrient mitigation;*

And planning conditions to secure –

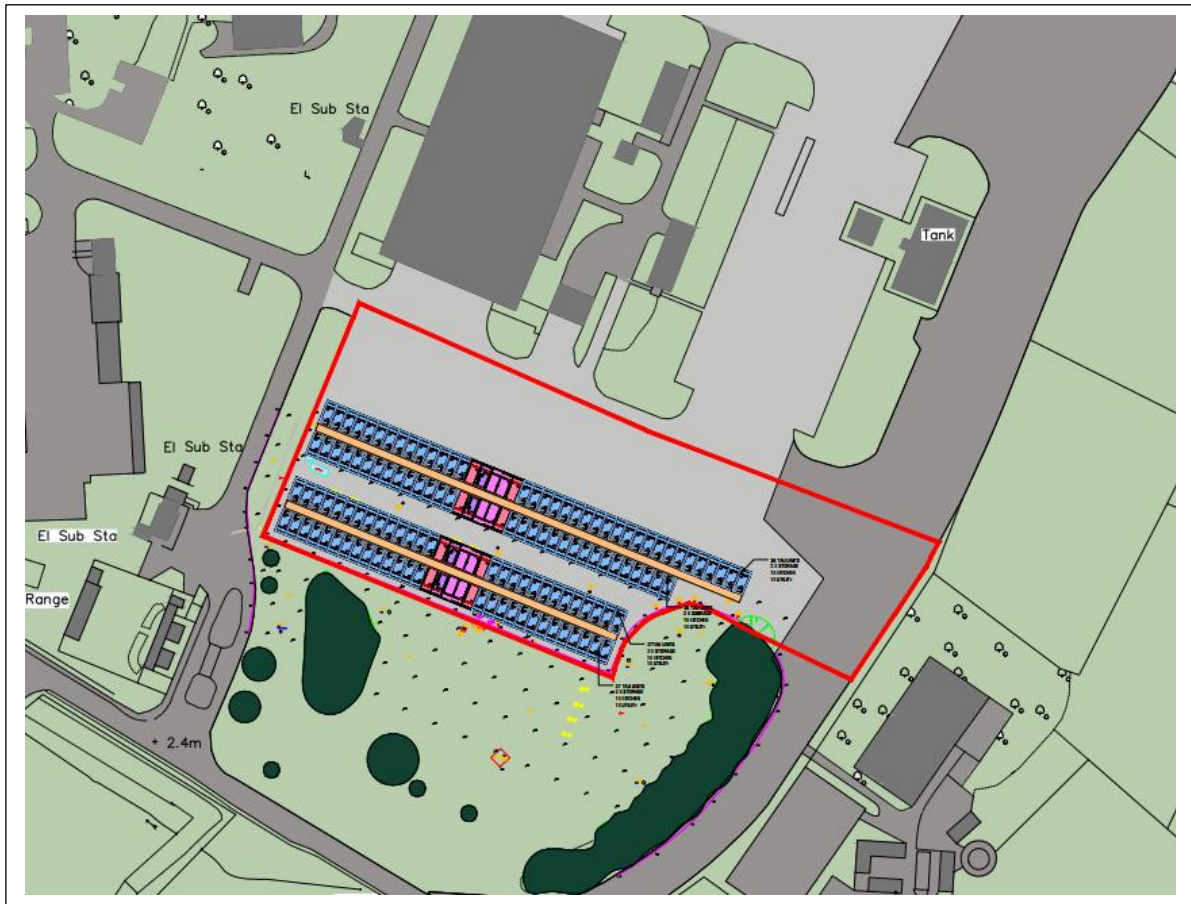
- *A Construction Environment Management Plan (CEMP)*
- *The proposed biodiversity enhancements;*
- *Tree safeguarding measures during the build process;*
- *Delivery of the new shrub and tree planting;*
- *Delivery of the specified DREAM sustainability measures, including PIR lighting inside rooms;*
- *Agreement of external materials samples; and,*
- *Auger piling only, if a piled foundation solution is to be used (i.e. no percussive piling)."*

3.0 **Proposed development**

- 3.1 This is an application on behalf of the Crown, governed by the processes set out in ID 44 of the NPPG. This is development being carried out in the interests of national security, which forms a strong material planning consideration. The Government has set a high priority for SLAM, where improved living conditions are seen to have a beneficial impact on the recruitment and retention of key personnel, with a consequent enhancement to their operational effectiveness.
- 3.2 Temporary permission for a 5 year period is sought, although the accommodation may actually be removed from the site in as little as 3 years. In essence, the older accommodation barrack buildings need to be replaced by those new buildings

proposed under application WT/23/02785/FULEIA. However, personnel need to be decanted to temporary accommodation whilst the new buildings are being constructed: hence this separate application has been made. The accommodation will also partly be used by visiting service personnel, coming to Thorney Island for training purposes and staying overnight.

- 3.3 In total, 120 single bed, en-suite (SLA) and 20 common facilities modules are proposed. These will be arranged in two double banked rows, seen in the site layout plan below, with the common facilities in the centre of the layout.



- 3.4 The application is accompanied by –

- a planning statement;
- landscape visual impact assessment (LVIA);
- preliminary ecological assesement (PEA);
- transport statement;
- drainage report;
- nutrient report;
- report setting out the thermal qualities and sustainable credentials of the SLA units;
- lighting calculations;
- noise impact assessment; and,
- flood risk assessment (FRA).

A ground investigation submitted at the time of pre-application enquiries has not revealed any prescribed contaminants to be present.

3.5 External lighting to each SLA will be LED lighting with movement sensor above external door which also serves as emergency lighting.

3.6 External materials for the 7.7m long, 3.3m wide and 3.35m high SLA's are –

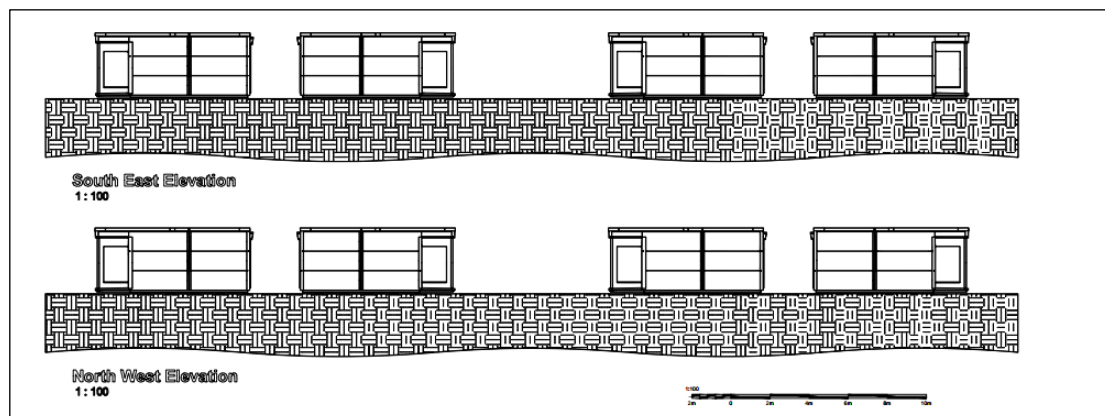
Walls - Steel framed with external insulated cladding;

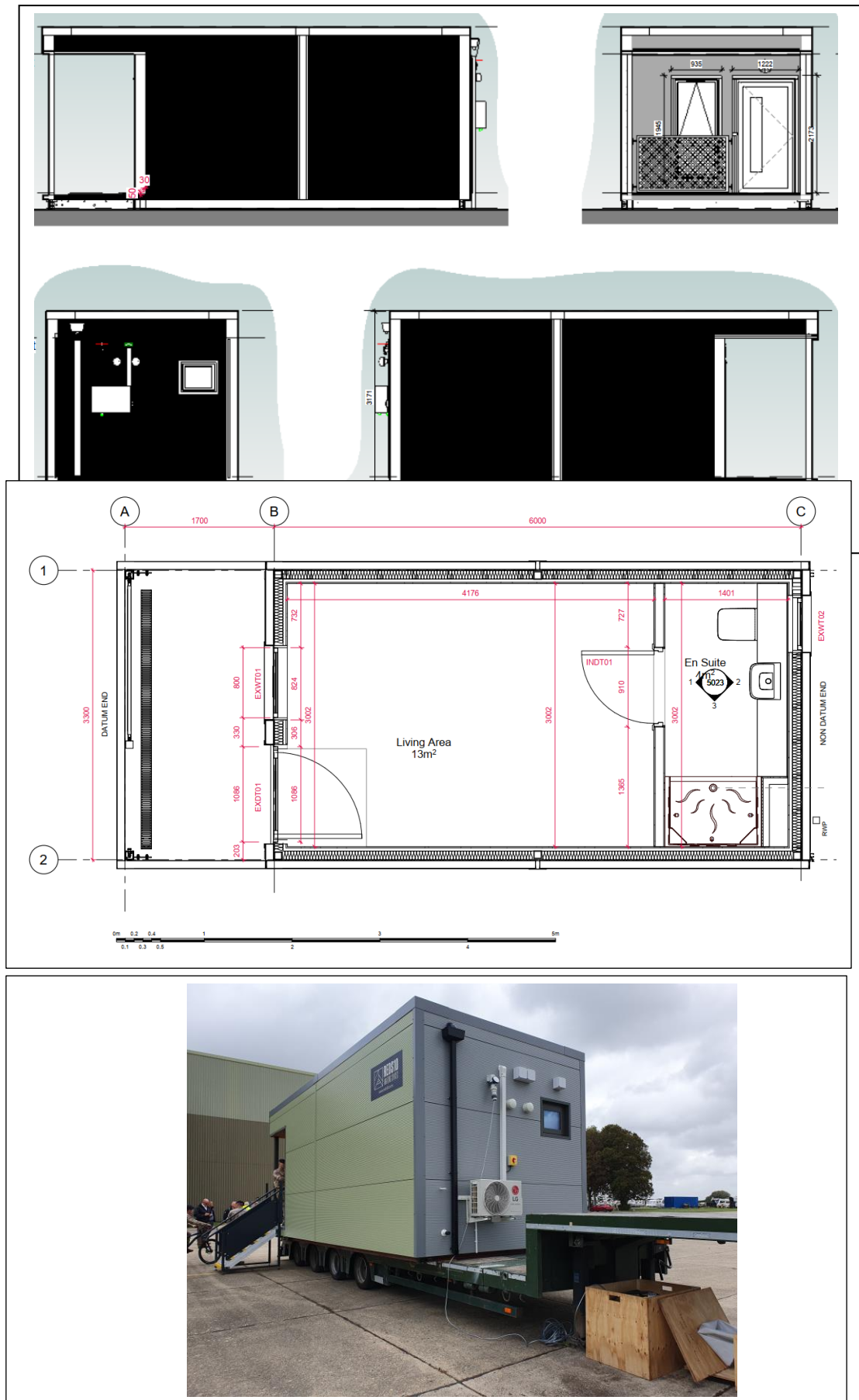
Flat roof - Single ply membrane with canopy overhang to door/walkway;

Windows – Aluminium powder-coated, triple glazed; and,

Door – Aluminium alloy, powder-coated.

Typical proposed section, elevations and photographs of the sample SLA brought to site last September are seen below.





4.0 **Key issues and related Policy framework**

NPPF – 1-3, 6-12, 20, 28, 34, 39-43, 47, 55-57, 60, 63, 74, 76-77, 82, 84-85, 89, 96, 101, 108-109, 111-112, 114-117, 123-124, 128, 131, 135-137, 139, 157-160, 162, 165-171, 173, 175, 180-182-183, 185-186, 188-189, 191, 195, 200-201, 203, 205, 208, 224-226; **NPPG IDs** – 4-8, 18a, 21a, 21b, 23b, 26, 31, 34, 42, 44, 54, 56, 65-66, 68; **CLP** – 1-3, 8-9, 21, 33, 39-40, 42-45, 47-50, 52; **CLPSV** – S1-S2, NE1-NE2, NE5-NE8, NE10-NE13, NE15-NE17, NE19-NE21, H1, H8, P1-P5, P8-P10, P14, E2, T1-T4, I1, A18; **CHMP** – 1-2; **PP** – 1, 4 & 9; **SPG/SPD**

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

- 4.1.1 Despite being a long-established collection of built-form from the mid 1930's onwards, Baker Barracks is located outside of any defined settlement and therefore governed by Local Plan Policy 45 (Development in the countryside). Emerging Policy A18 does recognise the operational needs of the Barracks –

("proposals for new development and changes of use at the military base and airfield at Thorney Island which help enhance or sustain its operational military capability will be supported")

- whereas extant Local Plan Policy 20 merely gives a contingency to masterplan for replacement development, should the MoD leave the site. Although the development sought would be temporary in nature, the proposals still constitute 'major' development within a National Landscape, under paragraph 183 of the NPPF. Here, the applicant must demonstrate the exceptional circumstances in the public interest, including an assessment of –

"a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."

- 4.1.2 In respect of a), Thorney Island is stated to house all of the British Army's air defence capability and that it is no longer sustainable to deploy this 6 months abroad and 6 months in the UK. The Council's preap response to the applicant asked why this was the only location in the UK where this development could be accommodated. The agent has not really answered this question, apart from 'extensive investigations' referred to in paragraph 6.2.12 of the submitted planning statement. The statement also sets out on page 61 –

"The 2021 Integrated Defence and Security Review and the November 21 Future Soldier strategy both see this as a crucial defence capacity that needs to be strengthened during the next years."

However, this is where the Royal Artillery's 6th and 12th Regiments are stationed and it is clear their current accommodation needs to be upgraded, for the arguments which have been set out in WT/23/02785/FULEIA.

- 4.1.3 In respect of b) a proportion (unspecified) of personnel are accommodated off Thorney Island, which is a poor use of the public purse. The new accommodation will allow all personnel to be on Thorney Island and allow the base to operate more efficiently and also reducing pressure of unnecessary movements on the highway network leading to Thorney Island.
- 4.1.4 In respect of c), landscape impact will be minimal, set 720m away from the nearest shoreline and also temporary. Being located on an existing concrete hardstanding, there will be no habitat loss to wildlife.
- 4.1.5 The site does not lie within a designated Source Protection Zone. An extensive site investigation report, whilst identifying some contaminative risks, has concluded at its paragraph 5.4 that the site would be suitable to locate these temporary accommodation units. Additional nutrient loading is to be mitigated, albeit the planning statement at paragraphs 1.1.5, 1.1.27, 6.2.29 and 6.5.5 refer to land in Donnington, whereas the nutrient report refers to land at West Itchenor (see 4.1.7 below) in terms of land to be taken out of agricultural production.
- 4.1.6 Owing to the flat topography and intervening trees/planting, it would be difficult to perceive the development having a wider landscape impact to the AONB, when viewed from the harbour or public footpath circulating around Thorney Island. The accommodation pods themselves were viewed 20.9.2023, when one was brought to site on a trailer and their external finish in muted colours complies with the Conservancy guidance. The Conservancy supports the sustainable credentials of these modular units. Being only single storey in scale, they certainly would be dwarfed by the adjacent hangar building, which would form their backdrop. The Council's pre-application advice back to the applicant included –

"Given that the proposal seeks temporary consent, it is acknowledged that a landscaping scheme would unlikely mature in such time. However, it is noted that the land to the south of the application site would be used for SuDs, this would permanently change the landscape and provides an opportunity to incorporate soft landscaping for both visual and ecological benefits".

It is therefore disappointing to see no such details have been submitted, especially when similar advice was given by Conservancy Officers.

- 4.1.7 The potential for recreational disturbance harbourside in the AONB would increase. Even though some would take their dogs for a walk on the open spaces within the base, it is inevitable that some coming to live at the site will take their informal recreation harbourside, leading to recreational disturbance to wildlife. This would need to be mitigated. A nitrogen budget has been prepared which has determined that there will be an additional annual nitrogen load of 47.22 kg TN/yr from the proposed development. It is proposed that part of a 15.381 ha land parcel at Itchenor will be removed from agricultural production and planted to shrub/woodland habitat. The reduction in TN load from this change in land use for 2.606 ha of the land will be assigned to the proposed development to mitigate the required +47.22 kg TN/year load.
- 4.1.8 The PEA concluded the site had very limited suitability to support commuting and foraging bats.
- 4.1.9 The only external lighting proposed is a small external lamp on each unit to provide illumination of the entrance to each unit. The details of this can be found in the submitted lighting specification document. The lighting is low-key and is highly

unlikely to have any impact on the wider area or dark skies of the AONB, especially when considered on the backdrop of the existing barracks.

4.2 **Heritage**

- 4.2.1 The only Listed Building is St Nicholas' (Grade 1), but the development is distant from that and there is other intervening tree cover and other built form so its setting would not be impacted by the proposals, which will also be temporary and eventually removed from the site for use elsewhere. There are also clear public benefits to offset 'less than substantial' harm. Whilst no excavation of the concrete apron is likely, SUDS work on land to the south may hold some archaeological potential.

4.3 **Flood risk and drainage matters**

- 4.3.1 The applicant has carried out a proper assessment and has mitigated risk by the finished floor level of the lowest proposed building being designed to sit 350 mm above the 1 in 1000-year flood event for the site and above both the undefended 1 in 200-year event. As it is extremely unlikely that these storms will occur within the 5 year period which the development has been proposed for, the fluvial and tidal flood risk of the proposed development is considered to be relatively low. The existing concrete hardstand has surface water gullies, so if there are localised surface water issues, these should drain the area towards oversized Weholite pipes, used for attenuation purposes. These will be located within the landscaped area to the south of the site via a hydrobrake. A drainage assessment has also concluded sufficient capacity exists for foul sewerage at the Thornham.

4.4 **Economic and social needs**

- 4.4.1 The Government's key imperative for the town and country planning system is sustainable economic growth to provide for housing needs and it is acknowledged that construction jobs would be created, having the potential to create short term local employment opportunities. The proposals form part of a national initiative to house service personnel.

4.5 **High quality, low carbon design**

- 4.5.1 Sustainable measures set out by the applicant to reduce the carbon footprint of the development could be secured through planning condition if the council were minded to support these proposals.

4.6 **Transport and highways impact.**

- 4.6.1 The units would be brought to site on lorry trailers. This represents 120 lorry hgv movements on and 120 off Thorney Island. This impact has not really been assessed, other than the following comment at paragraph 3.5.1 of the transports statement –

"It is further noted that the route between the barracks and the primary and strategic highway network is suitable to accommodate these movements; having experienced regular larger vehicle movements in association with military operations."

This a matter for WSCC to comment on as Highways Authority. As personnel are

already at the barracks, no additional car parking requirement is forecast.

5.0 Conclusion

- 5.1 The development is within an established army base, well away from any public views and part of a national programme, with implications for efficient use of public money reaching far beyond the AONB.
- 5.2 The proposals would have no adverse landscape impact on the AONB and as the proposals are temporary, the additional built form would be removed from the site after 5 years, possibly sooner. No objections are raised, but the Council ought to seek mitigation from the applicant in respect of increased potential for recreational disturbance outside the base and additional nutrient loading.

SRL – for CHC 20.5.2024 Planning Committee: Comments requested by 16 May 2024.
Extension of time granted to comment

***Abbreviations used:**

NPPF – National Planning Policy Framework – (December 2023)

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

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

PP – Planning Principles related to CHMP (17.10.2016 onwards)

CLP – Policies from the Chichester Local Plan (2015)

CLPSV – Reg 19 Chichester Local Plan Review: Reg 19 submission version (2023)

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

- WSCC Parking standards (2020)
- Joint CHAONB SPD (2017)

SLA – Single living accommodation

SLAM - Single, living accommodation modernisation

LVIA – Landscape visual impact assessment

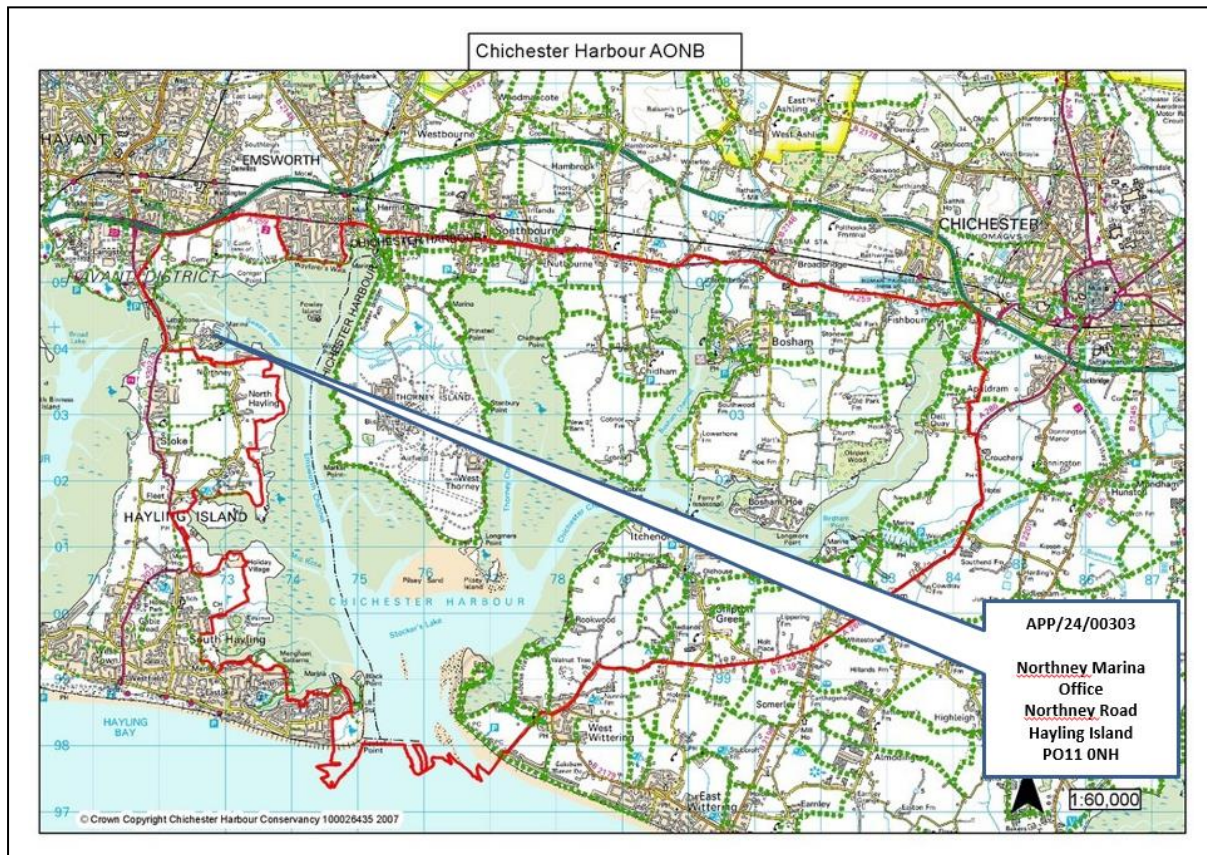
PEA - Preliminary ecological assessment

FRA – Flood risk assessment

Local Planning Authority planning application reference: APP/24/00303

Site: Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH

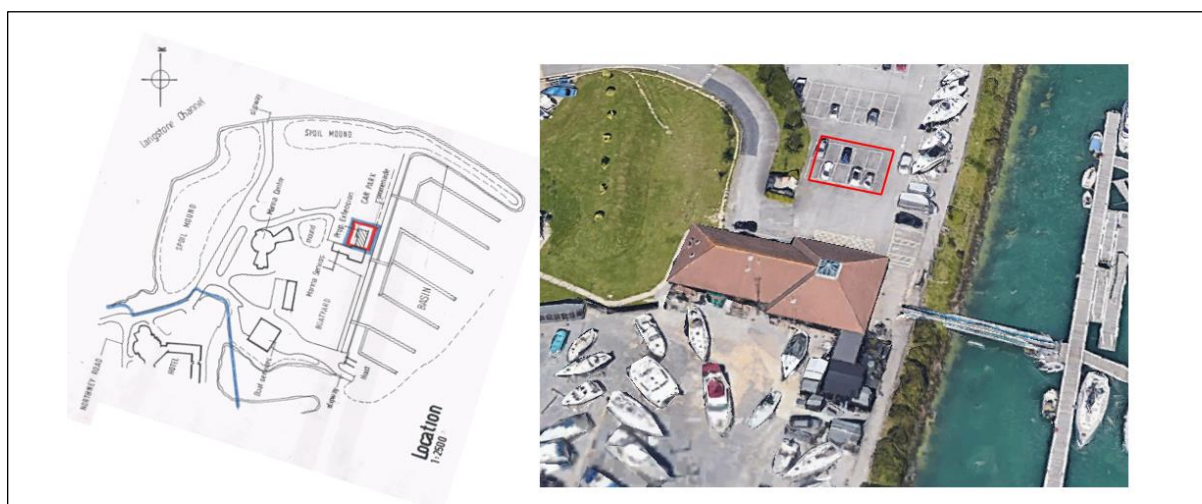
Proposals: Variation of Condition 5 of APP/23/00469 to allow use of Unit 3 as a gym



RECOMMENDATION – Objection; on the basis that such uses are supposed to be located in defined town or local centres with at least some evidence otherwise submitted to demonstrate that no such sites are available. Also potential for noise and light pollution given the stated 24 hours a day operation proposed.

Conservancy Officers' comments and reasoned justification

1.0 Site and its context



- 1.1 Area of car parking adjacent to Marina Office, approximately shown by the red line in the aerial photograph above (75.78 sq.m) and approved plan below, with marina pontoons to east, boat storage ares to south and 'Rotunda' building to west (now residentially converted as permitted development). A large naturally landscaped strip exists between the site and The Harbour to the north-west. Industrial units used for boat repairs, etc, are located south-east of the site. Some views of the application site are seen below. At the time of your Officer's recent site visit, no work had started to implement planning permission AP/23/00469.



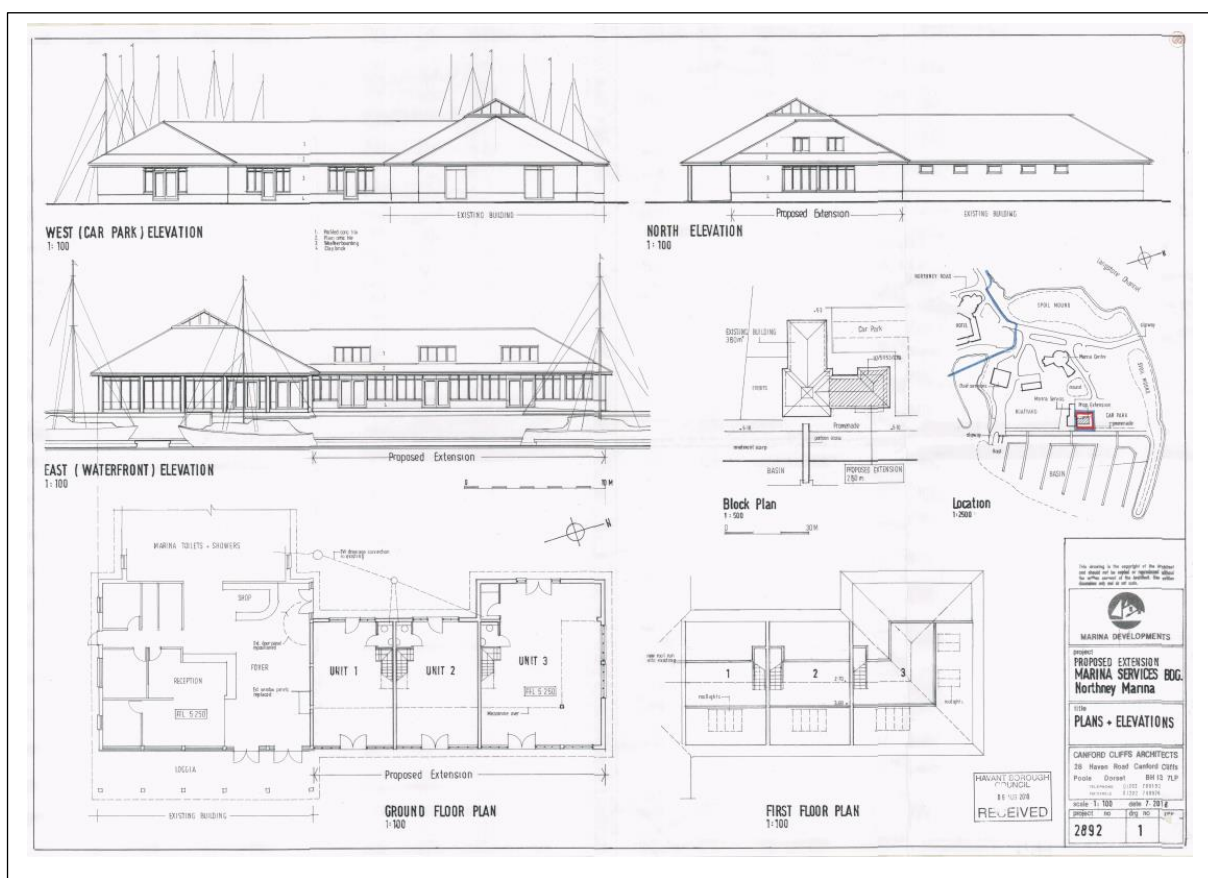
- 1.2 The site is not within the 'urban area', nor any defined commercial 'centre' in terms of the adopted local plan.

2.0 **Relevant planning history**

- 2.1 **02/51153/038** - Demolition of existing marina office and toilets, erection of single storey Marina Services building and associated external works- Conditional permission on 2 September 2002.

- 2.2 Planning permission was first granted for an extension to the marina office under reference **APP/18/00873** for an extension to the Marina office building on 2 October 2018 (seen below). The 3 new units were to be occupied by firms specialising in –

- Boat sales/brokerage;
- Instruction; and,
- Boat owner services.



At that time, office space was also to be created in the roofspace of the extension. Unit 3 is the most north-westerly of the 3 units that were going to be formed in the extension. Condition 3 of that permission required –

"The development hereby permitted shall be used solely for marine related uses as set out below and for no other purpose without agreement in writing by the Local Planning Authority:

(a) Boat Sales/Brokerage

- Boat Sales, Charter/Rental and Agency Management
- Insurance/Finance services
- Boat Servicing/Valeting

(b) Instruction

- Specialist training, Sailing Schools
- Marine Inspection/Surveying and Marina Safety generally, including related equipment provision and maintenance

(c) Boat Owner Services

- General Chandlery supplies including clothing
- Specialist services installations
- Boat transfer/handling and maintenance management
- Specialist operatives (e.g. Communications/Navigation) without workshop requirements"

With the reason for the condition specified as –

"To ensure that uses are compatible with and complementary to the existing use of the site and to prevent unsustainable non-marine uses at the site having due regard to policies CS17, CS20 and DM9 of Havant Borough Local Plan 2011 and the National Planning Policy Framework".

The Conservancy made no comments on that application.

- 2.3 Planning permission APP/18/00873 was renewed under reference APP/22/00479, granted 11 November 2022. Again, condition 3 required what condition 3 to APP/18/00873 had required, for the same reasoning, with a slight tweak to the condition wording preamble which reads –

"Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the development hereby permitted shall be used solely for marine related uses as set out below and for no other purpose without agreement in writing by the Local Planning Authority:".

Conservancy Officers had commented –

"No objection, subject to the planning conditions imposed on APP/18/00783 being reimposed to this consent, especially condition 3, with an additional condition added removing the permitted development rights that would allow the offices to be lost to residential conversion".

- 2.4 Planning permission APP/22/00479 was renewed under reference APP/23/00469, granted 21 December 2023, whose description of development was expanded to allow solar panels to be fitted to the roof –

"Single storey extension to existing Marina Services Building (Renewal of Planning Permission AP/22/00479) including installation of 72 Solar Panels".

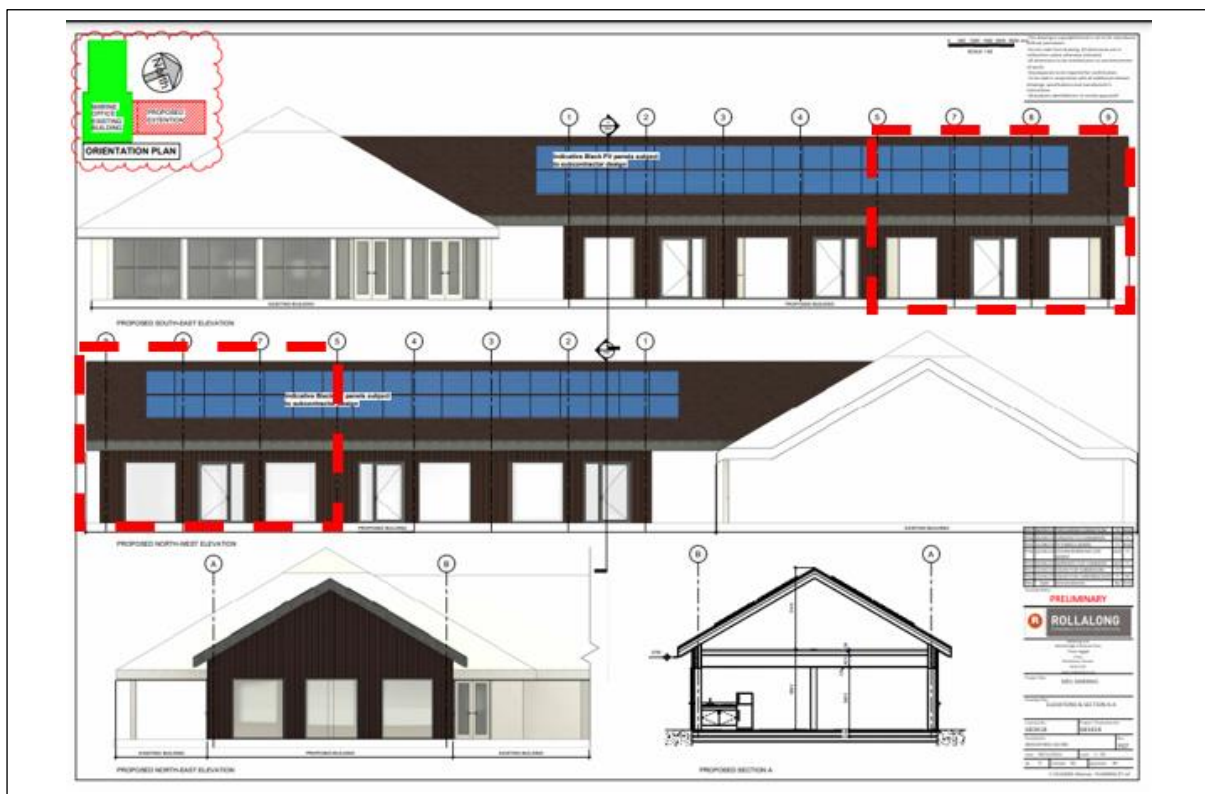
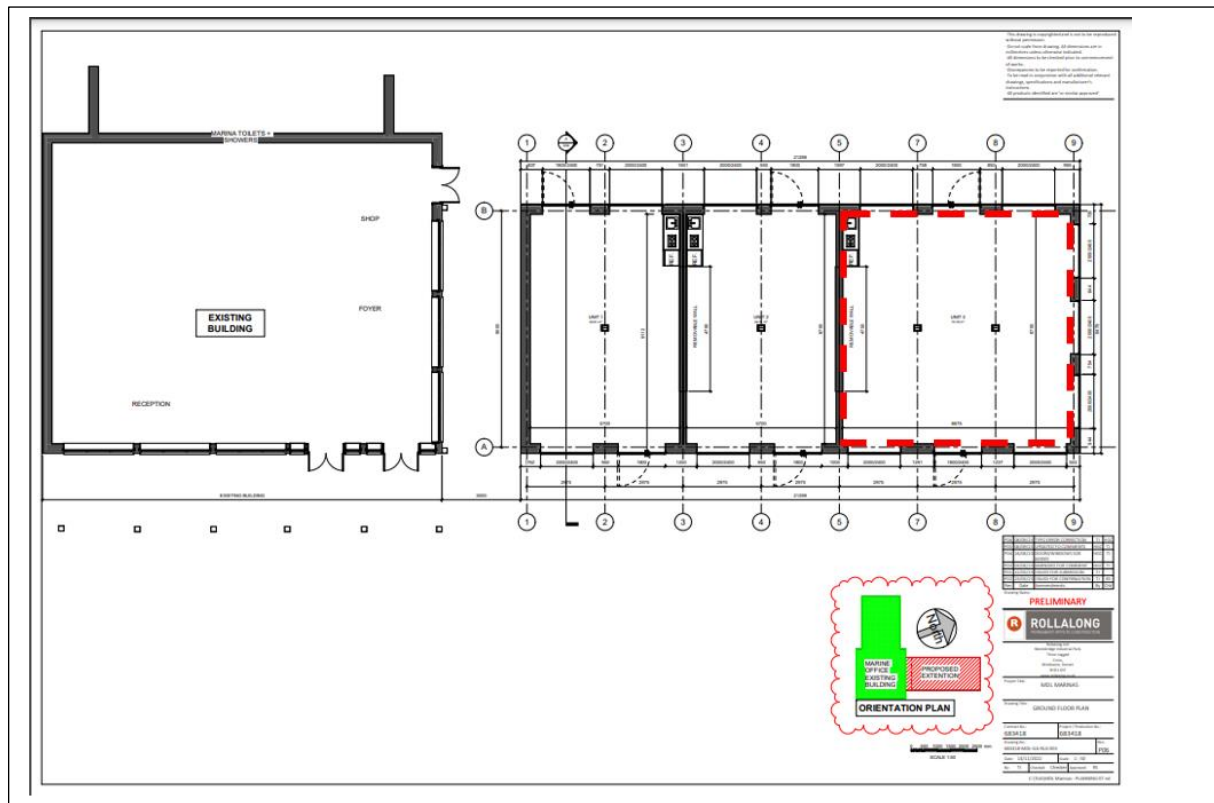
This time, accommodation within the roofspace was deleted from the proposals, being as there was insufficient headroom under the shallow roofslope. Hours of use were not conditioned. Again, condition 5 repeated the wording of condition 3 to APP/22/00479, for the same reasoning. Again, The Conservancy commented –

"No objection, subject to –

(a) the planning conditions imposed on APP/18/00783 and APP/22/00479 being reimposed to this consent, especially condition 3;

(b) removing the permitted development rights that would allow the offices to be lost to residential conversion; and,

(c) That the solar panels to be affixed shall be wholly black in colour, including their surrounds, which shall not be bare aluminium/metal". The approved plans are shown below, with unit 3 highlighted by a red line. The extension footprint was modified to a simple rectangle, set off the marina office, but linked through the roof, leaving an undercroft/alley between the old and the new.



Policy freamework*

NPPF – Paragraphs 1-3, 6-12, 20, 28, 38-42, 47, 54-55, 85, 88-89, 90-93, 95-97, 102, 108-112, 114-115, 123-124, 135, 157-158, 165, 174, 180, 182, 186, 224-225; **NPPG ID's** – 2a, 2b, 6-8, 21a, 21b, 30-31, 37, 53-54, 66, 74; **HBLP** - CS1-CS2, CS4, CS11- CS12, CS17, CS20, DM1, DM3, DM10-DM14, AL1-AL2; **CHMP** – 1-2.

4.1 Matters of principle –

4.1.1 The Conservancy has already raised no objection on several occasions for an extension to house office accommodation related to marine enterprise and its related visual impact to the National Landscape. Whilst no hours of use were conditioned, it is possible that a gymnasium might stay open longer into the evening, compared to an office, with more potential for light and noise - (were the gym to have a sound system and doors left open for natural ventilation) – pollution, in this quite remote part of the harbour.

4.1.2 National planning policy first seeks to direct such uses as a gymnasium to established town/district/local centres under paragraphs 90-93 and 95 of the NPPF, however, it is noted that the sequential approach is not to be applied to –

“other small scale rural development”,

Which is a matter for the local planning authority’s interpretation under paragraph 93 and paragraph 88 says policies and decisions should support –

“...sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings”.

“...and development of accessible local services and community facilities, such as ... sports venues”

4.1.3 Paragraph 89 goes on to state –

“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist”.

4.1.4 Policies CS4, CS17, DM3 and AL2 of the adopted development plan reiterate that approach.

4.1.5 Lastly, Policy 2 of the Chichester Harbour Management Plan, which is a material planning consideration under Policy CS12 of the Development Plan, seeks to retain floorspace related to marine enterprise.

5.0 Conclusions

- 5.1 The submitted particulars do not indicate any viability appraisal of why an office related to marine enterprise could not be successful at the site, nor why a gynasium could not be accommodated in any of the Council's defined 'centres'. As such, the proposals fail the relevant policy tests of national and local planning policy and should be resisted.

SRL - For CHC 20.5.24 Planning Consultative Committee

Comments requested by: 20.5.2024.

***Abbreviations used:**

- **NPPF** – National Planning Policy Framework (December 2023)
- **NPPG** – National Planning Practice Guidance (2014 onwards)
- **HBLP** – Havant Borough Local Plan (2011/2014)
- **CHMP** – Chichester Harbour Management Plan (2019-2024)



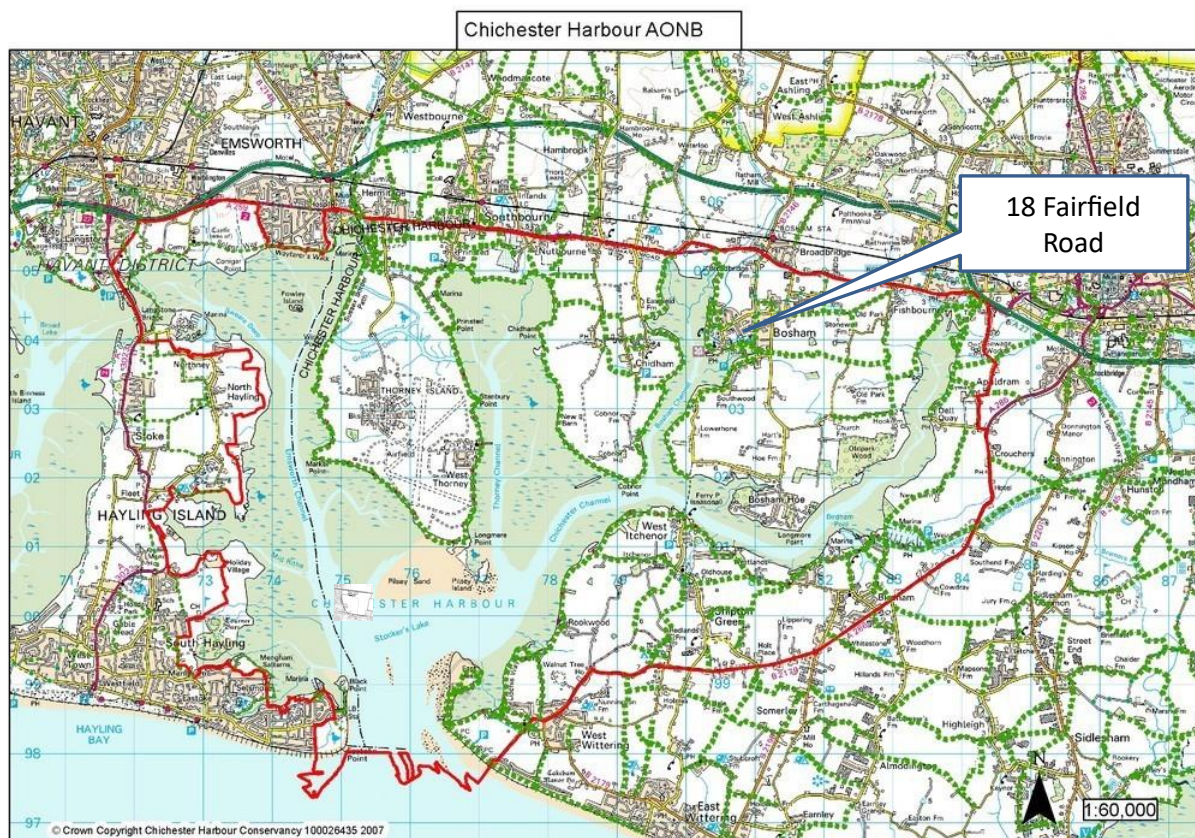
Local Planning Authority planning application reference: **BO/24/00732/DOM**

Site: 18 Fairfield Road Bosham Chichester West Sussex PO18 8JH

Proposals: Single storey side extension, new rear terrace, re-cladding, alterations to roof, enlarging dormer, replace roof tiles with slates, removal of chimney, PV panels on roof. Erection of 1 no. single garage and air source heat pump and 1 no. shed.

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SARH2EERHWO00>



RECOMMENDATION

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

- 1) Schedule/sample of materials and finishes be agreed prior to construction;
- 2) Retention of boundary planting;
- 3) Ecological mitigation and enhancement measures be secured;
- 4) Internal blind be fitted to proposed roof light;
- 5) New detached garage to be used for purposes incidental to the main dwelling and not to be sold or used as a separate dwelling.

Conservancy Officers' comments and reasoned justification

1.0 Site description

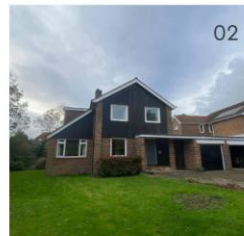
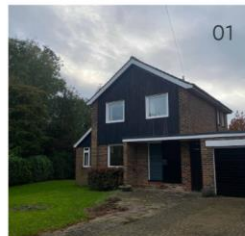
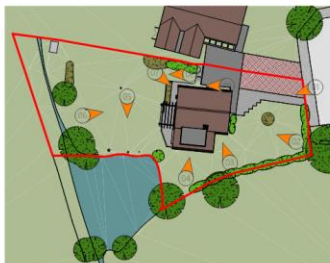
- 1.1 The site is a detached two-storey house with a linked detached garage, forming part of a group of 4 matching dwellings at the cul-de-sac western end of Fairfield Road. The property is in a central location within Bosham village, within the

settlement area with residential development to the north, west and east, and Bosham burial ground to the south.



Above: Aerial photograph with the site outlined in red

Site Photographs





Above: View from Fairfield Road



Above: Views from the burial ground

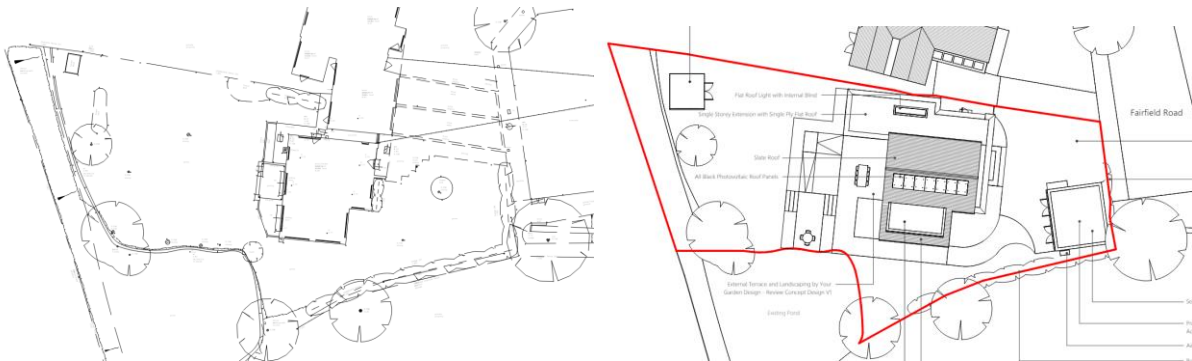
2.0 Relevant recent planning history

- 2.1 A pre-application enquiry was submitted in early 2024 for the current proposals. Conservancy Officers commented that subject to appropriate materials, retention of planting and other conditions to safeguard dark skies and ecology, it would be unlikely that the Conservancy would object to a formal planning application. Council Officers were also relatively positive in their feedback to the applicant.
- 2.2 Nos. 16 and 12 Fairfield Road have recent permissions for extensions, with No.16 (the adjacent property) currently undergoing work, including a modern replacement porch, re-cladding the elevations with natural timber cladding and replacement dark framed windows.

3.0 Proposed development

- 3.1 This application proposes to 'remodel' the dwelling including a single-storey side extension with new rear terrace and landscaping. The existing form of the house is to be retained and re-clad in natural timber cladding with additional alterations to the roof which include enlarging the dormer, re-pitching the previous side extension roof, that contains the dormer, to match the existing pitch of the roof, replacing roof tiles with slates, removing the chimney and introducing PV panels on the roof.

- 3.2 A new single garage and air source heat pump are also proposed in the front garden, and a new shed in the rear garden. The proposed detached garage would have a sloping roof and be clad in timber to match the main house, with a sedum roof.



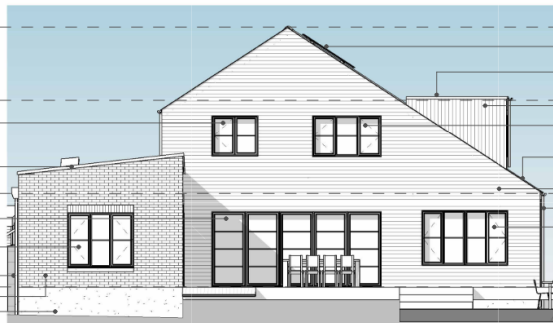
Above: Existing and proposed site layout plans



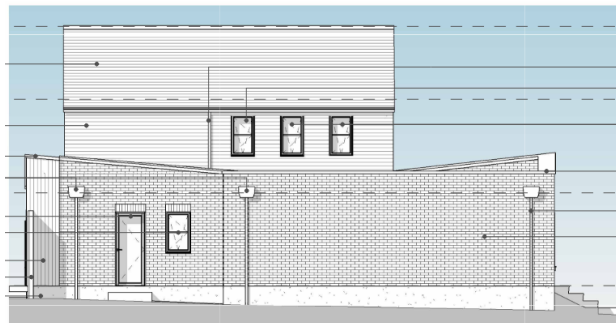
1. Proposed East Elevation



2. Proposed South Elevation

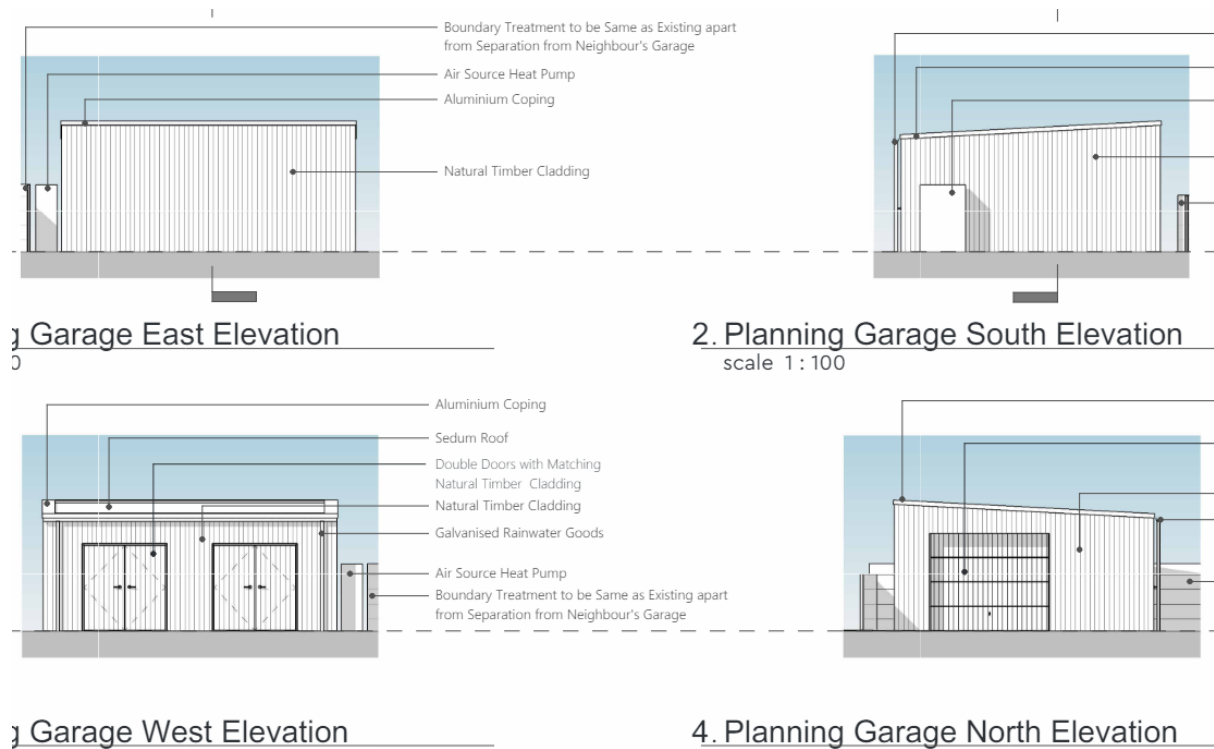


Proposed West Elevation

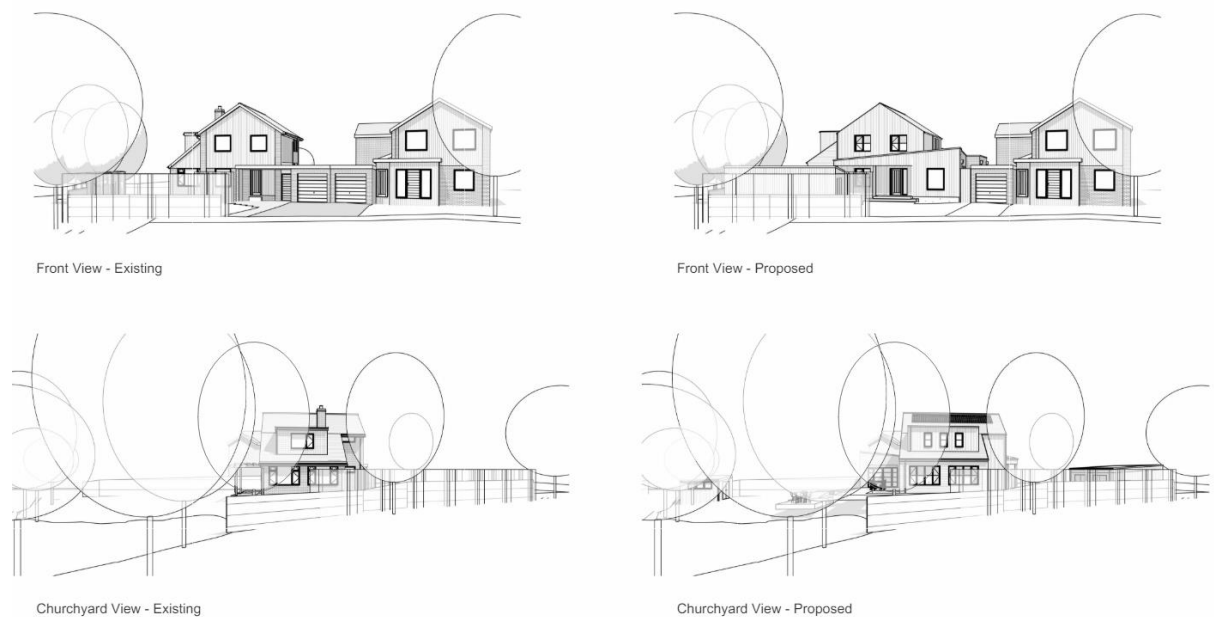


4. Proposed North Elevation

Above: Proposed elevations



Above: Proposed garage elevations



Above: Existing and proposed street scene and view from burial ground

4.0 **Related Planning Policy framework**

National Planning Policy Framework (NPPF) (Revised Dec 2023), paragraphs 11, 182.

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).

Emerging Chichester Local Plan: Policies NE2 (Natural Landscape), NE5 (Biodiversity and Biodiversity Net Gain), NE8 (Trees, Hedgerows and Woodlands), NE13 (Chichester Harbour Area of Outstanding Natural Beauty), NE21 (Lighting).

Bosham Neighbourhood Plan (2016)

Bosham Village Design Statement (2011)

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), PP03 (Replacement Dwellings and Domestic Householder Extensions), PP09 (Dark Skies).

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

4.1 Key issues: Impact on Chichester Harbour AONB

- 4.1 From a wider AONB landscape perspective, the property is in a relatively tucked away position, although the property does directly face down Fairfield Road and so is visible from a fair stretch of the road running eastwards from the site. The house is also glimpsed from the adjacent burial ground to the south, viewed through the gaps in the hedgerow and trees.
- 4.2 The proposed roof configurations for the front and side extensions are unusual and striking, however, provided sympathetic materials are employed, these changes would not be harmful to the character of the existing building or immediate street scene. The application has responded positively to the pre-application advice given and proposes natural timber cladding to the elevations, rather than an artificial material, and in this regard, would be an enhancement and would tie-in well with the neighbouring property.
- 4.3 Relevant policies are supportive of renewable energy technologies, and therefore the proposed solar panels and air source heat pump are supportable in principle. The application specifies that the solar panels would be all black, as encouraged at the pre-application stage, which would limit their visual impact as viewed from the burial ground. The application states that all boundary planting will be retained, which will help to soften views of the proposed extensions and alterations, and particularly the proposed garage within the frontage.
- 4.4 No calculations to show the increases to the footprint or silhouette have been submitted; however, this tends to be more relevant in locations where views are possible from the wider landscape. In any case, the proposed extensions are estimated to fall within the recommended limits set out in the AONB SPD.

5.0 Impact on nature conservation

- 5.1 A Bat emergence and re-entry survey is included in the application, and proposes mitigation and enhancement measures, which should be secured by condition. Any external lighting should take account of bats and other wildlife, as well as the

AONB's Dark Skies, through suitable shielding and generally minimising light spill upwards or beyond the site. The application states that the proposed roof light within the side extension would have an internal blind to limit any upwards light pollution.

- 5.2 Suitable conditions should be included on any permission granted to secure these mitigation measures, as well as the retention of planting and the ecological mitigation and enhancement measures set out in the Survey and within the Environment Officer's comments.

6.0 Conclusion

- 6.1 The proposed alterations and extensions, whilst of a contemporary and striking appearance, would not be excessive in scale and would in many ways result in an enhancement to the existing building, particularly due to the use of natural timber cladding. Subject to suitable conditions to secure appropriate materials, retention of planting and ecological mitigation and enhancement measures, as well as a suitable condition to ensure that the proposed detached garage remains incidental to the house, there is no objection to the application.

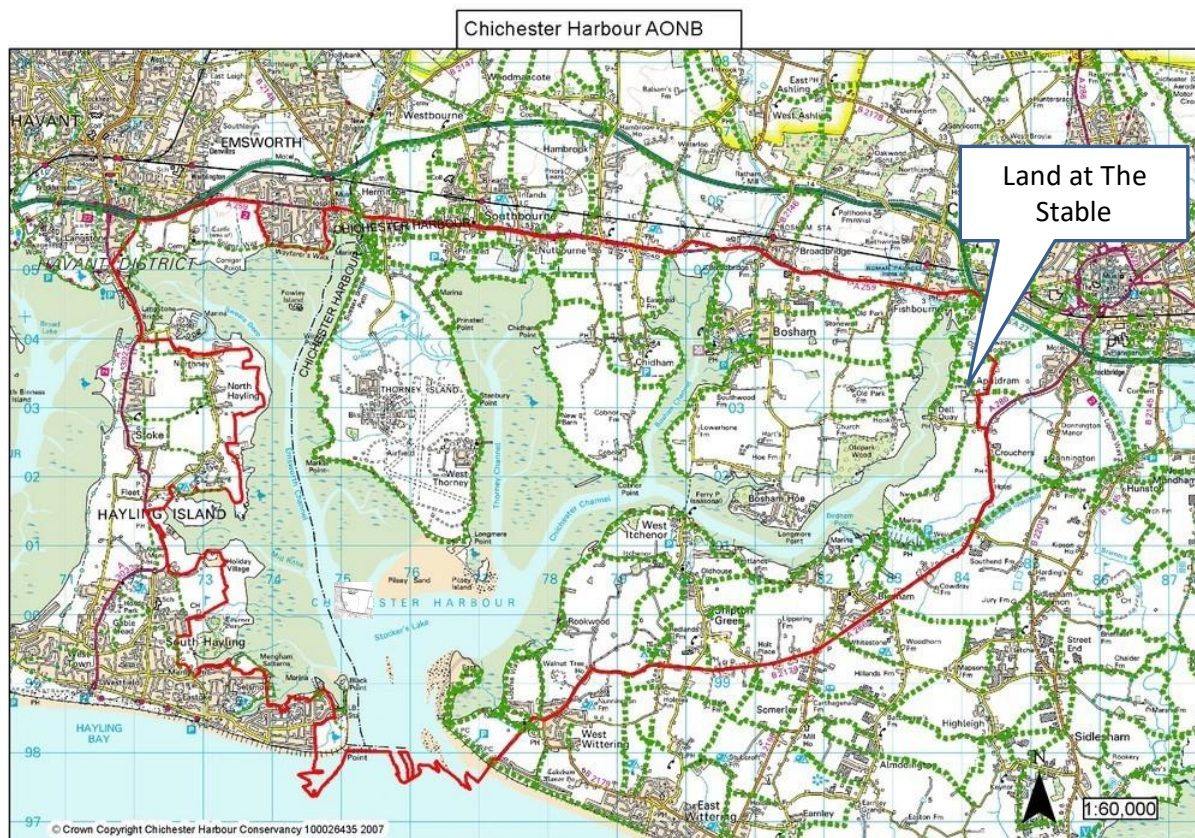
Local Planning Authority planning application reference: **AP/24/00644/FUL**

Site: Land At The Stable Church Road Appledram Chichester West Sussex PO20 7EG

Proposals: Construction of 1 no. greenhouse.

Conservancy case officer: Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SAAVHER0ZU00>



RECOMMENDATION

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

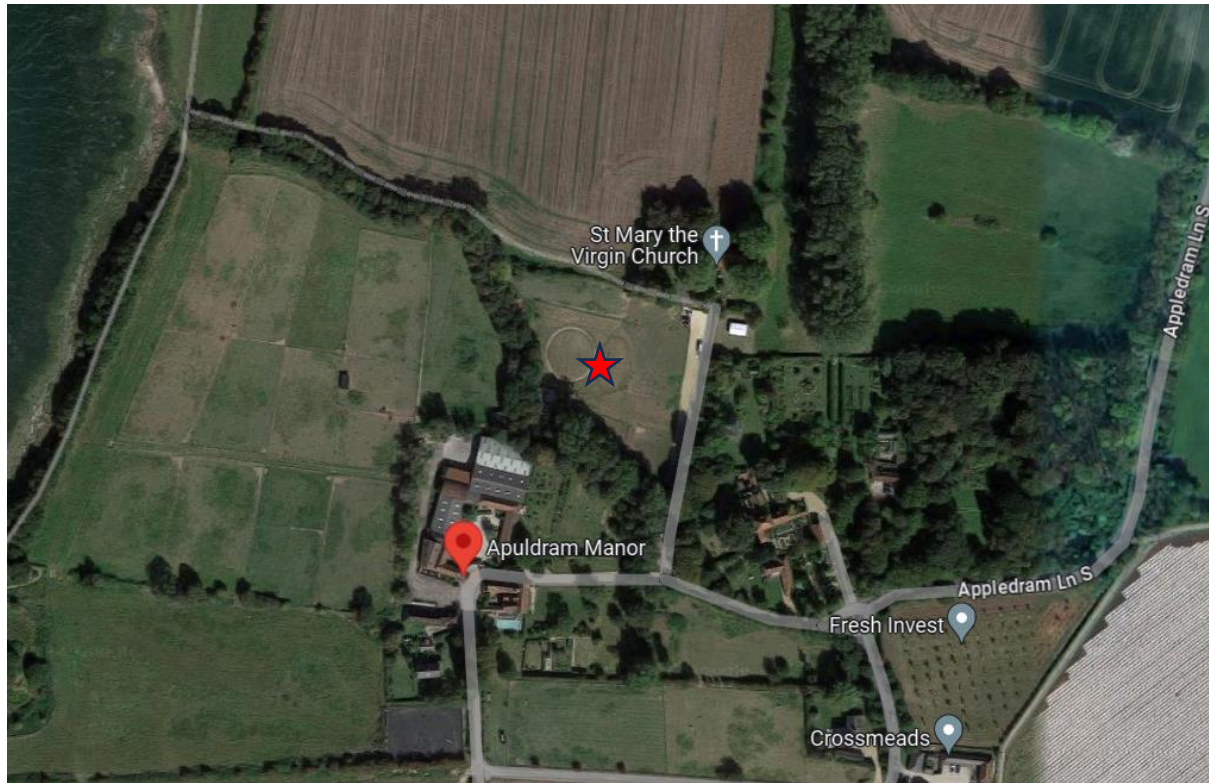
- 1) The proposed greenhouse constitutes unjustified development within the countryside, contrary to adopted Local Plan Policy 45 and emerging Local Plan Policy NE10.**

Conservancy Officers' comments and reasoned justification

1.0 Site description

- 1.1 The site relates to a field to the south of St Marys Church within the Parish of Apuldrum. The field incorporates several stable buildings/sheds in its southwest corner which backs onto Apuldrum Manor Farm to the southwest. There is a further stable building in the northwest corner of the field.

- 1.2 The site was previously used for keeping horses until it was purchased by the applicant who uses it for growing food to support his family and has planted various hedges and fruit trees. There are clear views into the site from the surrounding public footpath which runs alongside the east and north boundaries of the site.



Above: Aerial photograph with the site marked with a red star.



Above: Outline of the site (in blue) and photograph viewed from the public footpath to the east.



Above: Views of the site from the adjacent public footpath, with existing stables in the background.

2.0 Relevant recent planning history

- 2.1 A previous application was submitted for a greenhouse on the field (AP/23/02426/FUL) but was withdrawn due to concerns raised by Council Officer's regarding a lack of justification under Local Plan Policy 45 (Development in the Countryside).
- 2.2 The Conservancy had commented as follows:-

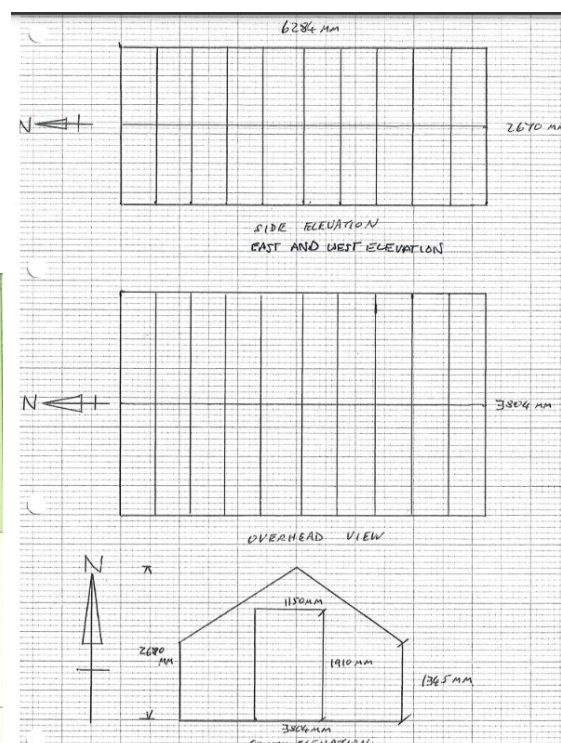
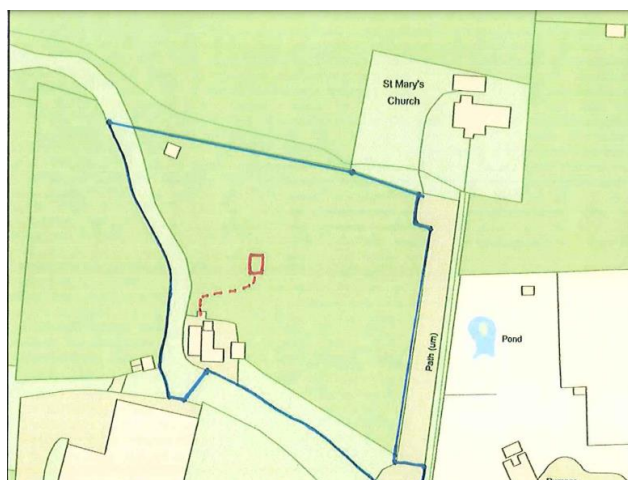
"Further information required. This property lies within a rural part of the AONB / National Landscape, close to St Mary's Church. There is no objection from a landscape perspective to the principle of a domestic greenhouse of this scale and design; however, we would query whether the proposed location of the greenhouse falls within the domestic curtilage of this property. If not, the proposed greenhouse would be unjustified development within the countryside which we would object to as being contrary to Local Plan Policy 45."

3.0 Proposed development

- 3.1 The applicant has re-submitted the current application to erect a greenhouse on the field (with a powder-coated green frame) measuring 6.284m x 3.804m and 2.67m high. Following the feedback from Council Planning Officers relating to the withdrawn application, the applicant has included a supporting letter which sets out his justification for erecting the greenhouse in this location, below:-

I have addressed the three criteria below regarding Policy 45 of the Chichester Local Plan and the requirement to show sufficient justification for development of the greenhouse in the location proposed.

1. The proposed location of the greenhouse is some 12 metres from stables which back onto the outbuildings of a residential farm. To the East lies a large residential dwelling with extensive grounds. To the North East is a church and to the North West another stable. Thus, the proposed siting of the greenhouse will not be out of keeping with the immediate environment.
2. The proposed greenhouse will measure 6 x 4 metres and therefore will not adversely affect any nearby similar agricultural uses. The greenhouse will sit on its own aluminium base and could be moved or dismantled at any time. The proposed siting for the greenhouse is on a former menage with a 1.8 metres deep soakaway and therefore the ground is already compromised if the greenhouse is moved closer to the existing outbuildings and there will be insufficient sunlight due to the presence of numerous mature trees (see site picture).
3. The main justification for siting the proposed greenhouse on this site is that I live on a boat and do not have a garden or access to any other garden. I have chosen a greenhouse which is just big enough to feed my family with organic vegetables all year round. I have already planted hedgerows and 40 fruit trees with another 20 trees going in this year (see site picture) which will enclose the proposed site to minimise any visible impact.



Above: Proposed plans, showing proposed positioning (LHS) and proposed greenhouse.

4.0 **Related Planning Policy framework**

National Planning Policy Framework (NPPF) (Revised Dec 2023), paragraphs 11, 182.

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

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

Emerging Chichester Local Plan: Policies NE2 (Natural Landscape), NE5 (Biodiversity and Biodiversity Net Gain), NE8 (Trees, Hedgerows and Woodlands), NE10 (Development in the Countryside), NE13 (Chichester Harbour Area of Outstanding Natural Beauty).

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), PP09 (Dark Skies).

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

5.0 Key issues:

5.1 Principle of the proposed development

5.11 The Conservancy's Planning Principles do not include a policy which relates specifically to this type of development, due to its unusual nature in proposing a domestic building outside the curtilage of a residential property. The most relevant Planning Principle is PP07 (New/Extended Farm and Woodland Buildings) which states that *"the Conservancy will not normally object where the applicant has demonstrated the proposal is:*

- *Necessary for agriculture or silviculture; and*
- *Sited away from visually exposed locations; and*
- *Sub-ordinate to the host building; and*
- *Where possible, grouped with other buildings; and*
- *Adjacent to mature planting and/or screened using native tree and shrub species; and*
- *In accordance with LPA guidance in terms of type, size, design and materials."*

5.12 Chichester Local Plan Policy 45 states that within the countryside, outside Settlement Boundaries, development will be granted where it requires a countryside location and meets the essential, small scale, and local need which cannot be met within or immediately adjacent to existing settlements.

It states that *"planning permission will be granted for sustainable development in the countryside where it can be demonstrated that all the following criteria have been met:*

1. *The proposal is well related to an existing farmstead or group of buildings, or located close to an established settlement;*

2. *The proposal is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses; and*
3. *Proposals requiring a countryside setting, for example agricultural buildings, ensure that their scale, siting, design and materials would have minimal impact on the landscape and rural character of the area."*

5.13 These principles are echoed in emerging Local Plan Policy NE10.

5.14 Although the applicant's desire to grow food for his family all year round is a positive one, the erection of a domestic greenhouse would normally take place within a residential garden and would therefore not result in development in the open countryside.

5.15 In this instance, the application proposes a new building within the middle of an open field, and whilst there are already stable buildings within the field, it is assumed that these have planning permission in relation to the previous keeping of horses on the land, and stable buildings are a generally accepted feature of the countryside where the land is used for the keeping of horses.

5.16 A domestic greenhouse does not form an agricultural use, or an essential use to meet a local need that cannot be met within a settlement boundary or within the residential curtilage of a house. The proposed greenhouse would also be sited well into the field, away from existing buildings. As such, it would fail at least two of the criteria of Planning Principle PP07 and Local Plan Policy 45.

5.2 Impact on Chichester Harbour AONB

5.21 The proposed greenhouse is of a domestic scale and overall, given its small size and proposed green powder coated finish, along with existing planting within the site, it would not be such a noticeable feature that it would cause significant harm to the natural beauty of the landscape. However, it is questionable whether it would 'enhance' the natural beauty of the area, which forms a very tranquil and pleasant character forming the setting to the Church. It is also questionable whether if the Council granted permission for the greenhouse, they would have properly discharged their duty under The Levelling Up and Regeneration Act 2023 to 'seek to further the purposes of designation' of Chichester Harbour AONB / National Landscape (to conserve and enhance natural beauty).

5.3 Conclusion

5.31 Whilst the applicant's intentions to grow their own food are commendable, as are the improvements which have been made to the site in terms of planting; growing food on the site should be possible without requiring the erection of a further building, as unfortunately the current proposal fails to meet the requirements of Local Plan Policy 45 and the Conservancy's Planning Principles. It could also set a dangerous precedent for further applications for domestic buildings in the open countryside within the AONB.

Recent Decisions Report

From 16/04/2024 t 12/05/2024

26 Total Cases

Process		Recommendation					
21	CHC Delegated	0	No Comment Made	3	Objection	0	EIA Screen - No ES Sought
0	CHC Consulted De	1	No Objection	3	Holding Objection	0	EIA Screen - ES Sought
4	CHC Committee	18	No Objection with Conditions	0	Further Info Required	0	EIA Scope - ES Content Required
						0	EIA Scope - ES Content Acceptable

Responded	Reference	CHC Officer	Address	Description	Recommendation
17/04/2024	FB/24/00521/T CA	Linda Park	MILL POND COTTAGE, MILL LANE, FISHBOURNE, WEST SUSSEX, PO19 3JN	Notification of intention to crown raise (all round) by 10.5m to 3 no Chestnut trees (T1, T2, T3).	Holding Objection
19/04/2024	WI/24/00648/ DOM	Steve Lawrence	Harbour View, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DH	Erection of a tennis court ancillary to an existing dwelling (previously approved under application ref. WI/21/03545/FUL). Widening of existing means of access to provide additional vehicular access from Itchenor Road.	Objection
22/04/2024	BI/24/00502/F UL	Steve Lawrence	Court Barn, Court Barn Road, Birdham, Chichester, West Sussex, PO20 7BQ	Replacement dwelling, outbuilding and associated works (approved under BI/21/02858/FUL and varied by BI/22/01621/FUL) - Variation of Condition 2 of planning BI/22/01621/FUL - To reference changes to increased height and depth of chimney, addition of a ne	No Objection with Conditions
22/04/2024	APP/24/00147	Steve Lawrence	FOWLEY COTTAGE, 46 WARBLINGTON ROAD, EMSWORTH, PO10 7HH	Proposal 1 No. Beech (T1) - Crown reduce by 4M overall, leaving a height of 9M by 6M Width. Tree subject to TPO Group Order: 1703	No Objection with Conditions
22/04/2024	APP/24/00167	Steve Lawrence	3 Sandy Beach Estate, Hayling Island, PO11 9RG	Front extension of the existing first floor and creation of an additional second floor attic bedroom.	No Objection with Conditions

22/04/2024	APP/24/00181	Steve Lawrence	TRENTAM HOUSE, 4 TOWER STREET, EMSWORTH, PO10 7BH	2 No. Sycamore (T1, T2) - repollard by 3M to previous pollard points, leave a height of 4M by 1M. 1 No. Sycamore (T3) - Crown reduce Eastern sector by 4M, leaving a height of 21M height by 9M width	No Objection with Conditions
22/04/2024	APP/23/01057	Linda Park	Land opp 56 Bath Road, Emsworth, PO10 7ES	Erection of a 0.77 m high flood prevention wall running 13.2 m in length and incorporating a temporary flood barrier gate at the top of the beach access steps.	No Objection with Conditions
22/04/2024	BI/23/02616/F UL	Steve Lawrence	Creek Cottage , Westlands Estate, Birdham, West Sussex, PO20 7HJ	Replacement dwelling and associated works. Amended Plans 4.04.24	No Objection with Conditions
22/04/2024	BO/24/00295/ FUL	Linda Park	BOSHAM REACH, SHORE ROAD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8QL	Change use of land to residential curtilage and construction of hard surfaced tennis court with fencing.	No Objection with Conditions
22/04/2024	WI/24/00146/ DOM	Steve Lawrence	Spinney Cottage , Spinney Lane, Itchenor, West Sussex, PO20 7DJ	Demolition and reconstruction of the existing Boathouse.	No Objection with Conditions
22/04/2024	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.	Holding Objection
24/04/2024	APP/24/00121	Linda Park	LANGSTONE LODGE, 1 LANGSTONE HIGH STREET, HAVANT, PO9 1RY	Demolition of existing dwelling and erection of a replacement dwelling, designed to match the extended form of dwelling as approved in 2022.	No Objection with Conditions
24/04/2024	CH/24/00491/ DOM	Linda Park	Steddles, Main Road, Nutbourne, Chichester, PO18 8RR	Side and front single storey garage extension	No Objection with Conditions
24/04/2024	BI/24/00566/D OM	Linda Park	Salhouse, Martins Lane, Birdham, West Sussex, PO20 7AU	Outbuilding to form annexe and incidental space to Salhouse with associated works.	No Objection with Conditions
25/04/2024	APP/24/00215	Steve Lawrence	16 Northney Road, Hayling Island, PO11 0ND	Two storey side and single storey rear extension with revised fenestration. Demolition of existing single garage and rear lean-to.	No Objection with Conditions

25/04/2024	BO/24/00312/ DOM & BO/24/00313/ LBC	Steve Lawrence	Corner Cottage, High Street, Bosham, Chichester, West Sussex, PO18 1LS	Replacement extension and alterations to the rear, including the insertion of dormer windows, reinstatement of a chimney to the side and replace shutters on south elevation. Replacement of flint boundary wall with widened access.	No Objection with Conditions
29/04/2024	APP/24/00083	Steve Lawrence	Cedar Orchard, Copse Lane, Hayling Island, PO11 0QB	Change of use of mobile home for use as holiday accommodation (AirBnB).	No Objection with Conditions
29/04/2024	WI/24/00525/ TCA	Linda Park	ITCHENOR SAILING CLUB, PIER POINT ROAD, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7AG	Notification of intention to fell 2 no. Lime trees (T1 & T2)	Objection
29/04/2024	APP/24/00251	Steve Lawrence	50 BATH ROAD, EMSWORTH, PO10 7ER	T1 (as per plan) Ash pollard to historic stump at 3.5 meters, subject to TPO 1884. T2 (as per plan) Beech crown reduction of 1.5 meters leaving a height of 8 meters by 7 meters width, subject to TPO 1884. APP/24/00251	Holding Objection
29/04/2024	BO/24/00662/ TPA	Linda Park	Southfield Industrial Park, Delling Lane, Bosham, Chichester, West Sussex, PO18 8NN	Reduce south sector to give 1.5m clearance (from roof of unit) on group of mixed species trees (on north side of unit 1) (quoted as G7/944), reduce west sector to give 2m clearance (from roof of unit) on group of Common beech trees (on east side of unit 7	No Objection
29/04/2024	APP/24/00250	Linda Park	LANGSTONE LODGE, 1 LANGSTONE HIGH STREET, HAVANT, PO9 1RY	1 No. Sycamore (42) Fell, 2 No. Ash (43 & 44) Fell (Numbers identified in the Sketch Plan). Trees within the Langstone Conservation Area.	No Objection with Conditions
30/04/2024	APP/24/00256	Linda Park	2A The Mews, Langstone High Street, Havant, PO9 1SL	First floor front extension and loft conversion with front dormer and rear dormer. Single storey rear extension	Objection

30/04/2024	BO/24/00498/ DOM & BO/24/00499/ LBC	Steve Lawrence	STRANGE HALL SOUTH, WALTON LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8QB	Proposal: Demolition of a potting shed, construction of single-storey side and rear extension, 3 no.Skylights to the existing roof, replacement of single-glazed windows and conservatory with double- glazing (plus listed building application for the same)	
30/04/2024	BO/24/00408/ DOM	Steve Lawrence	Curlew House, Bosham Lane, Bosham, Chichester, West Sussex, PO18 8HG	Erection of lean to greenhouse.	No Objection with Conditions
08/05/2024	BO/24/00277/ DOM	Linda Park	Crab Apple Cottage , Lower Hone Lane, Bosham, West Sussex, PO18 8QN	Erection of 1 no. outbuilding for use as boathouse, garage, home office and ancillary accommodation.	No Objection with Conditions
08/05/2024	APP/24/00119 & APP/24/00120	Linda Park	32B HIGH STREET, EMSWORTH, PO10 7AW	Reconfiguration of the first floor and loft room to reinstate a 3-bedroom unit of dwelling to the property, with associated works to the interior & fenestration. Listed Building Consent also for the above.	No Objection with Conditions