



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 25 November 2024** 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 9 September 2024 (Page 1).

**4. DEVELOPMENT APPLICATIONS**

- a. SB/24/02176/FUL - Glebe Farm, Nutbourne (Page 5).
- b. WI/24/02259/DOM - Old House Farm, Itchenor Road (Page 13).
- c. APP/24/00746 - 24 Treloar Road, Hayling Island (Page 23).

**5. SOUTHBOURNE DEVELOPMENT PLAN CONSULTATION**

To consider a report from the Director of Chichester National Landscape (Page 35).

**6. CHICHESTER DISTRICT COUNCIL LOCAL PLAN EXAMINATION**

To receive a verbal update from the Principal Planning Officers.

**7. GUIDANCE FOR LOCAL AUTHORITIES ON APPLYING THE CROW ACT**

To note and receive an update from the Director of Chichester Harbour National Landscape (Page 44)

**8. APPEAL DECISIONS**

APP/L3815/W/24/3339556 - Brook Cottage, Farm Lane, Nutbourne (Page 52).

APP/L3815/D/24/3340983 - Estoril, Main Road, Fishbourne, West Sussex (Page 57).

**9. TABLE OF RECENT DECISIONS**

To consider the report from the Principal Planning Officers (page 60).

**10. QUARTERLY REPORT**

To consider the report from the Principal Planning Officers (page 69).

**11. DATE OF NEXT MEETING**

Monday 3 February 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 Qantrill and Sarah Payne. Three Conservancy Board vacancies.*

**CHICHESTER HARBOUR CONSERVANCY**

**PLANNING COMMITTEE**

Minutes of the meeting held on Monday 9 September 2024 at Eames Farm, Thorney Island.

**Present** Pieter Montyn (Vice Chairman in the role of Chairman)

Heather Baker, Jane Dodsworth, John Goodspeed, Sarah Payne, Lance Quantrill

**Officers**

Richard Austin, Stephen Lawrence, Pasha Delahunty (Minutes), Linda Park

*The meeting started at 10:00am*

**1.0 WELCOME AND APOLOGIES**

1.1 Apologies were received from Nicolette Pike, and Iain Ballantyne. Jackie Branson was absent from the meeting.

**2.0 DECLARATIONS OF INTEREST**

2.1 None.

**3.0 MINUTES**

3.1 The following corrections were noted:

- Para 4.6, objections should be changed to objectives.
- Para 4b, Burns Shipyard should be 'Burnes'.
- Para 4.9, the Planning Inspector raised concerns regarding glazing, rather than supported it.

3.2 **Resolved** – That, subject to the corrections above at 3.1 the minutes of the meeting of the Planning Committee meeting held on 15 July 2024 be approved as a correct record and that they be signed by the Chairman.

**4.0 DEVELOPMENT APPLICATIONS**

**4.a. WT/24/01365/FUL – Bakers Barracks, Thorney Island, Emsworth**

4.1 The Principal Planning Officer (LP) presented her report which sets out 6 elements of proposed changes, additions and building extensions to the MOD site. The Planning Officer recommends that no objections are raised subject to the conditions set out in her report.

4.2 Members support the Council's decision to request an overall construction environmental management plan be produced for the site, especially given the recent increase in planning applications for the site. The Planning Officer confirmed to members that Dark Skies was included in the MODs statement and that the proposed new car park would be laid with permeable material to address flooding.

4.3 There was wide concern over the plans for the front extension of the officers' mess building and as the building is not listed, it was presumed that the local authority's historic assessor and Natural England would not have been consulted on the proposed development. Members questioned why the extension could not have

been situated in a less prominent part of the building and the committee felt that the extension design detracted greatly from what is a large, prominent and charactered building.

- 4.4 **Action Point** - Members asked the Planning Officer to include in her recommendation that given the scale of the site and the changes being proposed, there should be the ability to strive for more than the minimum 10% required biodiversity net gain.
- 4.5 **Action Point** – The Planning Officer was directed to set out in her recommendation that the objection relates to the mess building only and that the Committee raises no objections to the other 5 elements of the application.

#### **Recommendation**

- 4.6 That Chichester District Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **objections** to the proposed development subject to the condition set out in the report and including the additional comments set out in point 4.4 and 4.5. The decision was unanimous.

#### **4.b. WW/24/01380/DOM – South Nore, Snow Hill, West Wittering**

- 4.7 The Principal Planning Officer (LP) presented her report on the proposed relocation and redesign of a boathouse and addition of a pool pavilion and outbuilding. The Planning Officer recommends that no objections are raised subject to the conditions set out in her report.
- 4.8 The property already has consent for a boat house, to which the Conservancy's initial objection was lifted with the removal of a large chimney from the design. The proximity to tree roots has been given as a rationale to move and reorient the boat house under this application. The pool house and a potting shed would be new additions to the site but due to their size and scale and the existing trees and hedging, it was not expected that these would be viewed.
- 4.9 The council have restricted permission so that the boathouse remains incidental and as such would not include any sleeping accommodation. This was expected to remain in place with the current application.
- 4.10 **Action Point** – The Planning Officer was directed to highlight that any external lighting should be agreed.
- 4.11 **Action Point** – The recommendation should ensure that exteriors of the proposed buildings do not include areas of white materials as set out in the examples included with the application.

#### **Recommendation**

- 4.12 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 and including the additional condition and comments set out in points 4.10 and 4.11. The decision was unanimous.

#### **4.c. APP/24/00345 – Langstone Lodge, 1 Langstone High Street, Havant**

- 4.13 The Principal Planning Officer (LP) presented her report on changes to the proposed extension to an existing outbuilding/annex to form additional living accommodation. The Planning Officer recommends maintaining an objection to the development as per the reasoning set out in her report.
- 4.14 The Planning Officer reminded the Committee that they were initially consulted via email on this proposed development. The owners of the property hope to live in the outbuilding while the main house is re-built (expected to be circa 4-years). While permission does not appear to have been given, there is an annex above the garages. The property is within the AONB with glimpses through from Langstone Meadows and the high street. The site is also north of the settlement boundary.
- 4.15 CHC initially objected that it would be a separate dwelling from the main house, contrary to PP06 and local plan policy. The changes in this application are to the orientation of the outbuilding extension, which would essentially make the building more visible from the footpath and meadows.
- 4.16 **Action Point** – The Committee asked the Planning Officer to highlight in her recommendation that if the development were permitted, there would be no ability to pursue any enforcement action if the outbuilding continued to be used as living accommodations as the 4-year rule, set out in the Town and County Planning Act would have attached.

#### **Recommendation**

- 4.17 That Havant Borough Council, as Local Planning Authority (LPA) be advised that Chichester Harbour Conservancy raises **objections** to the proposed development subject to the reasoning set out in the report and including the additional comments set out in points 4.16. The decision was unanimous.

#### **5.0 NATIONAL PLANNING POLICY FRAMEWORK (NPPF) CONSULTATION 2024**

- 5.1 The Director of Chichester Harbour National Landscape (Dir. NL) gave a verbal report on the NPPF consultation for 2024. The final report will be circulated to Members for comments before the 24 September deadline for submissions. The Dir. NL will align the Conservancy's response with that of the National Landscape Association's. A unified approach of all NLs is needed.
- 5.2 Members were concerned that increases in planning allocations are being suggested when the current allocations cannot already be met. The Dir. NL intends to see draft responses from HBC and CDC and support those views. Habitats (including saltmarsh and seagrass), managing flood risks and retention of agricultural land for food production should all be highlighted.

#### **6.0 SOUTHBOURNE ALLOCATION DEVELOPMENT ALLOCATION DEVELOPMENT PLAN**

- 6.1 The Dir. NL presented a report on the Southbourne Allocation Development Plan Document (DPD) which was circulated to Members prior to the meeting which sets several areas to include in the Conservancy's response to the consultation, including:
- Referencing several additional assessments, studies and plans that are relevant to Chichester Harbour.

- Highlight that the development area borders the AONB/NL by 12 metres to the south.
- Prioritising Chichester Harbour National Landscape over the National Park, due to proximity of the former.
- Highlight that as the development area is bordered by two wildlife corridors, there would be no area to expand these corridors.
- Density of grade 1 farming land in the area.

6.2 The Planning Officer suggested that the Councils' already identified landscape gaps, should be protected to avoid the coalescence of settlements. Members also suggested that the Conservancy's historic objections to developments on the border of the AONB is evidence of our continuing challenges. Members further suggested that while some facilities were cited in the DPD, many other relevant sites have not (i.e. Tuppenny Barn).

## **6.0 TABLE OF RECENT DECISIONS**

6.1 Members considered the table of recent decisions submitted with the agenda documents.

## **8.0 DATE OF NEXT MEETING**

8.1 The next meeting will be held on Monday 7 October 2024 at 10:00am at Eames Farm, Chichester.

*Meeting closed at 11:59am*

Chairman

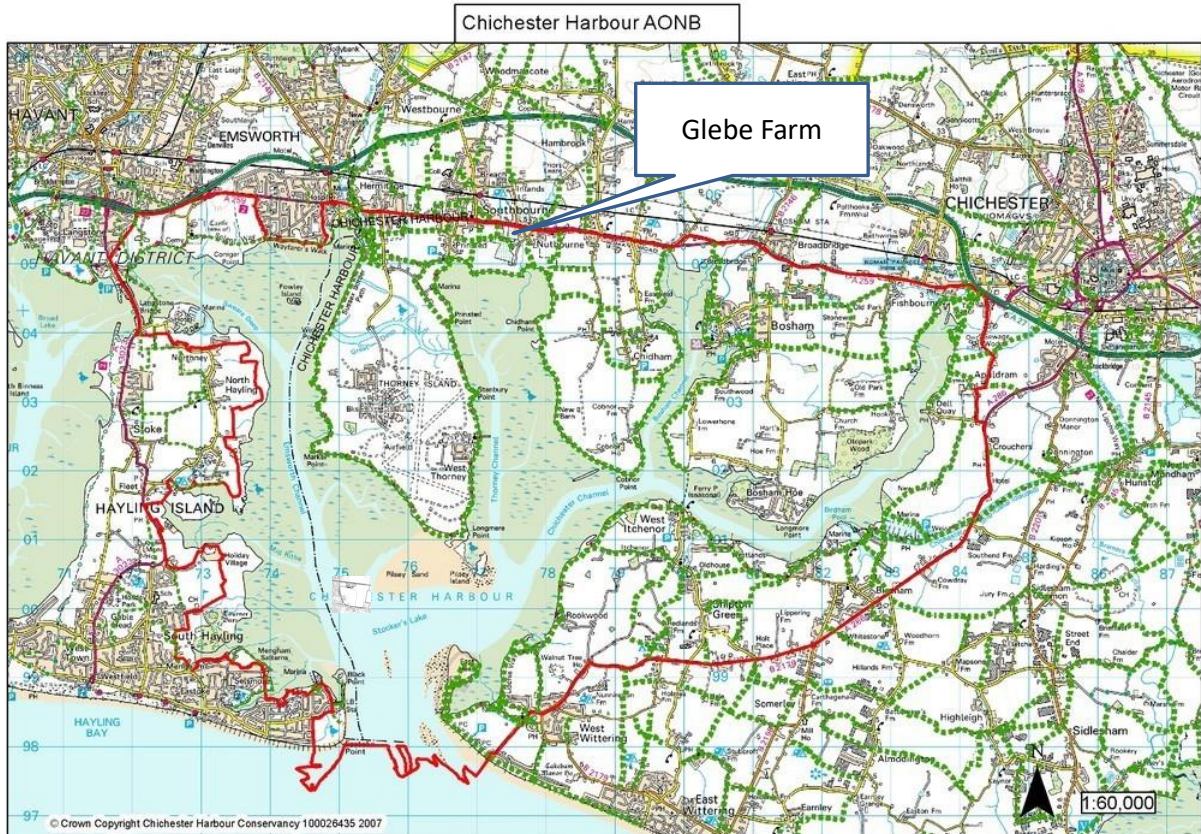
Local Planning Authority planning application reference: **24/02176/FUL**

**Site: Glebe Farm Nutbourne Chichester West Sussex PO18 8RZ**

**Proposals:** Change of use of building to 1no. live work unit and associated alterations and landscaping.

**Conservancy case officer:** Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SKDDNQERL9J00>



**RECOMMENDATION**

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):-

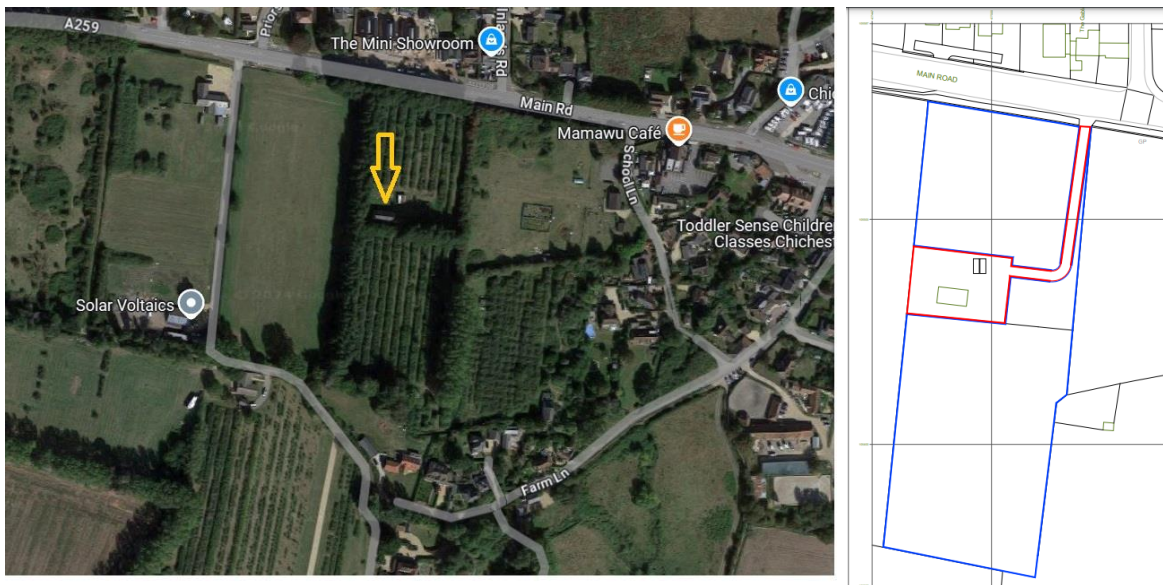
**There is no evidence to demonstrate that barn is no longer required or the holding is no longer able to operate as a fruit farm, and additionally, in the absence of any information regarding the proposed use (e.g. a potential tenant) or evidence of the viability of the commercial element, we have no option but to object to the principle of the proposed conversion into a 'live/work' unit, given the high proportion of residential use within the building, which would be an isolated home in the countryside, as discouraged in National and Local Policy, and with the associated harm to the natural beauty and rural character of the Chichester Harbour National Landscape.**

**As such, the application conflicts with Planning Principle PP06, Local Plan Policies 43, 45 and 46 and emerging Local Plan Policies NE10, NE13, and E2, as well as paragraphs 84 and 182 of the National Planning Policy Framework. Conservancy Officers' comments and reasoned justification**



## 1.0 Site description

- 1.1 The site relates to a small agricultural barn situated in the middle of an apple orchard to the south of Main Road, in Nutbourne. The site is within the rural area and within Chichester Harbour National Landscape, and forms part of a wider parcel of land divided into a number of field parcels, predominantly laid to apple orchard. There are two storage containers sited close to the barn.
- 1.2 This is a well screened site where views of the site are limited to those from Main Road, where a line of mature trees mark the boundary with the road, as well as the east and west boundaries of the orchard. Access is via a track from the eastern end of the road frontage, which is discreet and not noticeable from the road.



Above: Photos of the existing building, inside the site and the storage containers





Above: Site boundary with Main Road, with access marked with arrow on RH photo

## 2.0 Relevant recent planning history

- 2.1 Glebe Farm was split from Weston Fruit Farm prior to 2011. A prior notification application was then permitted for an agricultural barn for a machinery store, cold store and farm office (11/02573/PNO refers). Planning permission was also granted for an access track leading from Main Road southwards and westwards to the proposed barn (11/00606/FUL refers), to which the Conservancy did not object. At the time it was stated that the holding of 15 acres needed to have a barn to house machinery, tools and have a cool room and packhouse for the apples and other fruit, along with a small farm office and washroom in order to comply with Health and Safety requirements.
- 2.2 An amended siting for the barn was granted later in 2011 (11/04317/FUL) to which the Conservancy raised no objection, provided that the District Council is satisfied of the agricultural need for this building. We asked for suitable conditions to restrict the use of the building to agricultural use, to agree a schedule/samples of materials and finishes for the building, and also for the access track/hardstanding and any proposed gate onto Main Road which should be appropriate to the rural character of the site. We would also ask for a suitable condition to ensure the retention of all boundary trees/planting, and controls on any external lighting, which should be limited given the rural location of the site.
- 2.3 A pre-application enquiry was submitted to the District Council for the change of use of the barn to a dwelling in summer 2023 (23/01685/PRESS). The Conservancy was consulted and we raised an 'in principle' objection on the grounds that no argument had been put forward to demonstrate that the building is no longer required for agricultural/horticultural purposes, or to seek an alternative employment use for the building, and therefore the requirements of CHC Planning Principle PP06 and Local Plan Policy 46 were not met. We also raised concerns regarding the extent of curtilage and potential loss of trees / erection of fencing and domestic paraphernalia, as this was not clearly shown.
- 2.4 The District Council advised that the purely residential proposal would be contrary to various policies including the Interim Position Statement for Housing Development (IPS) which requires that the site boundary in whole or in part is contiguous with an identified settlement boundary; NPPF paragraph 80 which states that planning decisions should avoid the development of isolated homes in the countryside unless one of a number of exceptions apply; and Local Plan Policy 46 which requires that economic uses including live/work units should be considered before residential, and that the proposal should be complementary to

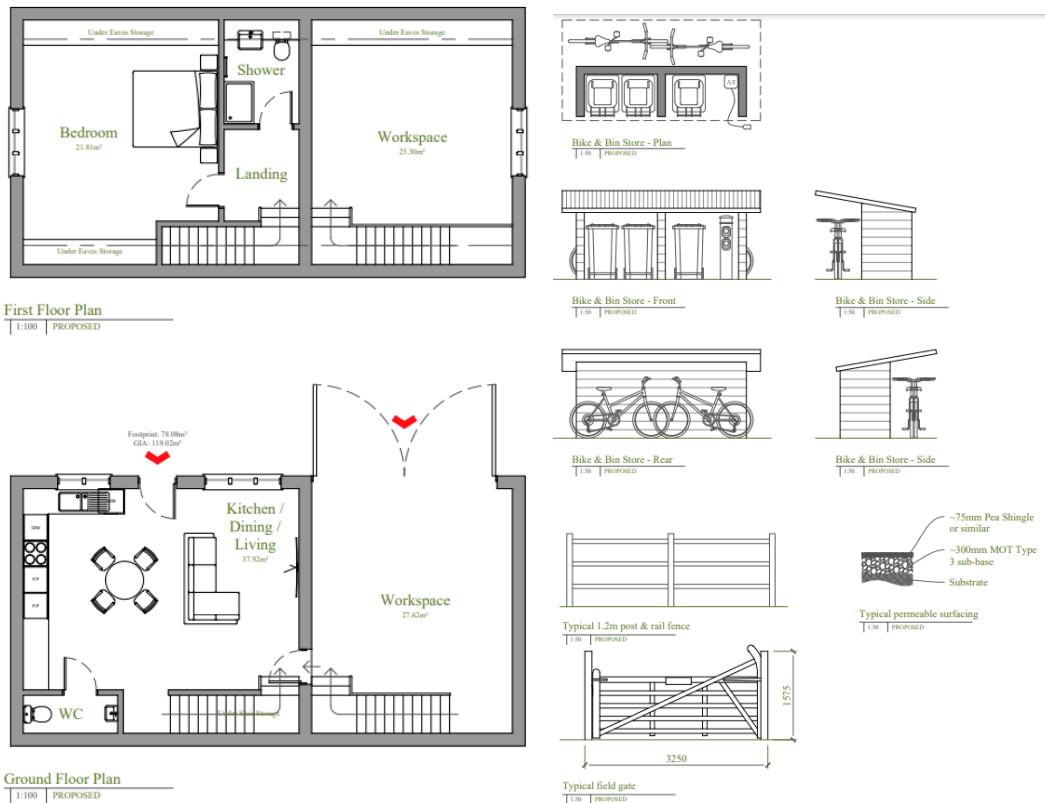
and not prejudice any viable agricultural operations on the farm or other existing viable uses.

### 3.0 Proposed development

- 3.1 The current application seeks permission for conversion of the barn into a 'live/work' unit. The supporting statement says that the site is no longer able to operate as a fruit farm given its size and as such the building is considered to be redundant.
- 3.2 The application proposes to install a first floor within the barn to provide a bedroom and shower room, with a kitchen/living space below. Just under half of the building, on the other side, would provide a ground floor and first floor 'workspace'. The statement suggests that this would include uses which fall within Use Class E (Commercial, Business and Service) but does not provide any further detail.
- 3.3 An area of permeable hardstanding is proposed to the north for parking and turning, as well as re-surfacing of the existing access track. The proposed domestic curtilage is shown and would be marked with a post and rail fence and five bar gate. It is stated that the surrounding land would remain as orchard.
- 3.4 Plans of a five-bar gate, post and rail fence, and a cycle and refuse store have been submitted, but these are not shown on the proposed site plan.



Above: Existing and proposed site plan



Above: Proposed floor plans, and proposed gate, fence and cycle/refuse store



Above: Existing (LHS) and proposed (RHS) elevations of the barn

#### 4.0 **Related Planning Policy framework**

National Planning Policy Framework (NPPF) (Revised Dec 2023), paragraphs 11, 84, 182.

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), 46 (Alterations, Change of Use and/or Re-use of Existing Buildings in the Countryside), 48 (Natural Environment), 49 (Biodiversity).

Emerging Chichester Local Plan: Policies NE2 (Natural Landscape), NE3 (Landscape Gaps between settlements), 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).

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), PP06 (Conversion of Buildings Inside and Outside of Defined Settlements), PP09 (Dark Skies).

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

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

- 5.1 The main issues are whether the principle of the proposed change of use accords with the relevant policies, and the effect of the proposal on the natural beauty/special qualities and character of this part of the AONB.
- 5.2 The Conservancy's Planning Principle PP06 states that we are unlikely to object provided it is demonstrated that:-

- *Where applicable, the building is no longer required for its original purpose; and*
- *A structural survey indicates that the building is structurally sound; and*
- *Protected species and habitats are not detrimentally affected (e.g. bats, owls, great crested newts, water voles and hay meadows); and*
- *An alternative employment or tourism use is first evaluated for the building and shown by the applicant to be unviable, before dwellings with Class C3 of the Town and Country Planning (Uses Classes) Order 1987 (as amended) are proposed; and*
- *If a Class C3 dwelling is the most viable use, allowing appropriate repair/refurbishment of the building, the Conservancy will request occupation is restricted to those needing a countryside location owing to their employment and/or on the basis of a rural exception site to provide affordable housing; and*
- *The design of any alterations and materials used are sympathetic to the character of the existing building and its rural location.*

*The Conservancy is likely to oppose proposals whereby a building conversion and its subsequent usage will disturb current levels of tranquillity.*

*Where a dwelling is permitted within Class C3 of the aforementioned Order, the Conservancy will examine the extent of the residential curtilage proposed and may request that the LPA give consideration to the removal of permitted development rights under the Town and Country Planning (General Permitted Development) England Order 2015.*

- 5.3 Local Plan Policy 46 has similar criteria to PP06 and reflects the requirement for economic uses to be considered first. It requires that the proposal is

complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses. It also reiterates the requirement to avoid conversions that create new isolated homes in the countryside unless there are special circumstances as outlined in Government Guidance (this is repeated in Emerging Local Plan Policy NE10 (Development in the Countryside)).

- 5.4 Emerging Local Plan Policy E2 (Existing employment sites) states that *"Existing employment sites will be retained to safeguard their contribution to the local economy. Employment uses other than those in use classes E(g), B2 or B8 which require planning permission, will be permitted on existing employment sites provided they are of a similar character in terms of providing jobs, the skills they require and their contribution to long-term economic growth. Where planning permission is required for alternative non-employment uses on land or floorspace currently in or last used for employment generating uses, it must be demonstrated (in terms of the evidence requirements in Appendix C) that the site is no longer required and is unlikely to be re-used or redeveloped for employment uses to meet future demand."*
- 5.5 Any introduction of non-commercial use in this location would be contrary to PP06 and Local Plan Policy 46 as well as emerging Local Plan Policy E2, unless a full range of commercial operations for the whole building have been explored and presented, and it has been demonstrated that the site is no longer required and is unlikely to be re-used or redeveloped for employment uses to meet future demand, before any change of use to residential is considered.
- 5.6 There has been no evidence submitted of marketing for employment use of the building, or of what interest (if any) there has been for a live/work unit on this site. The policies also require that the application demonstrates that the proposed use would not prejudice the agricultural use of the wider site as an orchard.
- 5.7 Additionally, the viability and longevity of a 'live/work' unit in this building is questionable, and there is concern that the domestic element would become the sole use of the building, and the building would become a new dwelling in the countryside within the National Landscape, with associated curtilage and domestic paraphernalia, including future pressure for outbuildings, garaging, and extensions and enlargements to the existing building.
- 5.8 It is acknowledged that currently the building is well screened from public vantage points due to the boundary planting and orchard trees; however, it is not clear how the orchard use would continue if the holding is considered to be too small to continue to operate (as briefly suggested in the supporting statement) and therefore the orchard trees, and potentially the boundary planting, could be under threat if the proposed use is granted permission, which would open up the site to view from the A259 and nearby public footpaths. In any case, there is concern regarding the proposed domestic curtilage and associated paraphernalia, as raised above, and its impact on the existing rural character of the site within the National Landscape.

## **6.0 Conclusion**

- 6.1 This barn was permitted fairly recently (2011) on the basis that there was an agricultural need, and therefore the suggestion that it is already redundant in 2024 and to propose its conversion with no evidence to demonstrate that the building is no longer required because the holding is no longer able to operate as a fruit farm must be questioned.



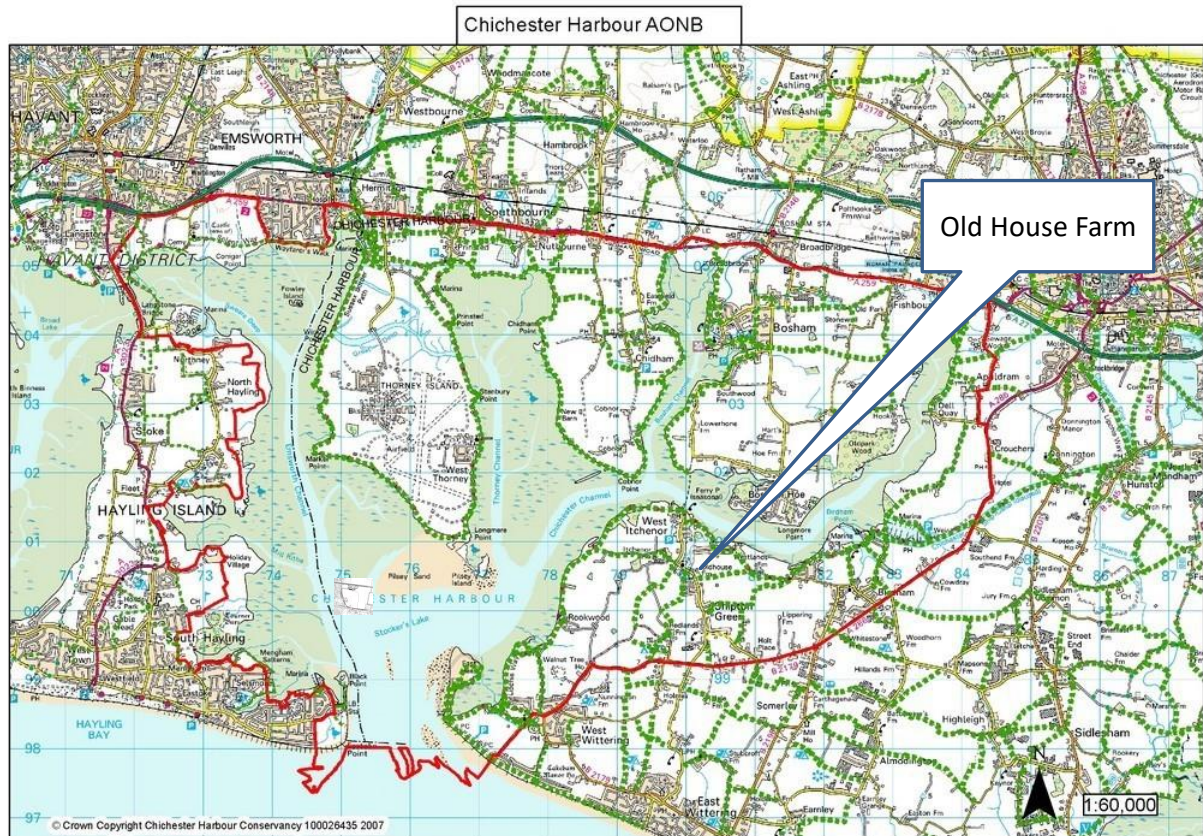
- 6.2 Additionally, in the absence of any information regarding the proposed use (e.g. a potential tenant) or evidence of the viability of the commercial element, we have no option but to object to the principle of the proposed conversion into a live/work unit, given the dominance of the residential element proposed, as this would be an isolated home in the countryside, as discouraged in National and Local Policy, and harmful to the rural character and natural beauty of this part of the National Landscape.

Local Planning Authority planning application reference: 24/02259/DOM

**Site: Old House Farm Itchenor Road West Itchenor Chichester West Sussex PO20 7DH**

**Proposals:** Alterations and extensions to dwelling including dormers and raising of roof.  
**Conservancy case officer:** Linda Park

Application details on LPA webpage – <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SL1J1EERLH400>



## RECOMMENDATION

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

**The proposals would increase the bulk and presence of the existing dwelling to a degree that would be incongruous in relation to surrounding development and would result in an intrusive development as viewed from the public footpath to the southeast, detracting from the rural character and natural beauty of the Chichester Harbour National Landscape, contrary to Planning Principle PP03, the AONB SPD, Chichester District Council Development Management Service Planning Guidance Note 3 (Design Guidelines for Alterations to Dwellings and Extensions) and Local Plan Policy 43 as well as paragraph 182 of the National Planning Policy Framework.**



## Conservancy Officers' comments and reasoned justification

### 1.0 Site description

- 1.1 This is a large, detached two-storey house within rural Itchenor and the Chichester Harbour National Landscape, directly adjacent to the boundary of the West Itchenor Conservation Area. Part of the roof to the eastern side of the dwelling has a flat top and has been converted into a small bedroom with roof lights to the front roof slope and a flat roofed dormer to the rear.
- 1.2 There are glimpsed views of the property from Itchenor Road through the gaps between properties fronting the road, and clearer views from the public footpath which runs across the fields to the east.



Above: Aerial photo showing location of the site



Above: View from Itchenor Road with dwelling set behind other dwellings





Above: Front of house as viewed from opposite driveway entrance



Above and below: View of house from public footpath across fields to southeast



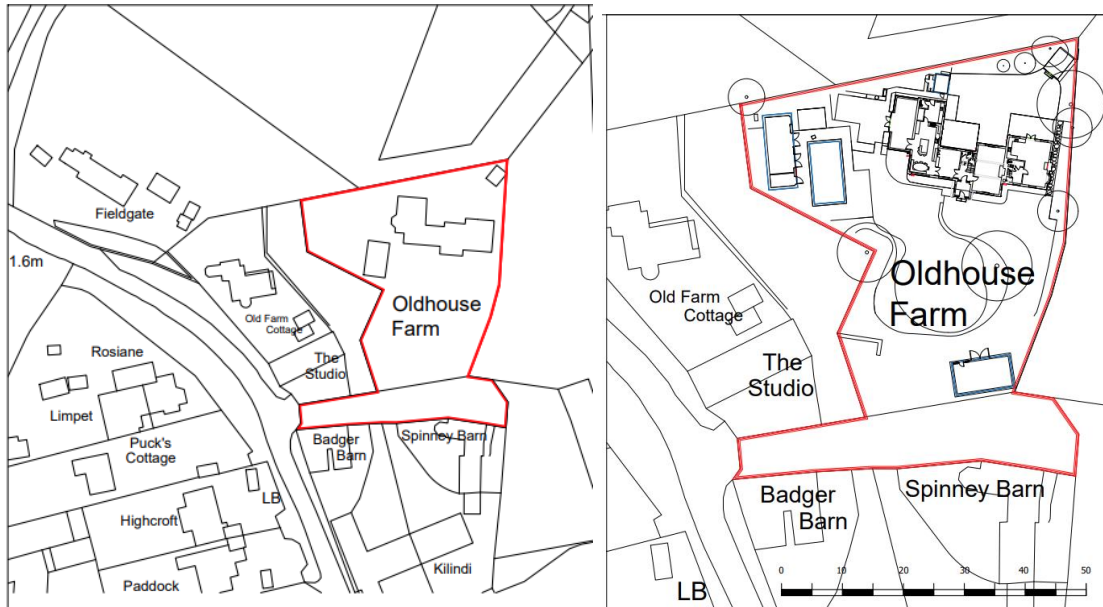
## 2.0 Relevant recent planning history

- 2.1 The Conservancy was approached for pre-application advice in autumn 2023 on a scheme to extend the dwelling with a new front gable feature and raised roof height to this feature and the western side of the dwelling, including new dormer windows. A meeting was held in which the Conservancy advised that there was serious concern about the creation of a three-storey dwelling and the increased bulk and height of the proposed building, given the character of Itchenor and the views obtained from the public footpath.
- 2.2 Permission was granted in October 2024 (24/01653/DOM) for remodelling and repositioning of garage, provision of swimming pool, pool house, pergola, garden shed, raised deck and associated landscaping. The Conservancy did not object to this application, subject to suitable conditions to ensure the buildings remain incidental to the main house, materials being agreed, retention of trees and provision of the proposed replacement planting, bat mitigation and other ecological enhancements being secured, and external lighting being controlled. These conditions were all included on the permission.

## 3.0 Proposed development

- 3.1 The current application forms an amended version of the pre-application scheme. It is proposed to raise the central section of roof and to add gable projections, including a large gable feature in the centre, along with raising the roof to the western side of this feature and converting the new larger roof space into bedrooms, including the erection of three new pitched roof dormers to the front elevation, and one flat roofed dormer to the rear elevation along with a large roof light and two gable features with second floor windows.



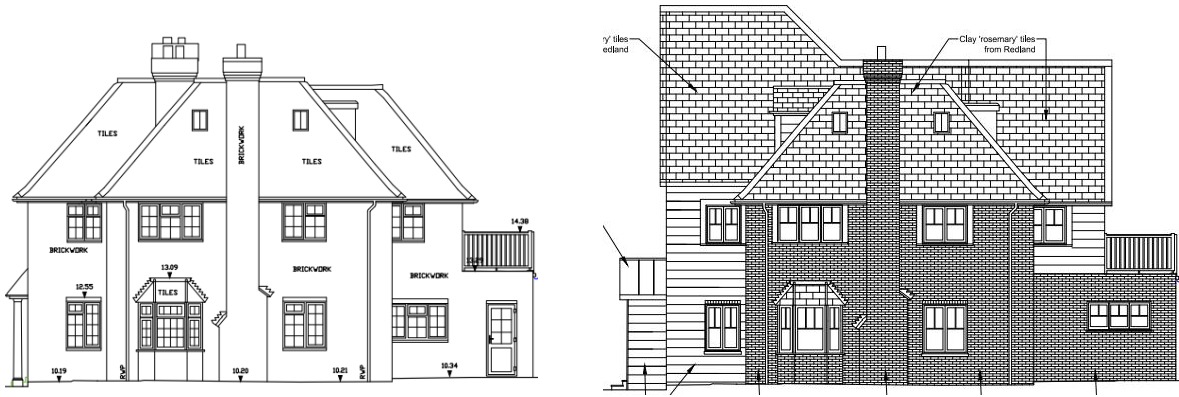


Above: Existing location plan (LHS) and proposed block plan (RHS)

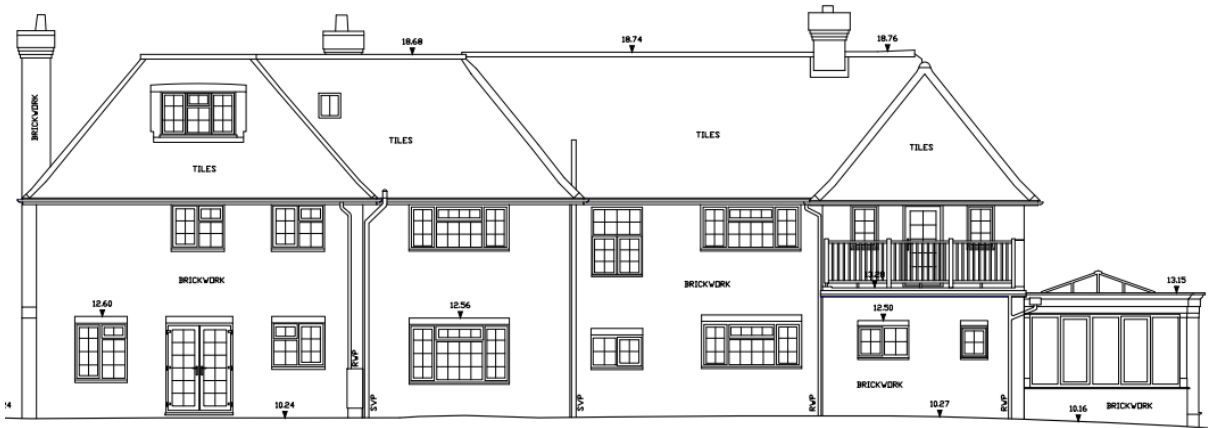
3.2 The dwelling would be remodelled with off-white timber cladding to the elevations at first floor level (and to the whole of the central gable feature to the front elevation), and a zinc profile sheet roof to the conservatory.



Above: Existing and proposed front (south) elevation



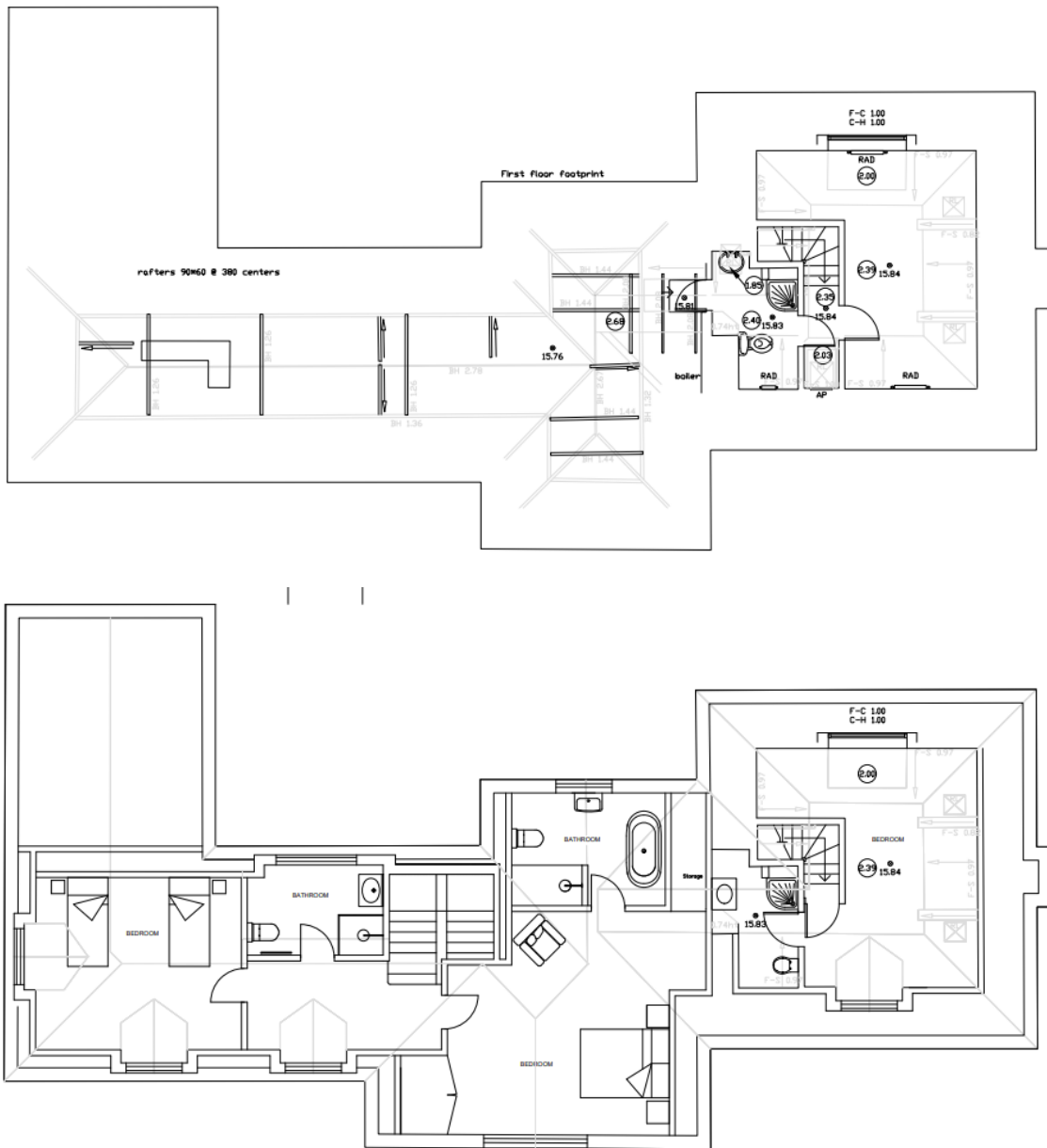
Above: Existing and proposed east (side) elevation



Above: Existing and proposed north (rear) elevation



Above: Existing and proposed west (side) elevation



Above: Existing and proposed second floor plans





Figure 2. CGI of front (south) elevation as proposed



Figure 3. CGI of rear (north) elevation as proposed

#### **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), (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).

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

Chichester Harbour Landscape Character Assessment (CBA update 2019).

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

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

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

- 5.1 The location of the property within the National Landscape, and its rural location with views obtainable from the public footpath to the southeast make it very important that any proposed changes are sympathetic to the existing building and surrounding dwellings as well as the rural character of the surrounding landscape.
- 5.2 Whilst the Conservancy did not object to the recent scheme for a new garage and pool house, these buildings would be situated in relatively discreet positions within the plot and would be single-storey and therefore not overly prominent within the landscape.
- 5.3 The current proposal differs in that, whilst it does not propose to significantly increase the footprint of the dwelling, the proposed extensions would create a three-storey dwelling with a significantly greater height than the existing building, adding to its bulk and presence within the landscape.
- 5.4 The supporting statement says that the proposals would fall well within the 25% and 50% guidance increase limits set out in the AONB SPD; however, it does not show any calculations or give any indication of how big the increase to the elevations would be. Furthermore, the outline of the existing roof is not shown on the proposed plans and a comparative silhouette drawing has not been provided as recommended in the AONB SPD, and therefore it is difficult to fully understand the extent of the proposed increase in height in relation to the existing building. This information has been requested and Members will be updated at the meeting if it is forthcoming.
- 5.5 Overall, however, there are concerns with the proposed increase to the roof height and dormers and the overall impression of a significantly taller, bulkier dwelling, which would no longer look domestic in scale. Criterion 5 of PP03 states that extensions should be sub-ordinate to the original dwelling shape or otherwise no taller than the height of the main roof ridge. In addition, CDC's Design Guidelines for Alterations to Dwellings and Extensions (2009) states that extensions to the roof should usually be set below the original roof line. The established character of Itchenor is of two-storey dwellings, and there is concern that the proposed three-storey dwelling would be at odds with this character and would be overly prominent within its setting. The off-white cladding would add to



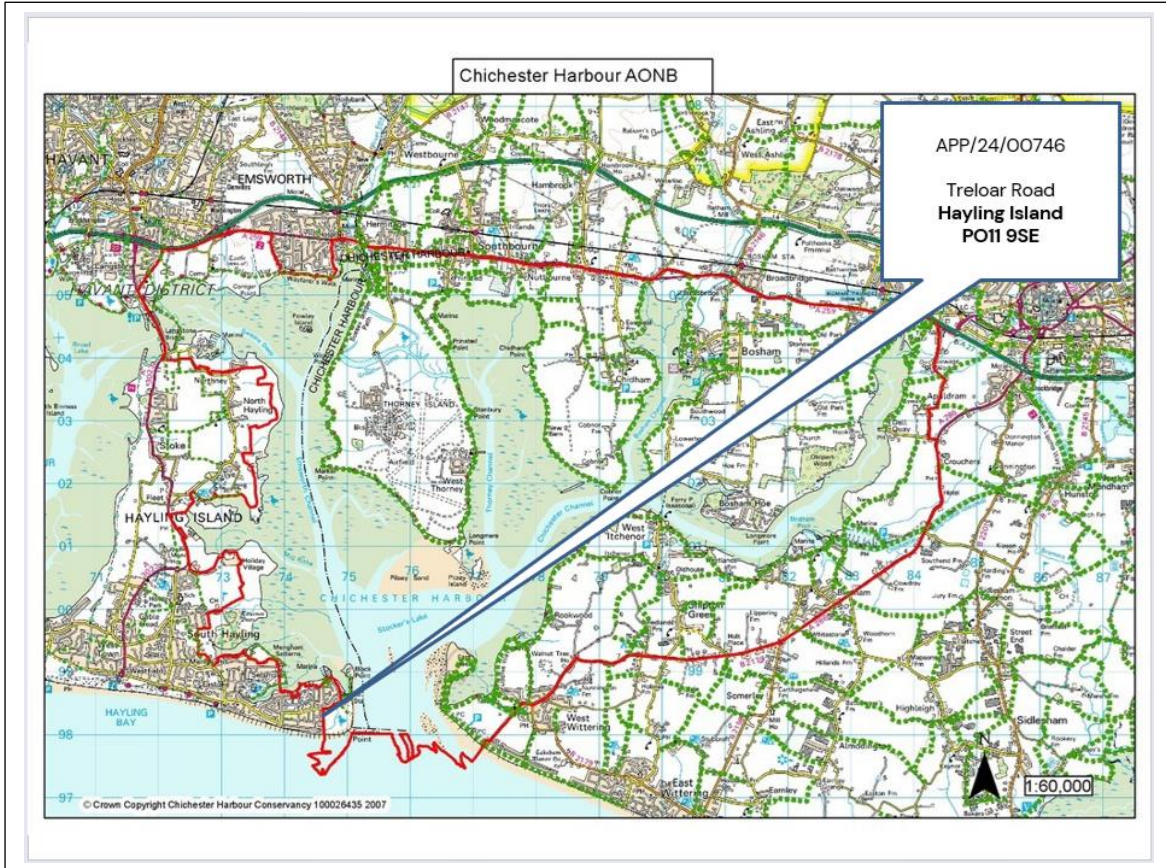
the presence of the building in comparison with the existing dark brown brick elevations. As such, it would fail to conserve and enhance the special qualities and natural beauty of Chichester Harbour National Landscape by introducing an incongruous and overly dominant development.

- 5.6 Members will be updated at the meeting with any additional information as requested, to enable further consideration of this application.

**Local Planning Authority planning application reference:** APP/24/00746

**Site** – 24 Treloar Road Hayling Island PO11 9SE

**Proposal** - Demolition of existing bungalow and erection of new two storey replacement dwelling including solar panels and flood defences.



**Recommendation – Objection:** there would be adverse visual impact to the setting of the adjoining Chichester Harbour AONB from increased bulk and excessive first floor glazing. This would be by reason of added bulk and mass across the width of the plot at first floor level. The proposals are therefore considered to be contrary to Policies CS12 (which also includes consideration of Policies 1-2 of the Chichester Harbour Management Plan 2019-2024), CS16.1 (a)/(c) & 7, DM9.2/3 and AL1 of the Borough Development Plan.

## 1.0 **Site and its context**

1.1 The site is within a defined 'urban' area and sits immediately west of the Chichester Harbour National Landscape (NL – formerly AONB) boundary within the F1 South Hayling Island landscape character area, as defined by the CBA 2005 Landscape Character assessment (updated 2019) for the Conservancy, exhibiting the following relevant key characteristics:-

- Extensive coastal urban development, including holiday villages;
- Exposed southern sea coast;
- Small pockets of rough grazing marsh, scrub, copses and dune heath.

The landscape has a moderate to high sensitivity to development and change.



- 1.2 The 0.0525 ha, rectangular site, currently consists of a detached, hipped-roof, 3 bedroom bungalow with shallow pitched roof garage on north side linked by single storey, flat-roofed element. Located on east side of the street, the dwelling was built under a planning permission granted in 1959 (HWU/05471). The street has no uniform dwelling type or roof ridge height, but is mostly comprised of single storey dwellings, some (e.g. No. 22 to the south) rebuilt and raised up on a plinth. There 2, two storey houses a few properties down the street. No.14 with an 8m high roof ridge (which may pre-date planning control introduced in 1948) is towards larger dwellings in Sandy Beach Estate. Another exists in the east-west part of the street back onto Bosmere Road (first floor within roofspace). A chalet bungalow exists at the north end of the street at the junction with Sandy Point Road. The property adjoining to the north is a gable-ended bungalow.



- 1.3 The site is visible from the beach footpath, looking north-west across the adjoining the Sandy Point Local Nature reserve at Eastoke Point, which is part of the Chichester Harbour SSSI. This comprises mainly dune heath and grassland, assessed by Natural England to currently be in favourable condition. The Calluna and lichen dominated dune heath is a very rare habitat in southern England and includes the locally rare pale heath and heath violets. There are also interesting saltmarsh and brackish grassland floras in the low-lying parts of the land.



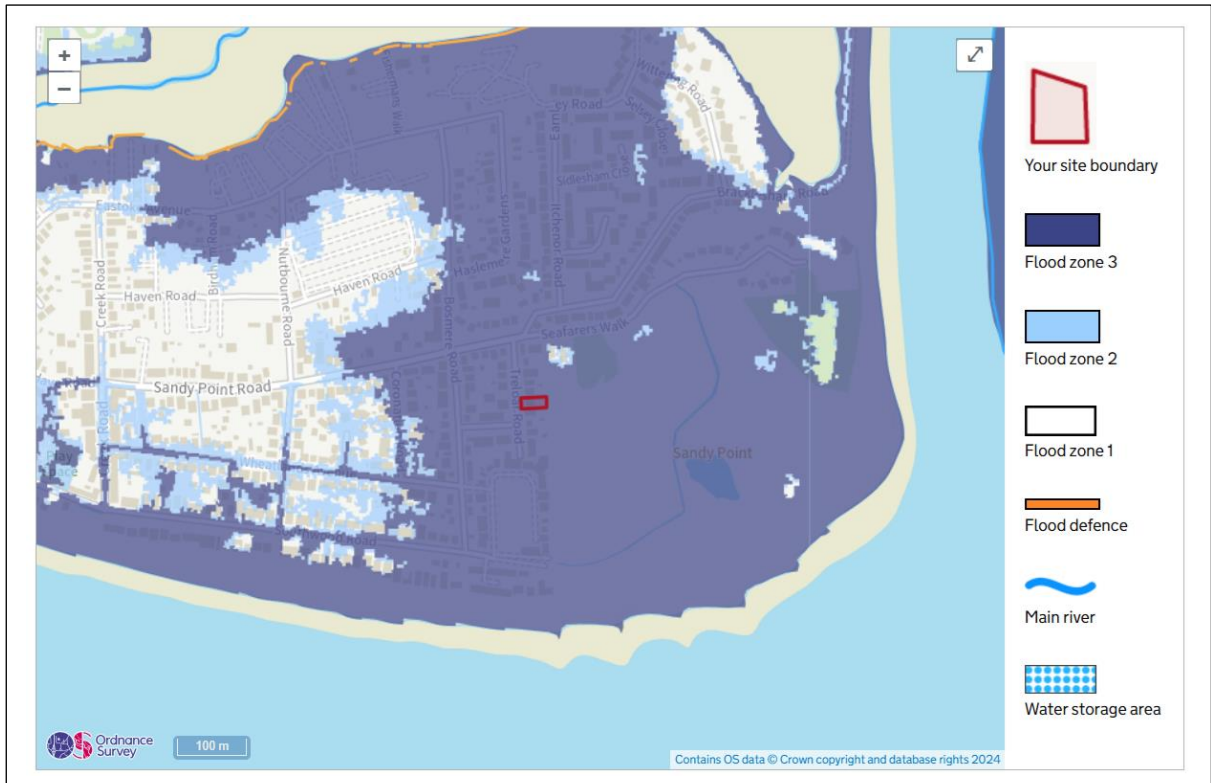


1.4 The site is visible at distance from the beach/Solent foreshore, somewhat mitigated by tree cover/vegetation in the Local Nature Reserve.



1.5 The site sits within flood zone 3 (highest risk - a risk of flooding from tidal sources greater than 1 in 200 (0.5%) with a moderate risk from surface water flooding in times of heavy rainfall to up to 90 cm, during a 0.1% storm event. The submitted

statement says the property has flooded in 2005 (paragraphs 3.6 and 4.7 of the FRA). LiDAR data shows the ground elevation of the site varies between approximately 1.16m AOD (metres Above Ordnance Datum) and 1.53m AOD. Flood predictions in the FRA, by 2124, vary between 4.12m to 4.50m AOD, meaning flooding at the site could vary between 2.59 m to 3.34m.



1.6 The existing dwelling has red brick facades, with a light-brown concrete tiled roof, save for flat felted roof areas and glazing to the corrugated roofing to the attached garage. The architecture of this modest bungalow is unremarkable. Ground levels on adjoining plots are approximately 30cm higher. Existing eaves height is 2.481 m and roof ridge 5.181 m high.

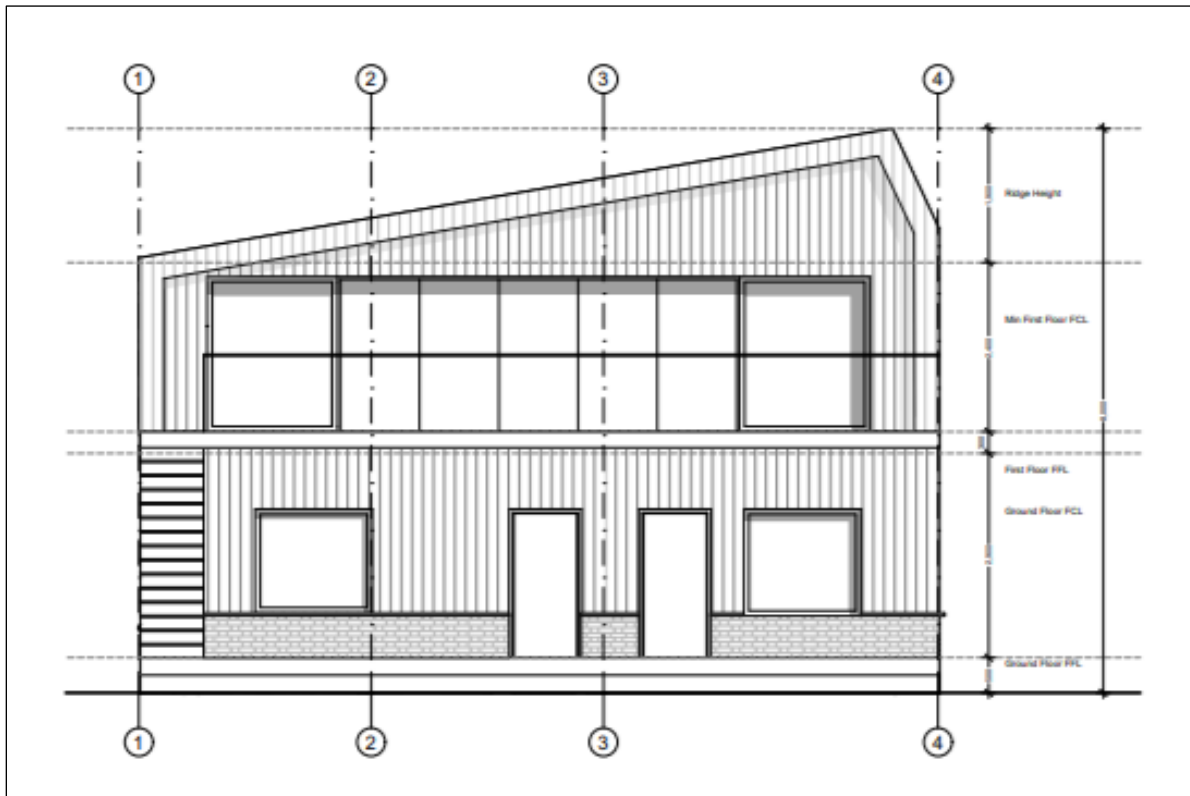




Outline of No. 24's roof shown with dotted red line above

## 2.0 **Site history**

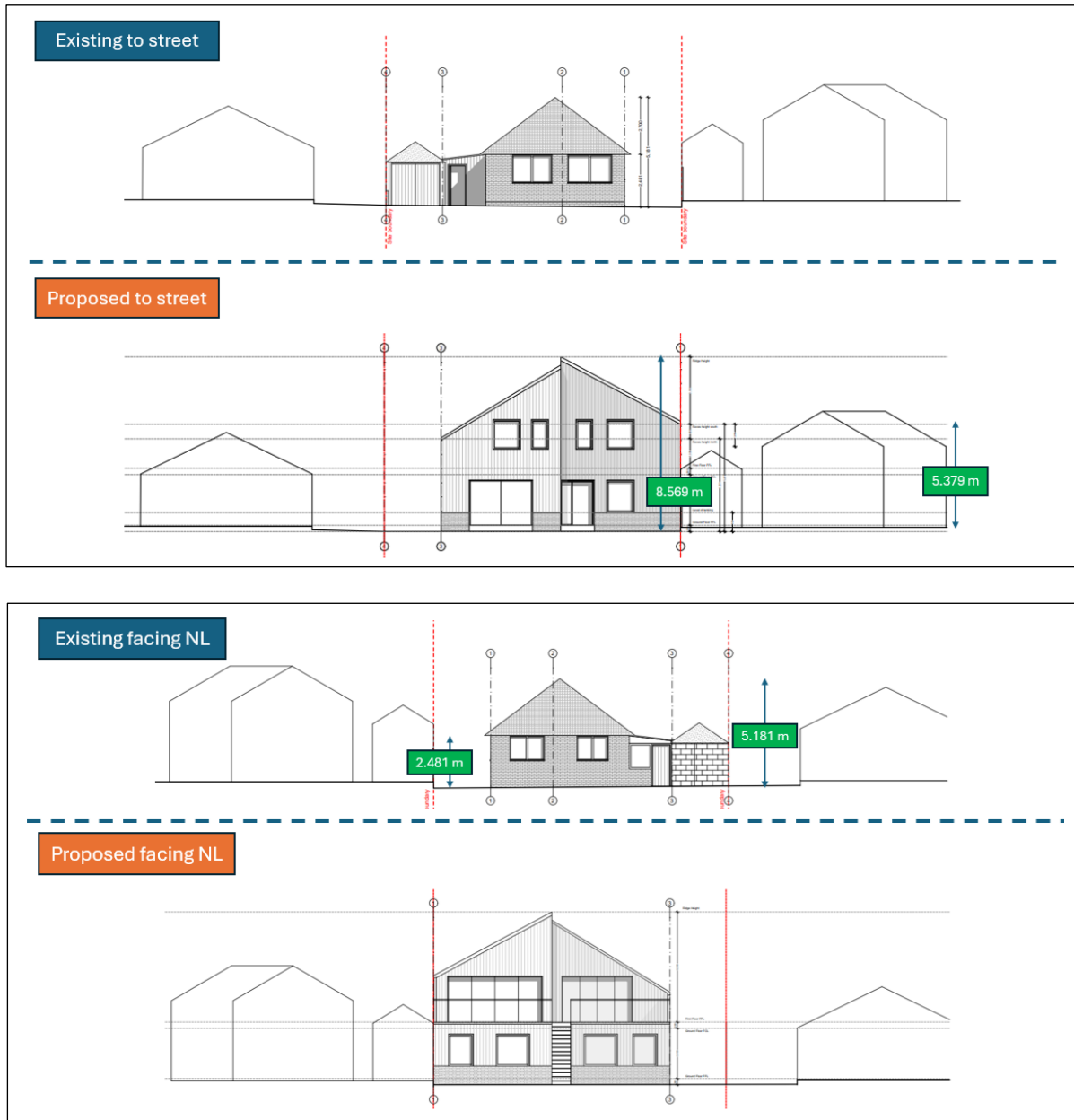
2.1 Under GEN/24/00411, the Council provided advice on a fully two-storeyed asymmetric roof profiled dwelling (NL east boundary elevation seen below). Council Officers expressed concerns for impact to the NL's setting from increased scale, neighbour impact and flood risk. Prior to that only a few modest applications to alter and extend the dwelling.



## 3.0 **Proposed development**

- 3.1 To demolish existing bungalow and build two storey split-pitched-roofed dwelling with southern part set behind the front wall of northern part, but projecting beyond it to the rear. Dwelling would not be raised up on a plinth although driveway would slope up gently to front door. Whilst no long-section has been prepared east-west through the site, it is assumed this would rise up 30cm from pavement level. Instead, the applicant proposes to 'tank' the ground floor external walls to a height of 1.5m to future proof the replacement dwelling against future flood risk. The submitted CIL forms set out this would be a self-build scheme, exempt from needing to demonstrate biodiversity net gain (BNG). Dwelling shown to have two bedrooms and large lounge space on first floor, with integral garage, study, bathroom and kitchen/diner/lounge on ground floor
- 3.2 Large double, off-set balcony at first floor at rear looking out over Sandy Point Nature Reserve/SSSI. An external staircase would lead down from the balcony to the back garden. A considerable amount of full-length glazing would be fitted to this eastern elevation, the first floor not really tempered by any significant

recessing of openings. Solar PV would be fitted to the southern roof surface.



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

- Design and access statement; and,
- Flood risk assessment (FRA).

Clarification has been sought as to whether a bat scoping report has actually been prepared for the site. It is not clear whether any pre-application advice has been obtained from the Environment Agency. It is clear that in the event of a flood event, those at the site would either need to evacuate 12-24 hours before a notified flood event warning, or else need to take refuge on the first floor - (paragraph 4.30 of the FRA) - and wait for flood waters to recede, as there is no safe escape route away from the site. It is proposed to raise the finished floor levels 30 cm to a minimum of 1.46m AOD based on LiDAR data. The submitted FRA states -

*"...the site could be flooded with depths ranging from 2.59m and 2.96m (higher central scenario) and 2.97m and 3.34m (upper end scenario) for the year 2124."*

and –

*"The site is also considered to be at a moderate risk of surface water flooding with depths of 600mm during the 1.0% AEP storm event and 900mm during the 0.1% AEP storm event."*

Flood resilience measures are recommended in accordance with DCLG Report Improving the Flood Performance of New Buildings Flood Resilient Construction (2007). It is recommended that occupier monitor Met Office Weather Warnings for extreme weather events. The site is in the Environment Agency 'South Hayling and South Eastoke seafront' flood warning service area. Relevant mapping shows that the majority of defences are protecting the site for events up and greater than the 1 in 1000 year event at present (2007).

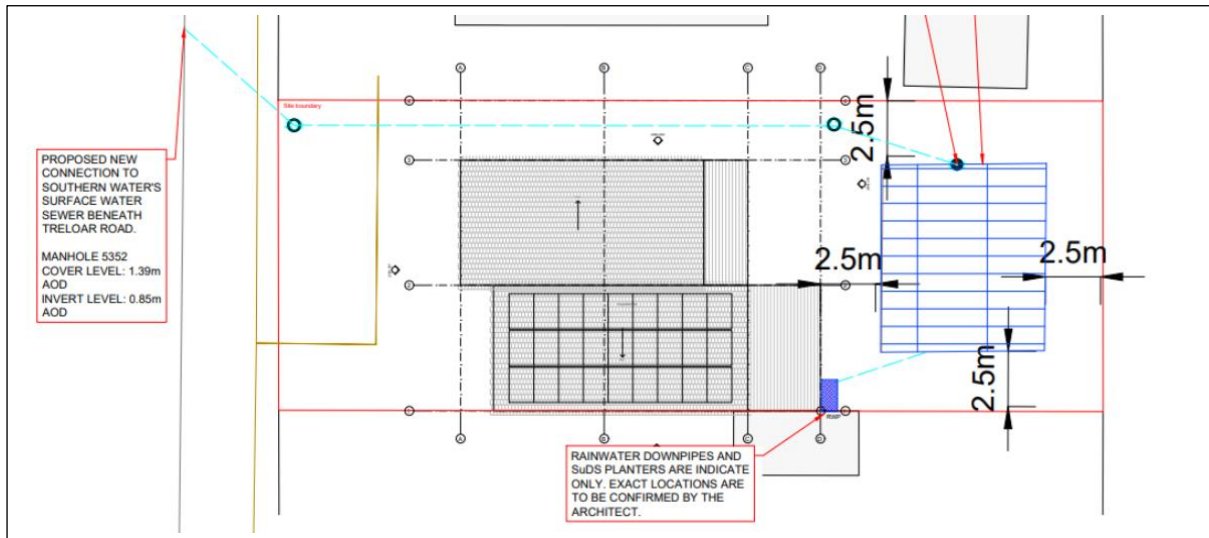
3.4 The development is considered to be at low risk of flooding from sewers.

3.5 The following flood resilience measures are proposed –

- The external walls will be tanked using a Visqueen Torch-On Tanking Membrane to 1.5m above the FFLs (1.46m AOD + 1.5m, based on LiDAR data).
- All ground floor windows are set to 1.5m above the FFLs (1.46m AOD + 1.5m, based on LiDAR data).
- Internal access from ground floor to first floor for the lifetime of the development.
- General flood resilience measures recommended such as the below, where practical:
  - \* Flood proof doors and barriers at front and rear doors.
  - \* Units to be raised on legs above plinth.
  - \* Air brick covers to be installed. o Damp Proof Membranes (d.p.m.) should be included in any design to minimise the passage of water through ground floors.
  - \* Waterproof internal render such as lime based plaster.
  - \* Non-return valves to be fitted on new drainage associated with the WC to prevent backflow.
  - \* All new plumbing insulation to be of closed cell design.

3.6 In terms of a surface water drainage strategy, the FRA concludes infiltration will likely not be feasible at the site. There is a separate surface water drain in Treloar Road. However, the site has a combined drain, which flows into the public sewer. As such separate systems will be created at the site and surface water is proposed to be drained to a new connection to the surface water main. To achieve a

betterment flow rate of 1 litre/second, it is proposed that the surface water runoff from the development is managed via a geocellular storage tank and maintained – (paragraph 6.27 of the FRA) SuDS planter in the back garden (see solid blue shape in diagram below). The available cellular storage has been modelled at available storage 9.384m<sup>3</sup>.

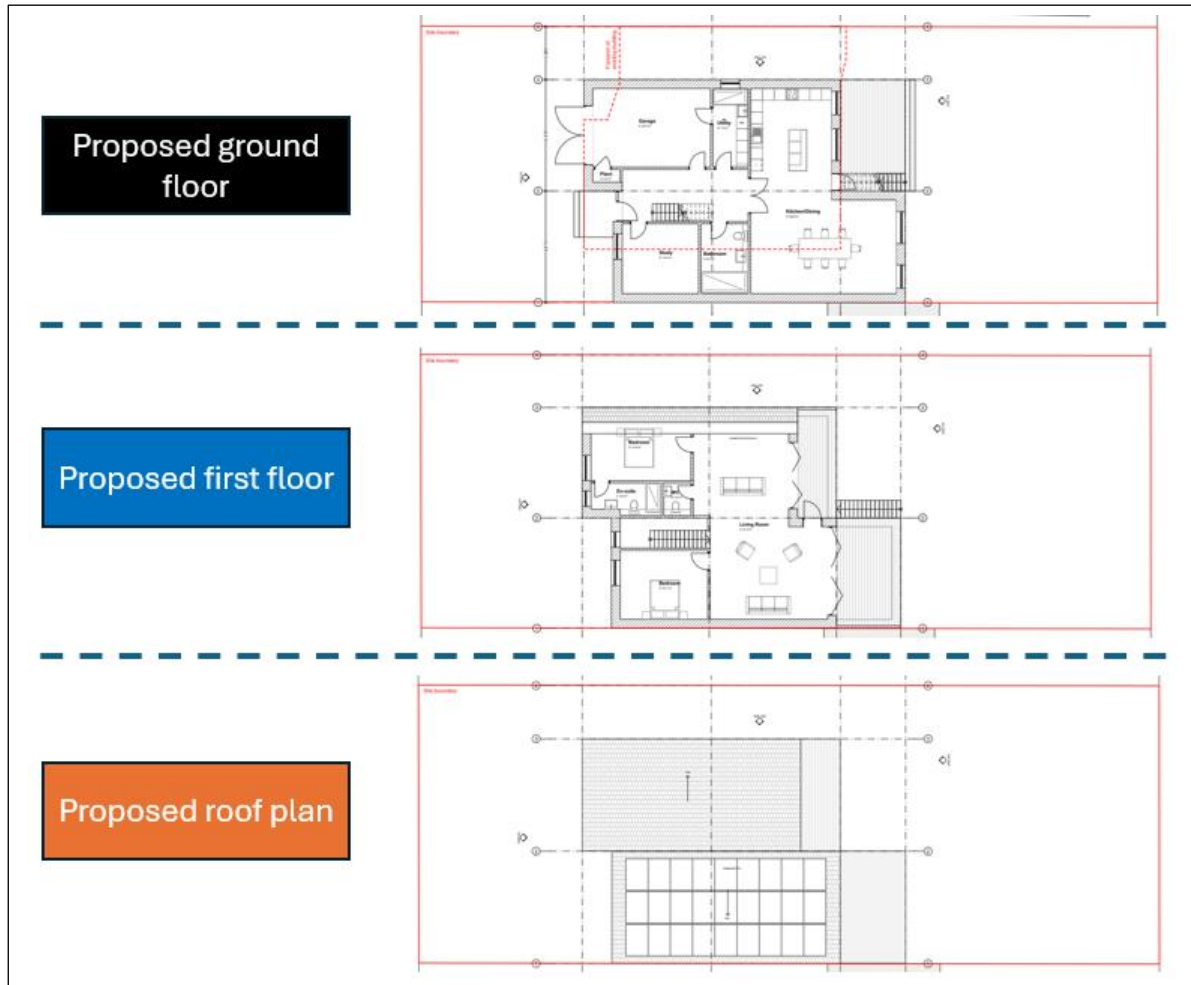


- 3.5 The agent's design and access statement is informed by a good assessment of the varied character of the immediate locale, which has identified various distinctive features of built form, namely uniform front build line to the street and off-set front elevations. As can be seen above, a reduction in overall massing has been achieved by changing the roof profile, such that the two storey eaves line comes down to common boundaries compared to the pre-application scheme.
- 3.6 It is proposed to face the replacement dwelling with a mixture of red brick to ground floor with vertical timber panelling above 1m. A clay roof tile is proposed for the roof surfaces. The application form says timber windows are proposed, but the design and access statement (DAS) specifies PPC aluminium double glazed windows, with no colour finish given. No materials are specified for the garage

doors or main front door framework, nor their colour finish. No detailed specification is given for the appearance of the solar panels, the DAS merely stating – “Clay roof tiles with integrated PVs”. It is unclear if an existing front boundary wall is to be retained, nor what is proposed for other site boundaries, especially that abutting the NL.

3.7 If no bat scoping survey has been undertaken, it is difficult to understand what potential the existing dwelling has to be used as a bat roost. This matter should be clarified before the Council sanctions the demolition of the existing dwelling.

3.8 The proposed floor and roof plans are shown below.



3.9 The DAS sets out an air source heat pump – with low noise levels - is also to be



installed, but its location within the plot is not given. The DAS goes on to state "The rear garden will be maintained as a wildflower garden, that will respond to the nature reserve beyond."



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

**\* NPPF paragraphs** - 1-3, 6-12, 20, 28, 38-43, 47, 54-56, 96, 108, 111-112, 114-116, 118, 131, 134-135, 139-140, 157-159, 162-171, 173-174, 180, 182, 185-186, 189, 191, 224-225;

**NPPG ID's** - 6-8, 15, 20, 21a, 21b, 26, 31, 34, 53, 56-57;

**HBLP** – CS8, CS11-CS12, CS14-CS17, CS20, DM8-DM11, DM13 / AL1-AL2;

**CHMP:** 1-2

**SPG/SPD**

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

4.1.1 The site falls within the identified 'urban area' where the principle of replacing the existing dwelling is accepted, subject to compliance with other development plan policies. Impact to the character of the area and surrounding landscape still falls to be considered under Policies CS11-CS12 and CS16, even where the site is not within the NL. Although not in the NL the site abuts it and a part designated as SSSI. The landscape character assessment says the harsh abutment of built form has sometimes compromised the setting of the NL in Character Area F1. The rearmost part of the proposed development would be set some 12.5m off the rear boundary shared with the NL.

4.1.2 Whilst no silhouette comparison is required outside of the NL, the increase in massing and its impact on the character and visual amenity of the area still falls to be considered. It is estimated that the silhouette would increase by just over 100%. Whilst the architect has designed for a similar width as the existing bungalow, bungalows usually have an extensive footprint, compared to houses. If the proposed dwelling were to have a reduced width, but retain the same roof pitch angle, the height of its ridge would decrease and sit more comfortably within this run of properties and have less impact on the setting of the NL. Reducing the width of the proposed replacement would also therefore reduce its massing, seen from the NL (and the street).

4.1.3 No assessment of the existing bungalow's potential to be being used as a bat roost has been submitted for this site. The Council ought not issue any favourable decision until it is satisfied on this point.

4.1.4 Whilst there is no requirement to demonstrate BNG, strands 1 and 2 of Policy CS11 encourages developers – where possible – to enhance key landscape features set out in its Borough Townscape, Landscape and Seascape Character Assessment. Strand 3 of Policy DM8 also requires developers to provide ‘...new landscape works that integrate successfully with the local environment’.

## 4.2 **Flood risk**

4.2.1 A replacement dwelling is proposed, as opposed to a dwelling being proposed at the site for the first time. It is unclear whether the sequential and exception tests of the NPPF only relate to brand new/first time housing proposals. The flood risk consultant has argued that by ‘tanking’ the ground floor, placing bedrooms at first floor and the package of resilience measures, that the replacement dwelling represents a betterment over the existing circumstance. Cellular storage in the back garden should ensure that surface water rainfall events could be attenuated without increasing the risk of flooding elsewhere. Overall, the Policy tests on CS15 could be argued to be met, but at the time of writing this report the Environment Agency has not commented on the proposals.

4.2.2 A number of bungalows have been built on plinths in the street and it is unclear why the applicant has discounted this approach at the site. Such an approach certainly would have helped to reduce the silhouette/massing impact adjacent to the NL. No. 22 to the south of the site has been built on a plinth under a planning permission granted in 1999.

## 4.3 **High quality and sustainable design**

4.3.1 The applicant's architect has crafted a contemporary replacement dwelling and specified high quality materials for its finish, even if the precise materials for window and door frameworks and solar panels are unclear. The dwelling's proposed sustainable design credentials are also laudable.

4.3.2 However, criticism is made above of the impact of increased massing, especially at first floor, across much of the width of the plot. A large amount of glazing is proposed and that at first floor considered to come too close to the roof plane, with little vertical alignment with that below it.



## 5.0 **Conclusions**

- 5.1 Notwithstanding the design quality of the proposals the increased roof ridge in this part of the street would not respect the site context of the immediately adjoining roof ridge townscape and would thus be too divergent and harm the setting of the Chichester Harbour National Landscape.
- 5.2 The Conservancy's preferred approach would be for a single level dwelling raised up on a plinth, mitigating the flood risk at the site.

SRL - For 25.11.2024 CHC Planning Committee

Comments requested by: 27 November 2023. Extension of time given to comment.

\*Abbreviations

**NPPF** – National Planning Policy Framework (September 2023 iteration)

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

**HBLP** – Havant Borough Local Plan (2011/2014)

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

**SPG/SPD** –

Borough Design Guide (2011)

Joint Chichester Harbour AONB SPD (2017)

**NL** – National landscape (Formerly AONB)

**FRA** – Flood risk assessment

**AoD** – Above Ordnance datum

**CIL** – Community Infrastructure Levy

**SuDS** – Sustainable urban drainage system

**BNG** - Biodiversity net gain

**CHICHESTER HARBOUR CONSERVANCY**

**PLANNING COMMITTEE**

**25 NOVEMBER 2024**

**SOUTHBOURNE ALLOCATION DEVELOPMENT PLAN DOCUMENT**

**1.0 Introduction**

- 1.1 Chichester District Council have published their draft 'Southbourne Allocation Development Plan Document' 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 Emerging Policy A13 (Southbourne Broad Location for Development), of the Chichester Local Plan, which is currently being considered by the Planning Inspectorate following a number of hearing sessions which finished on 13<sup>th</sup> November 2024, sets out that provision will be made for 1,050 dwellings, local employment opportunities and supporting community uses and facilities, but states that the site extent, definition of the boundary, including any amendments to the Southbourne Settlement Boundary, and detailed guidance for the development within this broad location, will be established through the making of allocation(s) in a future Site Allocation Development Plan Document (DPD) or revised Southbourne Neighbourhood Plan.

**Figure 2.1. Proposed extent of BLD,  
as identified within Chichester Local Plan 2021-2039 Southbourne Broad  
Location for Development Background Paper (May 2024).**





1.3 The DPD the subject of this consultation sets out the context and background and the objectives of the DPD, and how these have been influenced by the Submission Local Plan and the Southbourne Modified Neighbourhood Plan, and then presents 3 scenarios, with a summary of their viability and potential impact on the existing settlement and environment. A more detailed analysis is set out in a separate document, entitled 'Appendix A: Assessment Framework – Regulation 18 Consultation'.

## **2.0 The Submission Document**

2.1 The main consultation document sets out 3 different scenarios for the delivery of 800 dwellings and associated infrastructure, a 'community hub', a new school and the expansion of the existing college, as well as infrastructure upgrades including a new bridge or bridges across the railway line. The figure of 1,050 dwellings as set out in emerging Local Plan Policy A13 has been reduced to 800 by deducting newly consented dwellings within the parish from that figure. On that basis the number of dwellings which remain outstanding (hence need to be planned for in the DPD) is approximately 800.

2.2 The consultation document sets out the vision and objectives of the DPD under the following headings:-

- Integrated and well serviced community;
- Housing for all;
- Transport and sustainable travel;
- Climate change and moving towards net zero carbon living;
- Environment; and
- Character.

The consultation asks the following first question:-

### **4.11. Question for Reg.18 consultation:**

Q1. Do you agree with the vision and objectives set out? If not, please set out how you think they should be amended.

2.3 Each of the 3 scenarios are shown on a map with a key, and the benefits and challenges are summarised, with a resulting set of questions forming the consultation, as shown below.

2.4 Each proposal involves the provision of 15 hectares of Suitable Alternative Natural Green space (SANG) to mitigate the impacts of recreational disturbance to Chichester and Langstone Harbours Special Protection Area (SPA). This is likely to be required by Natural England to be a single large space that can provide a walking route.

2.5 Each scenario assumes a Biodiversity Net Gain (BNG) of at least 10% on site within the available open space. The document also states that there could be an opportunity for off-site BNG to enable enhancements to adjacent Strategic Wildlife Corridors.

2.6 Scenarios 1 and 2 include a new 'multi modal bridge' (including vehicular access) over the railway crossing, while scenario 2 includes a new pedestrian bridge in addition, and scenario 3 includes 2 new pedestrian bridges but no vehicular bridge.

The document states that current evidence suggests that the bridge might be required to address traffic congestion if approximately 800 homes are delivered to the north of the railway. It also states that concerns regarding the safety of existing road and pedestrian level crossings could also be addressed (partially or fully) by the provision of a multi-modal bridge crossing.

2.7 The Assessment Framework document acknowledges the location of the scenarios between the South Downs National Park (SDNP) to the north and Chichester Harbour National Landscape (CHNL) to the south, and that the wider scale influences must consider the impact to the CHNL located to the south of the A259 and to the SDNP to the north. It acknowledges that poorly integrated development could erode the distinctive rural character of the Southbourne area and could disrupt scenic views towards CHNL or the SDNP, and that careful planning is essential to avoid detrimental effects on both the views and ecological quality of the NL and NP.

2.8 The Assessment Framework includes a number of maps showing the various constraints and characteristics of the area, including the 2 Strategic Wildlife Corridors on each side of Southbourne, with the Ham Brook chalk stream running along the eastern boundary of the BLD area, and Lumley stream to the west. The Council's Landscape Gap Assessment (2019) which forms part of the submission Local Plan evidence base identifies a landscape gap to both the east and west of Southbourne, with the aim of avoiding urban sprawl and maintaining separation between settlements.

Figure 2.4 Agricultural Land Classification

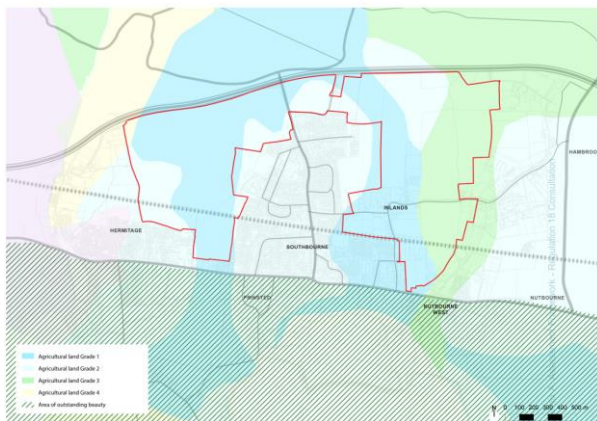


Figure 2.2 Built Form and Heritage.

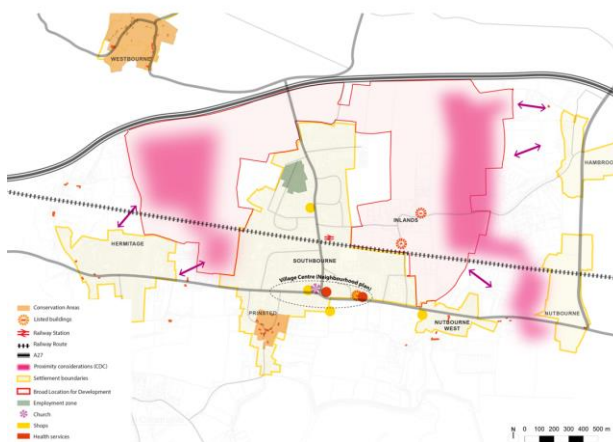


Figure 2.6 Wildlife Influences

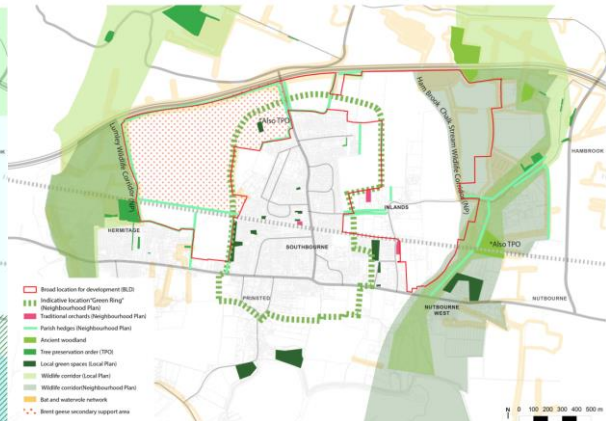
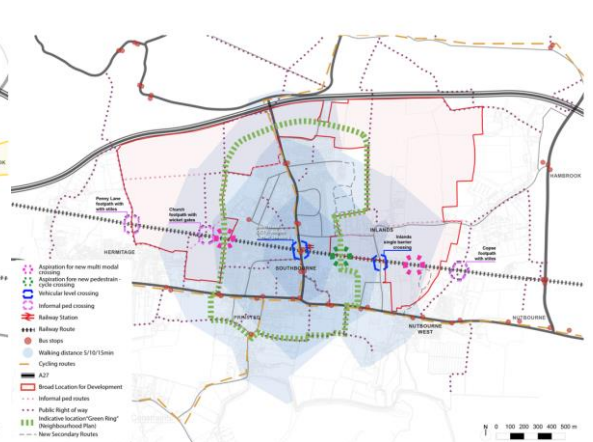


Figure 2.9 Connectivity and Movement Plan



## Scenario 1: Land to the West



- |     |                                |     |   |
|-----|--------------------------------|-----|---|
| ↔   | Vehicular routes               | ●●● | Indicative Green Ring with ped/cycle routes |
| ●●● | Ped/cycle routes               | ●   | Area for development 800 dwellings          |
| ○   | New community hub              | ★   | New 2FE school                              |
| ⚓   | Railway Station                | ●   | Existing community facilities               |
| ⚓   | Railway Route                  | ■   | Land for expansion of existing college      |
| ==  | A27                            | ⚓   | New multi-modal bridge                      |
| ■   | Settlement boundaries          |     |   |
| □   | Broad Location for Development |     |   |

### 5.22. Questions for Regulation 18 consultation:

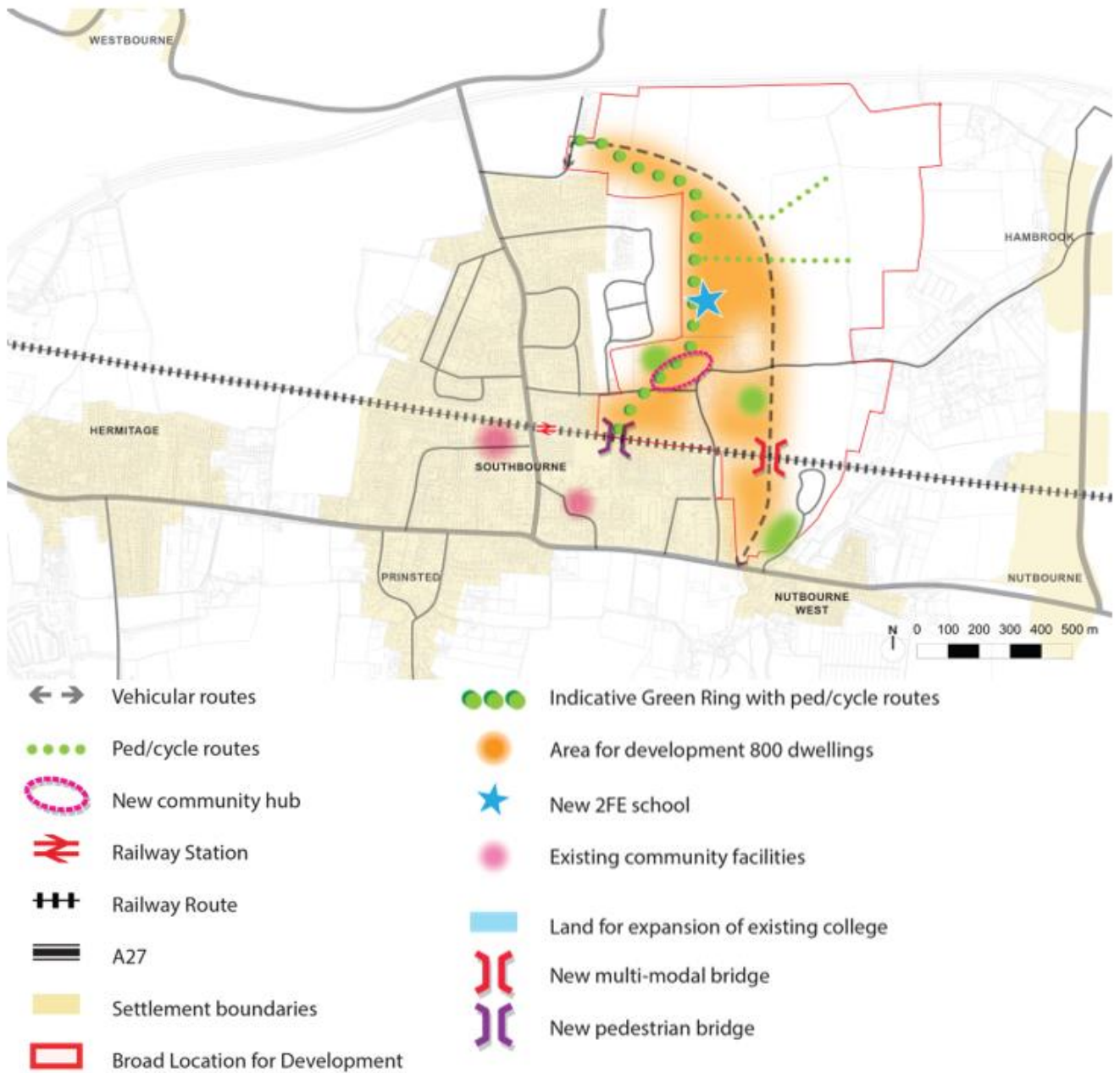
Q2. Do you agree with the list of benefits or challenges set out above?

Q3. Are there other benefits or challenges that you think should also be included?

Q4. In this scenario, what do you think would be the challenges or issues if there wasn't a vehicular bridge over the railway line?

Please set out reasons for the answers given.

## Scenario 2: Land to the East



### 5.34. Questions for Regulation 18 consultation:

Q5. Do you agree with the list of benefits and challenges set out above?

Q6. Are there other benefits and challenges that you feel should also be included?

Q7. In this scenario, what do you think would be the challenges or issues if there wasn't a vehicular bridge?

Please set out reasons for the answers given.



### Scenario 3: Mixed Scenario



- |   |                                |   |   |
|---|--------------------------------|---|---|
|  | Vehicular routes               |  | Indicative Green Ring with ped/cycle routes |
|  | Ped/cycle routes               |  | Area for development 800 dwellings          |
|  | New community hub              |  | New 2FE school                              |
|  | Railway Station                |  | Existing community facilities               |
|  | Railway Route                  |  | Land for expansion of existing college      |
|  | A27                            |  | New pedestrian bridge                       |
|  | Settlement boundaries          |   |   |
|  | Broad Location for Development |   |   |

**5.46. Questions for Regulation 18 consultation:**

Q8. Do you agree with the list of benefits and challenges set out above?

Q9. Are there other benefits and challenges that you feel which should also be included?

Please set out reasons for the answers given.

**5.47 Question for Regulation 18 Consultation**

Q10. Which scenario do you feel should be selected as the preferred option for allocation? Please rank from 1st (most preferable) to 3rd (least preferable).

Please set out the reasons for your ranking.

- 2.9 The Appendix A: Assessment Framework consultation document sets out a more detailed analysis of the characteristics of Southbourne including opportunities and constraints at Chapter 2, its infrastructure requirements at Chapter 3, and assesses the potential site allocation scenarios at Chapter 4, by establishing the 'Assessment Framework' at Chapter 5. It then summarises the analysis under the DPD key objectives subheadings as listed at paragraph 2.2 (above), as well as the deliverability of each of the options.
- 2.10 The key considerations from the Conservancy's perspective relate to the themes (as set out under the DPD objectives) of Environment and Character. The themes of climate change and sustainable travel are also relevant considerations, however, the Conservancy's comments should focus on its key objectives of the conservation of landscape and nature, to avoid getting involved in too much detail for sites outside the National Landscape.

The Appendix A: Assessment Framework asks further consultation questions as follows:-

**2.39. Question for Regulation 18 consultation:**

Q11. Do you agree with the list of opportunities or constraints set out above?

Q12. Are there any others which should be mentioned in relation to either category?

**3.12. Question for Regulation 18 consultation**

Q13. Do you have any comments on the infrastructure requirements set out above, including how they could/should be most effectively delivered?

**4.28. Question for Regulation 18 Consultation**

Q14. Do you have any comments on the assessment methodology?

**6.1. Question for Regulation 18 consultation**

Q15. Do you have any comments on the site assessment scoring set out above?

- 2.11 Members will be shown additional information from the consultation documents at the committee meeting; however, Officers have the following comments on the 3 scenarios proposed.

### **3.0 Comments**

#### Scenario 1 (land west of Southbourne)

- 3.1 Scenario 1 would fall almost entirely with the landscape gap identified in the Council's 2019 study which is designed to avoid urban sprawl and maintain the separation of settlements. The site would come very close to the National Landscape boundary, being only just behind a recent small housing development site ('Parham Place') and the Tuppy Barn site, where the Conservancy has recently objected to a planning application for 7 dwellings on the grounds of harm to the setting of the National Landscape and of what remains of the rural landscape gap, as well as harm to the ecological connectivity between the Harbour and the South Downs.
- 3.2 The same principles would apply to the proposed scenario 1, where housing or other buildings are likely to be visible from the National Landscape (including footpaths across fields to the south of the A259). The likely landscape impact is acknowledged within the Assessment Framework by scoring scenario 1 as 'very poor' under the objective of 'retention of landscape gaps between villages/settlements'. It also scores as 'poor' for the objective of 'Growth of the village sympathetically to its existing form and structure'. Whilst we agree with these conclusions, we disagree with the rating of 'reasonable' under the objective of 'impact on views to and from Chichester Harbour National Landscape...'. and suggest that this should score as 'poor' or 'very poor', given the open nature of the land within the NL to the south and the views obtainable looking northwards towards the site.
- 3.3 A further issue with scenario 1 is that it includes fields which have been identified as a Brent Goose Secondary Support Area, and development of these fields would result in the loss of this habitat, as acknowledged by its 'very poor' scoring under the objective of 'Protect and / or mitigate existing wildlife and biodiversity'.
- 3.4 A strong objection should be raised to this scenario on both landscape and nature conservation impact grounds. If the housing could be limited within the southern part of the site to just the area directly to the north of the 'Parham Place' housing development, and not include the western parts of these fields (south of the railway line), then this would reduce the impacts on the setting of the National Landscape, but the development would still encroach into the landscape gap, and would still include the Brent Goose Secondary Support Area.

#### Scenario 2 (land east of Southbourne)

- 3.5 Scenario 2 would directly adjoin the National Landscape at a point where there is a line of trees and a field directly to the north of the road, which contribute to the rural setting of the National Landscape. This area is not identified as a landscape gap in the Council's study, however, there is concern about the impact on the setting of the National Landscape given the fact that the site lies directly adjacent to the NL and would take out the last remaining field between the Southbourne and Nutbourne settlement boundaries, effectively joining these settlements.
- 3.6 This scenario also comes very close (in places) to the Ham Brook Strategic Wildlife Corridor and is therefore likely to have a greater negative impact on this feature, however, this is not acknowledged within the Assessment Framework, which gives this scenario a score of 'strong' under the objective of 'Preserve wildlife corridors'. It also comes very close to the identified landscape gap to the

north of the railway line (the orange shading appears to slightly overlap with the purple shading of the landscape gap).

#### Scenario 3 (mixed scenario)

- 3.7 Scenario 3 would clearly have the least impact on the setting of Chichester Harbour National Landscape, given that the housing/built element of the proposal would be limited entirely to land to the north of the railway line, and therefore would be removed a sufficient distance from the National Landscape such that it would be unlikely to effect views into or out of the NL, or the rural setting of the NL.
- 3.8 Scenario 3 would also be the furthest removed from the Strategic Wildlife Corridors and is therefore less likely to have a negative impact in this regard (although this is not acknowledged in the Assessment Framework, which scores all 3 as 'strong' under the objective of 'Preserve wildlife corridors').
- 3.9 For some reason, despite the document stating that current evidence indicates the need for a new multi-modal bridge over the railway line if 800 homes are to be delivered to the north of the railway, scenario 3 is the only one to not include a proposed multi-modal bridge (to include vehicular access) and includes two new pedestrian bridges only. We would question this and suggest that 800 homes, wherever they would be situated in Southbourne, would require this infrastructure improvement to avoid a significant worsening of congestion at the current railway crossings.

#### All 3 scenarios

- 3.10 All 3 of the scenarios would be located on Grade 1 and 2 Agricultural land, and score as 'poor' within the Assessment Framework as a result; although scenario 3 would appear to have the 'least bad' impact in this regard, as the proposed housing area includes less Grade 1 and more Grade 2 land than scenarios 1 and 2.
- 3.11 All 3 scenarios would increase recreational disturbance to Chichester Harbour SPA, and would therefore require significant mitigation, including the provision of the SANG, as well as contributions to the Bird Aware Solent mitigation package. Again, it could be argued that scenario 3 would have the least impact in this regard, due to being further away from the Harbour.
- 3.12 All 3 scenarios would also have the potential to increase pressure on the existing Thornham Waste Water Treatment Works, and under current policy as set out by Natural England, would be required to demonstrate 'nitrate neutrality'.

#### **4.0 Recommendation**

- 4.1 It is recommended that Members have a look at the 2 consultation documents and consider this report, with a view to discussing the Conservancy's response to the consultation questions at the meeting and in particular, our response to the 3 scenarios presented.

**Linda Park**

**Principal Planning Officer**



# Applying the CRoW Act section 85 duty to 'seek to further the purpose' in National Landscapes (AONBs)



## Guidance for Local Planning Authorities

National Landscapes Association, with the National Landscapes Planning and Placemaking Panel

Briefing November 2024

## Purpose of this Briefing

This Briefing has been produced to provide guidance to planning teams (for example, officers and committee members) in Local Planning Authorities, on meeting the strengthened duty in the Countryside and Rights of Way (CRoW) Act 2000 (section 85) in any policy-making, decision-making or actions that affect Areas of Outstanding Natural Beauty (AONBs) in England.<sup>1</sup> It should be considered in parallel with any future guidance from the Department for the Environment, Food and Rural Affairs (Defra) on this matter.

The Briefing aims to offer practical, easy-to-follow guidance tailored specifically to plan-making and decision-making in Local Planning Authority (LPA) functions, and includes:

- ❖ **Legislative context and broad approach** – an overview.
- ❖ **Use of the relevant AONB Management Plan.**
- ❖ **Local Planning Authority decision-making process.**
- ❖ **CRoW Act 2000 s.85 duty in planning policy plan-making** (including Local Plans, Strategic Housing Land Availability Assessment/Housing and Economic Land Availability Assessment and site allocations, Supplementary Planning Documents and Neighbourhood Plan consideration).
- ❖ **S.85 duty in development management decision-making** (including planning applications, tree preservation order decisions, and enforcement).
- ❖ **Information sources** that have been used in the preparation of this Briefing.

<sup>1</sup> From November 22<sup>nd</sup> 2023, [all AONBs in England are known as National Landscapes](#). The statutory designation remains an area of outstanding natural beauty (AONB) and is currently referred to as such in policy and legislation. For this reason, this document still uses the term AONB.

## Legislative context and broad approach

- Section 85 of the Countryside and Right of Way Act 2000 (CRoW Act) (as amended by the Levelling-up and Regeneration Act<sup>2</sup> in December 2023) requires ‘relevant authorities’, in exercising or performing any function that affect AONBs in England, to “**seek to further the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty.**”<sup>3</sup>
- This is a **statutory duty**, which has been in force since December 26, 2023. The use of the word ‘duty’ in the legislation means that it is something all ‘relevant authorities’ must do; it is not discretionary.
- The duty is considered to be a **strengthening** of the previous s.85 ‘duty of regard’ and seeks positive outcomes for the natural beauty, in its holistic sense, of our AONBs.
- Within the planning context, **relevant authorities** are the Local Planning Authorities, the Planning Inspectorate and the Secretary of State (e.g., for called-in decisions), along with Parish Councils producing Neighbourhood Plans. The duty applies to all aspects of the development management process and the plan-making process: e.g., planning application decisions, enforcement, and decisions relating to planning policies and site allocations in Local Plans, etc.
- The duty is considered to require a **pro-active approach by the decision-maker**; relevant authorities are expected to be able to demonstrate that they have fulfilled the duty, and how compliance with the duty has been embedded in the plan-making and decision-making process. Natural England have advised that relevant authorities must take **all reasonable steps** to explore how the statutory purposes of the Protected Landscape can be furthered.<sup>4</sup>
- The duty applies to plan-making and decision-making ‘*in relation to, or so as to affect, land in an AONB*’, not only in considering proposals within an AONB, but also, for e.g., **affecting its setting**.
- It is important to ensure that **‘to conserve and enhance’ is treated as a singular purpose**: consider both parts together, in every relevant decision.
- The statutory duty needs to be considered **in tandem with the National Planning Policy Framework (NPPF)**, in particular paragraphs 11, 182 and 183.<sup>5</sup>
- Paragraph 182 of the NPPF (2023) sets out that ‘**great weight**’ should be given to conserving and enhancing landscape and scenic beauty in AONBs, whereas conservation and enhancement of wildlife and cultural heritage are ‘important considerations’.
- However, it is important to remember that ‘natural beauty’ is holistic. **‘Natural beauty’ is not just the look of the landscape, but includes landform and geology, plants and animals, landscape features, and the rich history of human settlement over the centuries.**<sup>6</sup> It includes landscape and scenic quality, natural heritage (species, habitats, geology and physical

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<sup>2</sup> Levelling-up and Regeneration Act 2023 ([section 245](#)).

<sup>3</sup> Countryside and Rights of Way Act 2000 ([section 85](#)).

<sup>4</sup> Natural England (2023) ‘Natural England’s addendum to our Deadline 9 response in relation to the enhanced duty in relation to Protected Landscapes including the Kent Downs Area of Outstanding Natural Beauty’ ([Annex 2, para 2.1.3](#)). ‘Protected Landscapes’ in this document refers to National Landscapes (AONBs) and National Parks: Natural England’s advice applies to both.

<sup>5</sup> “Planning policies and decisions must also reflect relevant international obligations and statutory requirements.” [NPPF \(2023\), para. 2.](#)

<sup>6</sup> Countryside Commission (2001) [Areas of Outstanding Natural Beauty: A guide for AONB Partnership members. CA24.](#)

geography), wildness, tranquillity and dark skies, and cultural heritage (including cultural traditions and the historic and other built environment that makes the area unique).<sup>7</sup> Historic England make clear that the historic environment is fundamental to the distinctive character, sense of place and natural beauty of each AONB.<sup>8</sup>

- It is the conservation and enhancement of **all** this natural beauty (usually defined in the specific statutory AONB Management Plan) that is the primary purpose of designation, and that Local Planning Authorities must consider in discharging their duty under CROW Act (2000) s.85.
- **LPA's are advised to ensure internal Local Authority legal teams are aware of the s.85 duty.**

## Use of the relevant AONB Management Plan

- The Management Plan for the specific AONB is a statutory document, which will have been adopted by the Local Authority (or by the relevant Conservation Board) and which '**formulates their policy for the management of the area and for the carrying out of their functions in relation to it**'.<sup>9</sup> It is the principal vehicle for ensuring that the statutory purposes of the AONB are met, and is a material consideration in the planning process.
- Conserving and enhancing the natural beauty of the specific AONB will normally mean, as a minimum:
  - **conserving and enhancing the character components or special qualities identified in the Management Plan;**
  - **supporting the Management Plan Objectives, Policies and/or Principles (as applicable) as set out for each of these; and**
  - **following any Management Plan actions set out for each.**

## Local Planning Authority decision-making process

Local Planning Authorities must be able to demonstrate that they have complied with the strengthened duty in any decision or action that impacts or could potentially impact on the AONB.

To demonstrate that they have sought to further the purpose of designation in making decisions regarding planning policies, site allocations, and development management (including planning enforcement), it is considered LPAs will need to:

- **Establish the facts about the natural beauty of the area, especially with reference to the statutory Management Plan for the specific AONB.** Identify what comprises the natural beauty, using:
  - descriptions of natural beauty, including Statements of Significance, description of key characteristics and special qualities, as set out in AONB Management Plans; and

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<sup>7</sup> The 'natural beauty criterion'. Natural England (2017) [Areas of outstanding natural beauty: designation and management](#); Natural England (2021) [Guidance for assessing landscapes for designation as National Park or AONB in England](#).

<sup>8</sup> Joint Statement on the Historic Environment in Areas of Outstanding Natural Beauty, [Historic England website](#) (2022); Historic England and AONBs sign joint statement, [National Landscapes Association website](#) (2022).

<sup>9</sup> Countryside and Rights of Way Act 2000, [s.89\(2\)](#).

- the reasons for designation as an AONB.
- **Understand the key objectives in the statutory Management Plan for the specific AONB,** which give an indication which actions or approaches will further the purpose of designation. These objectives:
  - relate to the applicable legislative purposes;
  - are evidence-based;
  - have been agreed between local partners, in a process convened by the AONB team;
  - include, but are not limited to, national or locally apportioned government targets and outcomes.

AONB Management Plans are often supported by additional guidance documents that provide more detailed advice and position statements relating to subjects such as design, dark skies, rural roads and public realm, renewable energy infrastructure, and the setting of the AONB, and these should also be considered in the decision-making process, as should any Landscape Character Assessments / Historic Character Assessments that inform Management Plans.

## CRoW Act 2000 s.85 duty in planning policy plan-making

The duty to seek to further the purpose of conserving and enhancing the natural beauty of AONBs applies to the full range of aspects of the plan-making process. An LPA will need to be able to demonstrate how it has, throughout all stages of the preparation of the Local Plan, sought to further the purpose of conserving and enhancing the natural beauty of the AONB. This includes at examination stage, addressing the s. 85 duty actively in responses to Inspector’s Findings and in any proposed modifications to Local Plans.

Each of the following apply both to an LPA’s own Local Plan work, including Mineral & Waste Plans and Supplementary Planning Documents (SPDs), and to the LPA’s consideration of Neighbourhood Plans.

- **For setting the Local Plan vision and overall development strategy:**
  - Ensure the overall vision and development strategy would align with the objectives/principles/policies of the relevant AONB Management Plan.
  - Identify how much of a district’s objectively assessed need can be met without harming the natural beauty of the relevant AONB, particularly where meeting the need would require allocations that would not further the purposes of AONB designation (see below). (N.B. this may involve setting a lower Local Plan housing requirement figure).<sup>10</sup>
- **For decisions relating to the drafting of planning policies (all Local Plan /SPD policies, not just those policies specifically dedicated to the AONB):**
  - Assess the degree to which each policy would align with the objectives/principles/policies of the relevant AONB Management Plan.
  - Assess the degree to which each policy would help deliver any actions/outcomes of the relevant AONB Management Plan.

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<sup>10</sup> As provided for by NPPF (2023) [para. 11 \(b\) \(i\)](#).



- Consider if the range and scope of the policies is sufficient to fully deliver the Management Plan's objectives/action/outcomes, i.e. are any additional policies /policy areas needed? (In this regard, a stand-alone policy closely aligned to the Management Plan objectives/principles/policies is recommended, though this is not considered sufficient to demonstrate compliance with the strengthened duty.)
- If a draft planning policy would *not* align with the duty to seek to further the applicable legislative purpose (e.g. if it would conflict with any of the Management Plan's objectives/principles/policies), then consider amending the policy such that you could confidently say the decision does seek to further the relevant purpose.
- **For decisions relating to site allocations:**
  - Assess what impact the proposed site allocation would have on the natural beauty of the AONB, considering its scale, location and landscape setting with reference to the character components/special qualities set out in the AONB Management Plan. (In this regard, consider including a specific criterion regarding 'natural beauty' within the Strategic Housing Land Availability Assessment (SHLAA)/Housing and Economic Land Availability Assessment (HELAA), and within the Sustainability Appraisal).
  - Consider how the natural beauty of the AONB might be affected, were the site to be allocated for development. Remember to consider the holistic concept of natural beauty.
  - Consider whether this would cause harm to the natural beauty of the AONB. Consider the objectives/principles/policies of the AONB Management Plan. Natural England have advised that the strengthened duty underlines the importance of avoiding harm to the statutory purposes of Protected Landscapes.<sup>11</sup>
  - Ensure clear differentiation between any proposed measures that seek to *mitigate* or *compensate* for harm (e.g., like-for-like replacement), and those that *further* the conservation and enhancement of the natural beauty of the AONB. Natural England have advised that measures that further the purposes are required in addition to mitigation.<sup>10</sup>
  - If the measures would have a neutral effect, consider what modifications would help further the purpose of conserving and enhancing the natural beauty.
  - If promoting a site allocation would not align with the duty to seek to further the conservation and enhancement of natural beauty, then consider amending or deleting a site allocation such that you could confidently say the decision does seek to further the statutory purpose. (For example, choosing *not* to allocate a particular site within or close to the AONB boundary could demonstrate compliance, where this results in avoiding harm.)
  - Evidence how the LPA has sought to further the purpose of conserving and enhancing the AONB in its decision, with reference to aligning with AONB Management Plan objectives/principles/policies.

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<sup>11</sup> Natural England (2023) ([Annex 2, para. 2.1.3](#)).

## S.85 duty in development management decision-making

The s.85 duty to seek to further the purpose of conserving and enhancing the natural beauty of AONBs applies to the full range of development management decision-making, including considering applications for outline, full and reserved matters, listed building consent, applications for works to protected trees, and prior notifications, along with enforcement work on planning breaches. An LPA should also ensure that local validation checklists require the submission of sufficient, specific information to enable them to fulfil the s.85 duty in their decision-making.

The following apply to decision-making at both officer and planning committee level.

- **For decisions relating to planning applications:**

- Assess what impact the proposal would have on the purpose of designation. Consider how the natural beauty of the area might be affected, were the proposal to go ahead (remember to consider the holistic concept of natural beauty), and consider how the proposal would align with the AONB Management Plan objectives/principles/policies.
- Consider whether this would cause harm to the natural beauty of the area. Natural England have advised that the strengthened duty underlines the importance of avoiding harm to the statutory purposes of Protected Landscapes.<sup>12</sup>
- Remember that where harm is identified, 'enhancements' themselves, including biodiversity net gain (BNG) provision, are unlikely to be sufficient to align with the duty, which has the dual consideration of conserving and enhancing natural beauty. Also, ensure that any 'enhancements' within the proposal do genuinely align with, and help deliver, the objectives, principles and/or policies and resulting actions of the specific AONB Management Plan, by way of scope and location. Natural England have advised that the proposed measures should align with and help to deliver the aims and objectives of the designated landscape's statutory Management Plan.<sup>11</sup>
- Ensure a clear differentiation between any proposed measures that seek to *mitigate* or *compensate* for harm (e.g. like-for-like replacement), and those that *further* the conservation and enhancement of the natural beauty of the AONB. Natural England have advised that measures that further the purposes are required in addition to mitigation.<sup>11</sup>
- If the measures would have a neutral effect, consider what amendments would help further the purpose of conserving and enhancing the natural beauty. Could any conditions attached to any permissions help to conserve and enhance the natural beauty?
- As part of this assessment, consider the degree to which the effect on natural beauty has been articulated by the applicant (e.g. through LVIA's, heritage statements, ecology and arboricultural assessments, lighting statements and transport assessments); scrutinise the submission against the Management Plan in this regard.
- If supporting an application would *not* align with the duty to seek to further the conservation and enhancement of natural beauty, then consider seeking amendments or refusing permission, such that you could confidently say the decision does seek to further the statutory purpose.

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<sup>12</sup> Natural England (2023) ([Annex 2, para. 2.1.3](#)).

- Evidence how the LPA has sought to further the purpose of conserving and enhancing the AONB in its intended decision, with reference to aligning with AONB Management Plan objectives/principles/policies. It is recommended that this evidence is referenced in officer reports/committee reports.

N.B. Consultation on planning applications with the relevant AONB team by a Local Planning Authority does not in itself constitute compliance with the strengthened duty. (Generally, teams will not have available capacity to advise on all planning applications within the AONB and will normally only be able to advise on the most significant applications). It is the responsibility of relevant authorities themselves to comply with the duty, and to assess and record how they have complied with the duty, in exercising or performing any functions affecting an AONB.

- **For applications to make a tree preservation order (TPO), or when assessing applications for works to protected trees (those with a TPO or in a Conservation Area), actively consider the s.85 duty by:**
  - ensuring the impact on the natural beauty of the AONB forms part of the assessment of 'amenity' when considering whether to make a TPO; and
  - when making decisions on applications for works to protected trees, ensure the impact on the natural beauty of the AONB forms part of the assessment of the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area.
- **For enforcement cases:**
  - Ensure the s.85 duty is built into assessment criteria as to whether it is considered expedient to pursue enforcement action on a particular breach of planning control within, or affecting, an AONB.
  - Remember that s.84 of the CRoW Act (2000) sets out that LPAs have power "*to take all such action as appears to them expedient for the accomplishment of the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty, or so much of it as is included in their area*".
  - In considering the appropriate enforcement route, assess if the planning breach harms the natural beauty of the AONB, with regard to the Management Plan Statement of Significance and objectives, principles and/or policies.
  - Consider if any amendments could help further the purpose of conserving and enhancing the natural beauty. Ensure clear differentiation between any proposed measures that seek to *mitigate* or *compensate* for harm (e.g., like-for-like replacement), and those that *further* the purpose of conserving and enhancing the natural beauty of the AONB. Natural England have advised that measures that further the purposes are required in addition to mitigation.<sup>13</sup>

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<sup>13</sup> Natural England (2023) ([Annex 2, para 2.1.3](#)).

# Information sources used in the preparation of this Briefing

- Countryside Commission (2001) Areas of Outstanding Natural Beauty: A guide for AONB Partnership members. CA24. Available at <https://national-landscapes.org.uk/historical-papers>
- Countryside and Rights of Way Act 2000. Available at <https://www.legislation.gov.uk/ukpga/2000/37/section/85>
- Landmark Chambers (2024) *Re: section 245 of the Levelling Up and Regeneration Act 2023*. Opinion, 29.1.24 (instructed by the Campaign for National Parks). Available at <https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR010062/TR010062-002426-Campaign%20for%20National%20Parks.pdf>
- Levelling-up and Regeneration Act 2023. Available at <https://www.legislation.gov.uk/ukpga/2023/55/section/245#section-245>
- Natural England (2017) Areas of outstanding natural beauty (AONBs): designation and management. Guidance. Available at <https://www.gov.uk/guidance/areas-of-outstanding-natural-beauty-aonbs-designation-and-management>
- Natural England (2021) Guidance for assessing landscapes for designation as National Park or AONB in England. Available at: [https://consult.defra.gov.uk/ne-landscape-heritage-and-geodiversity-team/yorkshire-wolds-designation/user\\_uploads/ne\\_guidance-on-assessing-landscapes-for-designation\\_june21-1.pdf](https://consult.defra.gov.uk/ne-landscape-heritage-and-geodiversity-team/yorkshire-wolds-designation/user_uploads/ne_guidance-on-assessing-landscapes-for-designation_june21-1.pdf)
- Natural England (2023) 'Natural England's addendum to our Deadline 9 response in relation to the enhanced duty in relation to Protected Landscapes including the Kent Downs Area of Outstanding Natural Beauty'. Available at <https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR010032/TR010032-006179-Natural%20England%20-%20Deadline%209a%20Submission.pdf>

If you require general assistance in understanding or interpreting a specific AONB Management Plan, please contact the relevant **National Landscape (AONB) team**, who will be able to offer you further guidance.

## About National Landscapes Association

We are a registered charity that supports the mission to conserve and enhance natural beauty in National Landscapes and other protected areas. National Landscape teams across the UK work to achieve a sustainable balance of priorities at the landscape scale. One of our key aims is to support and develop a network of ambitious National Landscape teams and partnerships that have a strong collective voice and a positive impact on the places for which they care.

## About this Briefing

National Landscapes Briefings offer a summary of key findings and recommendations arising from National Landscapes' action and insight. This Briefing has been informed by the Planning and Placemaking specialist panel of representatives from across the National Landscape network.

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# Appeal Decision

Site visit made on 10 July 2024

**by R Cahalane BA(Hons) MSc MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 10<sup>th</sup> September 2024**

**Appeal Ref: APP/L3815/W/24/3339556**

**Brook Cottage, Farm Lane, Nutbourne, Chichester PO18 8SA**

The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.

The appeal is made by Mr C Cairns against the decision of Chichester District Council.

The application Ref SB/23/00891/FUL, dated 28 June 2023, was refused by notice dated 10 October 2023.

The development proposed was described as: "Retrospective application for a shed".

## Decision

1. The appeal is allowed and planning permission is granted for a shed at Brook Cottage, Farm Lane, Nutbourne, Chichester PO18 8SA in accordance with the terms of the application, Ref SB/23/00891/FUL, and the plans submitted with it, subject to the following condition:

1) The development hereby permitted relates to the following approved plan: 8985 01.

## Preliminary Matters

2. The description of development in the banner heading above is taken from the planning application form and includes the word "retrospective". As this is not a form of development, I have removed this from my formal decision above. However, the application form confirms that the development has been completed and I was able to see this during my site visit. Externally, it appears to have been constructed in accordance with the submitted plan (Drawing No. 8985 01). I was able to gain access to the shed and two rooms have been created internally. Whilst the submitted plan does not include this subdivision, I do not consider that this materially alters the nature of the appeal proposal.
3. The reason for refusal in the Decision Notice refers to policies within the Southbourne Neighbourhood Plan (NP). The Council has stated that since the determination of the application, there has been a change in the status of the NP. The Southbourne Modified Neighbourhood Plan (SMNP) dated November 2023 now replaces the previous NP. A copy of the SMNP was submitted with the Council's questionnaire and its appeal statement refers to relevant policies within it. The appeal shall be determined on this basis.

## Background and Main Issues

4. The officer report indicates that the development accords with the relevant local and national development plan policies with regards to visual amenity, including Policy 48 of the Chichester Local Plan 2014-2029 (CLP). However, the reason for refusal cites Policy 48 along with CLP Policy 43 which governs the

AONB. The Council has since also cited conflict with Policy SB4 of the SMNP, which is also a design policy. I have therefore also considered character and appearance and the AONB within my reasoning below.

5. The appeal site (Brook Cottage) is within Chichester Harbour Area of Outstanding Natural Beauty (AONB). Subsequent to the Council issuing its decision notice, on 22 November 2023 all designated AONBs became "National Landscapes", although they are still referred to as AONBs in legislation and policy. On 26 December 2023 section 245 of the Levelling-Up and Regeneration Act amended the duty in respect of AONBs, strengthening the statutory purpose of conserving and enhancing the natural beauty of the AONB. I am satisfied that there is sufficient information before me to make my determination in respect of this matter.

### **Main Issues**

6. The main issues are:
  - whether there is a need for the development in the countryside; and,
  - the effect of the development on the character and appearance of the countryside within the AONB.

### **Reasons**

#### *Need for the development in the countryside*

7. Brook Cottage comprises a detached two storey dwelling, set back from Farm Lane with a long driveway access from the road. The site is near to some other surrounding buildings, but still feels rural in character. It includes a parking/turning area and a large outbuilding to its front and side. This outbuilding contains a double garage and also has permission (LPA Ref: 21/03607/DOM) for use as a home office/gym with associated facilities. This permission also includes extensions to the main dwelling. I noted during my site visit that the main dwelling was still being refurbished, and that its garden area adjacent to its rear elevation was being remodelled by a digger.
8. Policy 2 of the CLP states that such development outside settlements is restricted to, amongst other things, that which requires a countryside location, or meets an essential local rural need, or supports rural diversification in accordance with Policies 45-46. Policy 46 is not cited in the Council's reason for refusal or its appeal statement. 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. Policy 45 also states that permission will be granted for sustainable development subject to listed criteria that includes:
  1. The proposal is well related to an existing farmstead or group of buildings, or located close to an established settlement; and
  2. The proposal is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses.
9. Policy SB1 of the SMNP directs development to within the defined settlement boundaries, and states that development proposals outside these boundaries are restricted to, amongst other things, those which require a countryside

- location *or* meet an essential local rural need [my emphasis]. There is therefore some divergence between this policy and the above CLP 45, which seeks development to require a countryside location *and* an essential, small scale and local need.
10. The Council contends that the appeal building is sited outside of the curtilage of the main dwelling, within an area that has been converted to domestic garden without planning permission. This is disputed by the appellant who has provided historic aerial imagery to demonstrate an established garden use. The lawfulness of this land use is however not for me to determine under this section 78 appeal.
  11. Notwithstanding this, as set out in the MNP policies map, the entirety of the appeal site is outside of any designated settlement boundary. Brook Cottage and all its land is therefore in the countryside. This means that any new building within the appeal site would be within the designated countryside, irrespective of its location within or outside of the curtilage of the main dwelling. Insofar as it is not physically possible to provide additional domestic accommodation that is both within Brook Cottage and within the settlement boundary, a countryside location would be required for such a proposal. Based on my reading of SMNP policy SB1, such additional development in this location is given in-principle support. Furthermore, compliance with CLP policies 2 and 45 is, as set out above, not contingent on development being within a "curtilage" of a building.
  12. The appeal building is close to the western settlement boundary of Nutbourne West, which encompasses the dwelling of Smallbrook that is visible within Brook Cottage's rear garden and in the backdrop of the appeal building. Other dwellings within this settlement boundary are also visible further along the rear of Brook Cottage. The appeal building is significantly closer to the main dwelling of Brook Cottage than to its rear garden boundary fence. The appeal building is therefore well-related to an existing group of buildings and is located close to an established settlement, satisfying criterion 1 of CLP Policy 45.
  13. The appeal building does not prejudice any viable agricultural operations and thus satisfies criterion 2 of Policy 45. The third and final criteria of Policy 45 relates to visual impact, and is therefore set out and assessed further below as part of the other main issue.
  14. The appellant has not stated a specific need for the appeal building beyond describing it as incidental accommodation associated with the residential use of Brook Cottage. I noted that the entrance door of the appeal building leads directly to the smaller of the two rooms, with the wall partition between the entrance and the small right-hand side window. The smaller room was used for domestic storage and the overall internal decoration of the building was not complete. An internal door leads to the larger room, which contained electrical music equipment and is served by a small wall-mounted heater. Both rooms contain ceiling spotlights and wall sockets, and were not served by any other living facilities.
  15. In my judgement, the above use of the appeal building could be reasonably described as incidental to the residential use of Brook Cottage. It has however not been demonstrated that the appeal building meets what could be reasonably described as an "essential" need of Brook Cottage, or any other local need beyond that of its occupiers. In this respect, the development is

contrary to policy 45 of the CLP. The weight to be attached to this harm is set out in the planning balance below.

### *Character and appearance*

16. Brook Cottage is well enclosed by mature shrubbery and the appeal building is not visible from Farm Lane or School Lane. It is therefore not visible from surrounding public vantage points within the AONB. The AONB Management Plan, forming part of the evidence base of CLP Policy 43, lists its identified special qualities which include: the unique blend of land and sea; the flatness of the landform; and the unspoilt character and unobtrusive beauty. The concealed and domestic setting of the appeal building, together with its proximity to adjoining garden land and buildings, means that it does not encroach upon, and therefore harm, any of these special qualities.
17. From the rear of the site looking back towards Brook Cottage, the appeal building is mainly obscured by the trees within the garden. The building is of modest scale relative to the main dwelling and is on similar land level. It is also of appropriate traditional design and scale that takes account of its domestic, verdant and rural setting. The appeal building therefore respects the character and appearance of the area.
18. The development is thus in compliance with Policy 43 and criterion 3 of Policy 45 of the CLP, insofar as they require development to not detract from the distinctive character and special qualities of the AONB, and to ensure that the scale, siting, design and materials have minimal impact on the landscape and rural character of the area. The appeal building also complies with Policy 48 of the CLP and Policy SB4 of the SMNP which require, amongst other things, development to be of high quality design and to avoid adverse impacts on views in and around designated environmental areas, and the tranquil and rural character of the area.

### **Planning balance**

19. The harm I have identified relates to an insufficient demonstration of an essential need for the appeal building in the countryside, as required by Policy 45 of the CLP. I have however found the appeal building to be of small scale relative to the main dwelling, and its scale and use is also clearly incidental to the residential use of the main dwelling. The development also meets criteria 1-3 as listed in Policy 45. Due to its small scale and incidental use, the failure to fully accord with the Policy 45 results in the building having a limited degree of harm having regard to the development plan's strategic aims of securing appropriate uses in the countryside.
20. I have however found the appeal building to benefit from in-principle support under my interpretation of SMNP Policy SB1. It also complies with CLP policies 43 and 48, and SMNP Policy SB4, in terms of avoiding a harmful impact on the character and appearance of the countryside and the features that contribute towards the AONB's special character.
21. Policy 1 of the CLP supports a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It also states that planning applications that accord with the policies in the CLP (and, where relevant, with policies in neighbourhood plans) will be approved, unless material considerations indicate otherwise.



22. For the above reasons, I have found that the appeal building accords with the development plan when read as a whole. It is therefore a sustainable form of development, and the Framework also supports development that recognises the intrinsic character and beauty of the countryside.

### **Conditions**

23. The Council has suggested three conditions in the event that the appeal is allowed. I have considered these against the tests in the Framework and the Planning Practice Guidance. Condition 1 is necessary to confirm the approved plan, in the interests of clarity. I have however amended its wording away from the Council's suggested wording as a compliance condition, given that the development has already been completed. For the same reason, I do not consider that the Council's suggested second compliance condition regarding external materials is necessary or reasonable.

24. I also do not consider the Council's suggested third condition limiting the building to an incidental use is necessary or reasonable. Given the location and limited size of the building, I consider it unlikely that any future use ancillary to Brook Cottage would cause material harm to the character of the site or the living conditions of surrounding neighbours. Any future change of use of the building beyond an ancillary use would require additional planning permission.

### **Conclusion**

25. For the reasons given above the appeal should be allowed.

*R Cahalane*

INSPECTOR



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## Appeal Decision

Site visit made on 2 September 2024

**by J Reid BA(Hons) BArch(Hons) RIBA**

**an Inspector appointed by the Secretary of State**

**Decision date: 11<sup>th</sup> September 2024**

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**Appeal Ref: APP/L3815/D/24/3340983**

**Estoril, Main Road, Fishbourne, West Sussex PO18 8AN**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
  - The appeal is made by Dr Annelize Meyer against the decision of Chichester District Council.
  - The application Ref is FB/24/00007/DOM.
  - The development proposed is Erection of detached garage.
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### Decision

1. The appeal is dismissed.

### Main issue

2. The main issue is whether the proposed development would preserve or enhance the character or appearance of the Fishbourne Conservation Area, part of which is within the Chichester Harbour Area of Outstanding Natural Beauty, which is now known as the Chichester Harbour National Landscape.

### Reasons

3. The appeal site is situated outside any settlement boundary designated in the Chichester Local Plan: Key Policies 2014-2029 (LP) and the Fishbourne Neighbourhood Plan 2014-2029, so it is, in policy terms, in the countryside.
4. The site is located within the Conservation Area, which is mainly characterised by its historic settlement pattern, which, close by, includes intermittent development related to Main Road, set within the mostly flat landscape. The traditional scale, forms and features of the historic and most more recent buildings, and the use of local building materials are important to its appearance, and to its significance as a historic maritime settlement. The site is also within the National Landscape, which has the highest status of protection in relation to landscape and scenic beauty. Whilst the National Landscape includes the mainly open estuarine and agricultural landscape to roughly south of Main Road, which is partly screened by the trees to roughly south of the site, the openness within the site and within the field to roughly west contribute positively to its local rural landscape character.
5. The site includes the existing dwelling, which is set well back from the roughly south side of the sometimes busy Main Road. The site is largely bounded by tall solid fencing with gates. Similarly set back low profile medical and dental clinic buildings (clinic buildings), which are partly screened from the road by trees by their frontage, lie roughly east, and part of their parking lies roughly south of

- the site, with countryside beyond it. To roughly west lies a good-sized mostly open field, beyond which is a cluster of development near Old Park Lane.
6. The proposal includes a barely barn hipped pitched roofed building, including part glazed garage style doors in its east side and a store in the upper floor mainly within its roof space partly lit by an east facing window, which would be sited close to the site's north west corner.
  7. However, due to its substantial scale, tall and bulky form, and its discordant siting close to the road and well away from the dwelling and the clinic buildings next door, the proposal would harmfully erode the important openness and leafiness in westward and eastward views along Main Road, to the detriment of the character and the appearance of the Conservation Area and the natural beauty and landscape character of the National Landscape. As any vegetation between the proposal's walls and the fences could not be relied upon to endure in the long term, the proposal's substantial stark and urbanising appearance would dominate the street scene on the south side of Main Road. So, due to its height, scale, bulk, form and siting, the proposal would be incongruous.
  8. The hipped roofed garages at The Old School House and 1 Claver Gardens are set well back from the road, roughly in line with the front of Blackboy Court, and set well back from the low roadside hedge by further taller planting, respectively. Moreover, as both garages are sympathetic to the scale, form, design, and siting of the relevant dwellings, and the nearby development, they provide little support for this damaging scheme. As it would appear that the proposed extensions to the dwelling permitted by the Council, ref 22/01542/DOM, are being built, the appellant's suggested condition would not be necessary. In his appeal decision ref APP/L3815/D/21/3277793, my colleague dealt with a different proposal at the site, but as his appeal decision referred to that proposal's scale and design in such a prominent location, its siting was a concern.
  9. In the terms of the National Planning Policy Framework (Framework), the proposal would cause 'less than substantial harm' to the significance of the Conservation Area. As the existing boundary treatment largely screens vehicles parked at the site, and as most of the benefits put to me would be private gains for the appellant, the public benefits would not be enough to outweigh that less than substantial harm. Moreover, insufficient clear and convincing justification has been put to me to explain why the proposal would be necessary to conserve or enhance the significance of the heritage asset.
  10. Therefore, I consider that the proposed development would fail to preserve or enhance the character or appearance of the Conservation Area, and that it would fail to conserve and enhance the landscape and scenic beauty of the National Landscape. It would be contrary to Policy 33 which seeks high quality design and respect for context, LP Policy 43 which aims to reinforce the distinctive character and special qualities of the Area of Outstanding Natural Beauty, LP Policy 45 which aims for proposals to have minimal impact on the landscape and rural character, LP Policy 47 which reflects the thrust of my statutory duty regarding conservation areas, LP Policy 48 which aims for proposals to respect and enhance the landscape character of the surrounding area and site, and guidance in the Adopted Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document.

**Conclusion**

11. I have found that the proposed development would be contrary to the Development Plan when taken as a whole. The other considerations in this case, including the Framework, do not outweigh that conflict.
12. For the reasons given, the appeal should be dismissed.

*J Reid*

INSPECTOR



# Recent Decisions Report

From 02/09/2024 to 17/11/2024

60 Total Cases

Process	Recommendation
53 CHC Delegated	4 No Comment Made
3 CHC Consulted De	5 No Objection
3 CHC Committee	35 No Objection with Conditions
	9 Objection
	5 Holding Objection
	1 Further Info Required
	0 EIA Screen - No ES Sought
	0 EIA Screen - ES Sought
	0 EIA Scope - ES Content Required
	0 EIA Scope - ES Content Acceptable

Responded	Reference	CHC Officer	Address	Description	Recommendation
03/09/2024	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
09/09/2024	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
09/09/2024	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
10/09/2024	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
11/09/2024	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

11/09/2024	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
11/09/2024	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
16/09/2024	SB/24/01464/F UL	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
16/09/2024	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
17/09/2024	FB/24/01702/ DOM & FB/24/01703/L	Linda Park	Salt Mill House Mill Lane Fishbourne Chichester West Sussex PO19 3JN	Replacement wall following collapse during storm.	No Objection with Conditions
17/09/2024	WI/24/01716/F UL & WI/24/01718/L BC	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
18/09/2024	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
20/09/2024	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

23/09/2024	WI/24/01789/F UL	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
30/09/2024	WI/24/01690/F UL	Linda Park	Walnut Tree Cottage, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7AB	Proposed swimming pool	No Objection with Conditions
30/09/2024	FB/24/01935/T CA	Linda Park	6 Mill Close, Fishbourne, PO19 3JW	Notification of intention to fell 1 no. Silver Birch tree (T1).	No Objection
30/09/2024	APP/24/0061 5	Steve Lawrence	MEADOW FARM NURSERY, WOODGASTON LANE, HAYLING ISLAND, PO11 ORL.	Prior Approval for Change of use from agricultural building to 2No. dwellinghouses.	Objection
30/09/2024	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
01/10/2024	WW/24/01969 /TPA	Linda Park	SEAFARERS, ROMAN LANDING, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8AS	Reduce east sector by 1m on 1 no. English Oak tree (T1) subject to WW/09/00117/TPO.	No Objection with Conditions
01/10/2024	AP/24/01932/ DOM	Linda Park	Apuldram House, Dell Quay Road, Dell Quay, Appledram, Chichester, West Sussex, PO20 7EE	Proposed pool house, raised terrace and relocation of multi-use games area and swimming pool. (Section 73 variation of condition 2 of permission 21/01162/DOM - alterations to materials, boundary treatments, pool layout, and pool house design changes) (upd	No Objection with Conditions
02/10/2024	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.	Objection

02/10/2024	WI/24/01944/ TCA	Steve Lawrence	PILGRIMS, THE STREET, ITCHENOR, CHICHESTER, WEST SUSSEX. PO20 7AE	Notification of intention to crown reduce by 10% (all round) on 2 no. Silver Birch trees (quoted as 1 and 8). Crown reduce by 15% (all round) on 3 no. Silver Birch trees (quoted as 2, 3 and 7). Fell 2 no. Silver Birch trees (quoted as 9 and 10).	No Objection with Conditions
07/10/2024	CH/24/01895/ DOM	Steve Lawrence	CROSS TREES HARBOUR WAY CHIDHAM CHICHESTER WEST SUSSEX PO18 8TG	New roof on existing single storey extension and new 2 storey entrance lobby, replacement and additional tile hanging on north elevation. Replacement single storey kitchen extension on south elevation. Single storey extension to replace existing conservat	Holding Objection
07/10/2024	BI/24/01437/D OM	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	Objection
07/10/2024	APP/24/00678	Linda Park	2 TOWERS GARDENS HAVANT PO9 1RZ	Proposed porous hard and soft landscaping improvements to enable EV charging to the existing grass driveway within the Langstone Conservation Area.	Objection
07/10/2024	BO/24/01968/ DOM	Linda Park	Willow Cottage, Sunnyway, Bosham, Chichester, West Sussex, PO18 8HQ	Ground floor flat roof rear/side extension, new pitched roof with raised eaves and ridge to allow for first floor level, revisions to fenestration (including 6 rooflights). Replacement garage.	No Objection with Conditions
07/10/2024	APP/24/00614	Steve Lawrence	54 Warblington Road, Emsworth PO10 7HH	Replacement dwelling.	Holding Objection



09/10/2024	APP/24/00715	Steve Lawrence	32 KING STREET, EMSWORTH, PO10 7AZ	1No. Conifer (marked as T1 on the plan) cut back to the boundary line. 3No. Leylandii trees (marked as T2, T3 and T4 on the plan) cut back to the boundary line. 1No. Elder (marked as T5 on the plan) cut back to the boundary line. 2No. Leylandii (marked	No Objection with Conditions
09/10/2024	APP/24/00718	Steve Lawrence	THE GRANARY, WADE LANE, HAVANT, PO9 2TB	1No. Magnolia (marked as T1 on the plan). Reduce crown height by 1.5m, leaving a height of 6.5m, reduce crown spread by 3m, leaving a spread of 5m. 1No. Fir Tree (marked as T2 on the plan) Crown lift to 2m. 1No. Fir tree (marked as T4 on the plan) Crown l	No Objection with Conditions
09/10/2024	BO/24/01810/ DOM	Linda Park	CREEK HOUSE, SHORE ROAD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8QL	Alterations and extension to existing dwelling and associated outbuilding and boundary walls.	No Objection with Conditions
09/10/2024	BI/24/01760/F UL	Steve Lawrence	BROOMER FARM LOCK LANE BIRDHAM CHICHESTER WEST SUSSEX PO20 7AX	Demolition of existing dwellinghouse and garage/annexe and erection of new dwellinghouse.	No Objection with Conditions
14/10/2024	APP/24/00690	Linda Park	6 Chequers Quay, 37 Queen Street, Emsworth, PO10 7AD	Installation of replacement windows.	Objection
14/10/2024	BO/24/01967/ DOM	Linda Park	Hook Farm, Hook Lane, Bosham, PO18 8EY	Removal of existing 2 storey extension, conservatory and outdoor swimming pool. Erection of new 2 storey side extension to dwelling. Conversion of existing 1 no. carport into proposed 1 no. art studio and pool house and 1 no. existing barn remodelled. In	No Objection with Conditions
14/10/2024	WI/24/01997/ DOM	Linda Park	Seaforth , Spinney Lane, Itchenor, West Sussex, PO20 7DJ	Erection of entrance porch, car port, replacement cladding to all external walls and alterations to existing dwelling. New garden room and relocation of vehicular access.	No Objection with Conditions

16/10/2024	BI/24/01896/F UL	Linda Park	1-4 Claytons Corner, Birdham, Chichester, West Sussex, PO20 7HQ	Demolition of 4 no. existing dwellings and erection of 5 no. dwellings, with associated works including new vehicular access route, parking provision and landscaping - Variation of Condition 2, 18 and 20 of Planning Permission BI/24/00061/FUL for alterati	Objection
16/10/2024	APP/24/00768 & APP/24/00769	Steve Lawrence	7 Queen Street, Emsworth, PO10 7BJ	Single storey rear extension. Modification of approved scheme APP/22/00987 & APP/22/00988. Plus Listed Building Application for the same.	No Objection with Conditions
16/10/2024	WI/24/01866/F UL	Steve Lawrence	Church Corner, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DL	Landscape enhancement scheme including hard and soft landscaping, regrading of land with alterations to existing access and retaining wall.	No Objection with Conditions
16/10/2024	APP/24/00617	Linda Park	41 Bath Road, Emsworth, PO10 7ER	Application for Variation of condition 3 of Planning Permission APP/22/00452 relating to materials.	No Objection
21/10/2024	APP/24/00256	Linda Park	2A The Mews, Langstone High Street, Havant, PO9 1SL	First floor front extension, single-storey rear extension and front facing rooflights. RECONSULTATION REQUEST for revised plans and/or documents received	No Objection with Conditions
21/10/2024	BI/24/02062/A DV	Steve Lawrence	Unit 5, Premier Business Park, Birdham Road, Appledram, Chichester, West Sussex, PO20 7BU	2 no. non-illuminated fascia signs.	No Objection
21/10/2024	BO/24/02028/ TCA	Steve Lawrence	MEADOW HOUSE CANUTE ROAD BOSHAM CHICHESTER WEST SUSSEX	Notification of intention to reduce height by 5m and reduce south sector by 4m on 1 no. Oak tree (T3), fell 1 no. Ash tree (T4) and re-pollard (back to previous wound points) on 1 no. Poplar tree (T5).	No Objection with Conditions
21/10/2024	BI/24/02061/F UL	Steve Lawrence	Unit 5, Premier Business Park, Birdham Road, Appledram, Chichester, West Sussex, PO20 7BU	Refurbishment of the existing commercial unit (use class E) with replacement pitched roof, extension and new pitched roof over existing structure. With internal alterations to allow for new office space. Signage on south and west elevations.	No Objection with Conditions

23/10/2024	WW/24/02199 /DOM	Linda Park	Rookwood Farm House, Rookwood Lane, West Wittering, Chichester, West Sussex, PO20 8QH	Single storey ground floor extension (North Elevation) and two storey extension (South Elevation) including first floor roof terrace. Loft conversion including two new dormers (East and West). Refurbishment and reconfiguration of internal layout including	No Objection with Conditions
28/10/2024	BO/24/01904/ DOM	Steve Lawrence	TERWICK HOUSE, CHEQUER LANE, BOSHAM, CHICHESTER PO18 8EJ	Conversion of garage to ancillary accommodation and installation of 1no. dormer to eastern garage roof slope (Updated proposal description on letter from LPA received 23.10.24). Previous description: Conversion of existing garage for use as overflow accom	Holding Objection
28/10/2024	AP/24/02252/T CA	Linda Park	Apuldram House, Dell Quay Road, Dell Quay, Appledram, Chichester, West Sussex, PO20 7EE	Notification of intention to fell 3 no. Chestnut tree (quoted as T1, T6 & T7), 1 no. Maple tree (quoted as T8) and 12 no. Leylandii trees (quoted as T9-T20). Re-pollard (to previous pollard points) on 4 no. Chestnut trees (quoted as T2-T5).	No Objection
28/10/2024	WT/24/02311/ EIA	Linda Park	Thorney Island, West Sussex	Formal combined EIA Screening and Scoping Opinion for the proposed habitat creation project at Thorney Island, as set out under Regulation 15 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.	No Comment Made
31/10/2024	WW/24/02307 /DOM	Steve Lawrence	Hulets, Pound Road, West Wittering, Chichester, West Sussex, PO20 8AJ	Demolition of existing single storey derelict garage and replacement with a new single storey garage.	No Objection with Conditions
31/10/2024	BO/24/02265/ TPA	Steve Lawrence	Church Cottage High Street Bosham West Sussex	Crown reduce by up to 1m (back to previous pruning points) on 1 no. Yew tree (T1) subject to BO/90/00065/TPO.	No Objection with Conditions
31/10/2024	WI/24/02320/ TPA	Steve Lawrence	SEA URCHIN, SPINNEY LANE, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DJ	Crown reduce by up to 2m on 2 no. Oak trees (T4 & T5) subject to WI/72/00015/TPO.	No Objection with Conditions

01/11/2024	WW/24/02326 /DOM	Steve Lawrence	Elm View, Rookwood Road, West Wittering, Chichester, West Sussex, PO20 8LT	Proposed single storey rear extension, 1 no. new bay window and pitched roofs onto existing bays on front elevation, and alterations.	No Objection with Conditions
04/11/2024	BO/24/02298/ PRESS	Steve Lawrence	Land North West Of The Lettuce Company, New Barn Farm, Old Park Lane, Bosham, Chichester, West Sussex, PO18 8EZ	Change use of land to glamping site for 4 no. bell tents and associated portable amenities.	Further Information Required
05/11/2024	SB/24/02102/F UL	Linda Park	SOUTHBOURNE FARMSHOP, MAIN ROAD, SOUTHBOURNE, EMSWORTH, HAMPSHIRE, PO10 8JN	Retrospective (S73a) change of use to allow operation of a coffee trailer on land associated to Southbourne Farm Shop.	No Objection with Conditions
06/11/2024	AP/24/02301/F UL	Linda Park	Apuldram House, Dell Quay Road, Dell Quay, Appledram, Chichester, West Sussex, PO20 7EE	Demolition and replacement dwelling and garage with associated landscaping - (Section 73 variation of Condition 2 of Planning Permission AP/22/03196/FUL for alterations to ground floor layout, changes to fenestration, alternative pergola relocated to north	No Objection with Conditions
06/11/2024	SB/24/02264/ DOM	Steve Lawrence	THE OLD BAKERY, PRINSTED LANE, PRINSTED, SOUTHBOURNE, WEST SUSSEX PO10 8HT	Replacement single storey rear extension and associated works.	No Objection with Conditions
06/11/2024	BO/24/02395/ DOM	Linda Park	4 Stumps End, Bosham, Chichester, West Sussex, PO18 8RB	Replacement garden room, new pitched dormer, various alterations including changes to fenestration, replacement windows and doors, new clay tile roof with integrated solar panels and replacement shed structures. Application (Section 73) to vary Condition	No Objection
14/11/2024	WI/24/02337/ DOM	Steve Lawrence	SPINDRIFT SPINNEY LANE ITCHENOR WEST SUSSEX PO20 7DJ	Erection of garage/ancillary building to front of existing dwelling.	Holding Objection
14/11/2024	APP/24/00808	Steve Lawrence	SALTERNS QUAY, MARINE WALK, HAYLING ISLAND, PO11 9PG	Application for a Lawful Development Certificate for existing use of barn as ancillary residential accommodation to the existing dwelling 'Salterns Quay'.	LDC Grant



14/11/2024	WI/24/02221/ DOM	Steve Lawrence	PIER POINT, PIER POINT ROAD, ITCHENOR, PO20 7AQ	Replace fence with wall.	Objection
15/11/2024	APP/22/00822	Steve Lawrence	WILSONS BOATYARD MARINE WALK HAYLING ISLAND PO11 9PG	Extension to existing pontoons.	Holding Objection
15/11/2024	APP/24/00863	Steve Lawrence	THE GRANARY, WADE LANE, HAVANT, PO9 2TB	T0165 Horse Chestnut ? Reduce the Eastern sector of the canopy by 2-3m. Leaving a crown spread of 5-6m. T0166 Beech ? Reduce the canopy by 2-3m in height. Leaving a height of 12m. T0167 Sycamore ? Remove deadwood, carry out arial inspection and reduce th	No Objection with Conditions

## Quarterly Report

From 01/01/2024 to 31/03/2024

Application 90 Conflicts 10%

Respo	Reference	CHC Officer	Address	Description	Recommendation	LPA Decision	Request Agreed?
02- Jan-24	BO/23/02697/ TPA	Steve Lawrence	Southfield Industrial Park, Delling Lane, Bosham, Chichester, West Sussex, PO18 8NN	Crown reduce by up to 5m (50%) on 52 no. Poplar trees within Area, A1 subject to BO/99/00088/TPO	No Comment Made	Withdrawn	
02- Jan-24	SB/23/00024/ OUT	Linda Park	Land To The North Of Penny Lane Penny Lane Hermitage PO10 8HE	Erection of up to 84 dwellings with associated parking, public open space, drainage and alterations to access (all matters reserved except for access).	No Objection with Conditions	Pending	
03- Jan-24	APP/23/00856	Steve Lawrence	Teal Buildings, Northney Marina, Hayling Island, PO11 0NH	Proposed installation of photovoltaic solar panels on roof. RECONSULTATION REQUEST for revised plans and/or documents received	No Objection with Conditions	Permit	Yes
08- Jan-24	APP/23/00773	Steve Lawrence	NORTHNEY FARM, ST PETERS ROAD, HAYLING ISLAND, PO11 0RX	Proposal Application for certificate of lawfulness for existing mixed use of agricultural and storage to include motorhomes and caravans (previous use agricultural).	No Objection with Conditions	Unknown	
09- Jan-24	APP/23/00975	Steve Lawrence	7 Sandy Beach Estate, Hayling Island, PO11 9RG	Solar panels to second storey flat roof set back min. 800mm from roof edge.	No Objection with Conditions	Withdrawn	
09- Jan-24	WW/23/0244 2/DOM	Steve Lawrence	SNOWHILL COTTAGE, ROMAN LANDING, WEST WITTERING, CHICHESTER, WEST SUSSEX. PO20 8AS.	Installation of 2 no. ground floor bay windows (north and east elevations), various window and external door modifications, and installation of an external pergola.	No Objection with Conditions	Permit	Yes
10- Jan-24	BO/23/01032/ FUL	Steve Lawrence	Broadbridge Business Centre, Delling Lane, Bosham, PO18 8NF	Erection of single storey building comprising the following classes E, F1(a) and F2(b) uses: fitness gym (indoor sport), offices/community room, children's nursery (education) and veterinary practice (medical) (Revisions to previously approved scheme).	No Objection with Conditions	Pending	
10- Jan-24	AP/23/02426/ FUL	Linda Park	The Stables, Church Road, Appledram, Chichester, West Sussex, PO20 7EG	1 no. greenhouse.	Further Information Required	Withdrawn	

10- Jan-24	WI/23/02551/ FUL	Linda Park	Paddock House, Spinney Lane, Itchenor, West Sussex, PO20 7DJ	Replacement dwelling, outbuildings, swimming pool and associated works - Variation of Condition 2 of planning permission WI/22/01278/FUL - to include the addition of a summer house outbuilding and vary permission in line with drawing nos. 242.0.001 (Rev 0	No Objection with Conditions	Permit	Yes
15- Jan-24	CH/23/02721/ DOM	Linda Park	Stonecroft , Main Road, Bosham, West Sussex, PO18 8PL	One and a half storey extension with associated roof works including 2 no. dormers. Cladding to be added to exterior of the building and composite roofing tiles to replace existing tiling. 1 no. proposed Juliet balcony to southern elevation. Proposed sol	No Objection with Conditions	Permit	Some
15- Jan-24	APP/23/00989	Linda Park	25 Queen Street, Emsworth, PO10 7BJ	Listed Building Consent for Additional steels between existing timbers to support existing roof. Replacing existing plasterboard ceilings with new plaster board	No Objection	Permit	
15- Jan-24	BO/23/02631/ LBC	Linda Park	MERMAID COTTAGE, SHORE ROAD, BOSHAM, CHICHESTER, WEST SUSSEX PO18 8QL	Height reduction of North boundary wall	No Objection	Permit	
15- Jan-24	CH/23/02621/ FUL	Steve Lawrence	Avenue Cottage, Main Road, Bosham, Chichester, West Sussex, PO18 8PN	Development of 4 no. residential dwellings together with associated landscaping, parking and infrastructure.	Objection	Pending	
15- Jan-24	WI/23/02604/ TCA	Steve Lawrence	Meadow Cross, The Street, Itchenor, PO20 7AE	Notification of intention to crown reduce by 2m (all round) on 1 no. Oak tree (T1) and crown reduce by 1.5m (back to previous pruning points) on 1 no. Oak tree (T2).	No Objection with Conditions	Permit	Yes
15- Jan-24	WI/23/02628/ DOM	Linda Park	Hamerton, Chalkdock Lane, West Itchenor, Chichester, West Sussex, PO20 7DE	Replace the roof and raise the eaves and ridge height. Erection of a first floor west side extension with a carport at ground floor, a first floor front extension and a first floor rear extension. Replacement single storey east side extension. External a	No Objection with Conditions	Permit	Some

15- Jan-24	WW/23/0266 4/FUL	Linda Park	Sandhead, Rookwood Lane, West Wittering, Chichester, West Sussex, PO20 8QH	Demolition of 1 no. existing dwelling and the construction of 1 no. new dwelling, covered pool, double garage, boat house and log store. (Variation of condition 2 of permission 22/01647/FUL - revised plans).	No Objection with Conditions	Permit	Some
15- Jan-24	WW/23/0199 1/DOM	Linda Park	South Nore, Snow Hill, West Wittering, Chichester, West Sussex, PO20 8AT	Demolition of existing garage replaced with outbuilding for use as garage/boathouse and home office. Amended plans and further information in support of the application submitted.	No Objection with Conditions	Permit	Yes
17- Jan-24	BO/23/02062/ FUL	Steve Lawrence	Cove House , Smugglers Lane, Bosham, PO18 8QP	Erection of eastern boundary wall and western boundary fence, alteration to driveway configuration, erection of two vehicle and pedestrian gates with pillars, erection of pergola, hardstanding and associated hard and soft landscaping	Holding Objection	Permit	Yes
18- Jan-24	WI/23/00518/ FUL	Steve Lawrence	Church Corner, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DL	Garage building with associated landscaping including regrading land and reduce height of existing retaining wall.	Objection	Refuse	
18- Jan-24	BO/23/02717/ FUL	Steve Lawrence	Wildfowlers , Shore Road, Bosham, West Sussex, PO18 8QL	Proposal: Demolition of existing dwelling, erection of replacement dwelling and associated landscaping. (Variation of condition 2 of permission 22/01909/FUL - additional south wing gardeners store and plant room).	Holding Objection	Permit	
19- Jan-24	APP/23/00892	Steve Lawrence	71 Eastoke Avenue, Hayling Island, PO11 9QP	Installation of replacement gazebo, installation of new decking in existing dock, repairs to existing dock.	No Objection with Conditions	Permit	Yes
19- Jan-24	APP/23/00966	Steve Lawrence	42 King Street, Emsworth, PO10 7AZ	T1 - Rowan - Reduce height from 8 meters, by 2 meters, to leave a height of 6 meters to previous pruning points. Lightly reduce sides to match (0.5 meter reduction on east, north, south and west facing sides). Within Conservation Area of Emsworth.	No Objection with Conditions	Permit	Yes

22- Jan-24	SB/22/02787/ FUL	Linda Park	New Life Christian Church , Main Road, Southbourne, West Sussex, PO10 8HA	Demolition of existing church meeting hall and temporary reception structure replaced with a new church hall building, landscaping car parking and associated works.	No Objection with Conditions	Permit	Some
24- Jan-24	WI/23/02776/ TCA	Linda Park	Grass Paddock Verge O/s Oak Tree Cottage Itchenor Road West Itchenor Chichester	Notification of intention to fell (down to hedge height) 83 no. Ash trees (quoted as G24).	No Objection	No TPO	
24- Jan-24	CH/23/02730/ REM	Steve Lawrence	Land At Flat Farm, Hambrook, West Sussex, PO18 8F	Approval of Reserved Matters Application following permission 20/03378/OUT, relating to appearance, landscaping, layout and scale for development comprising of 30 no. dwellings.	No Objection with Conditions	Permit	Some
24- Jan-24	FB/23/02576/ DOM	Linda Park	Oak Cottage, Mill Lane, Fishbourne, Chichester, West Sussex, PO19 3JN	Front porch.	No Objection with Conditions	Permit	Yes
25- Jan-24	SB/23/02559/ DOM	Steve Lawrence	Shalom, Ham Lane, Prinsted, Southbourne, West Sussex, PO10 8XT	New conservatory on south elevation and single storey extension on the north elevation.	No Objection with Conditions	Permit	Yes
25- Jan-24	BO/23/02672/ FUL	Steve Lawrence	Flat 1, Myll Lodge, Bosham Lane, Bosham, West Sussex, PO18 8HP	Demolition of existing dwelling house replaced with 1 no. new dwelling house. (Variation of condition 2 of permission 21/01810/FUL - changes to external materials to upper half of house to clay tiles)	No Objection with Conditions	Refuse	
26- Jan-24	BI/23/02462/ DOM	Steve Lawrence	11 GREENACRES, BIRDHAM, CHICHESTER, PO20 7HL	First floor extension to the west side elevation to provide home gymnasium- amended plans	Objection	Permit	
26- Jan-24	APP/23/01030	Steve Lawrence	6 Orange Row, Emsworth, PO10 7EL	Enlargement of existing skylight windows, log burner flue and enlargement of front dormers to existing apartment.	Objection	Permit	
29- Jan-24	BO/23/02795/ DOM	Linda Park	FURZEND BOSHAM HOE BOSHAM CHICHESTER WEST SUSSEX PO18 8ET	Proposed single storey rear flat roof extension, two storey side extension. Refurbishment of external elevations and roof to include new dormer windows and rooflights.	No Objection with Conditions	Permit	Some



30- Jan-24	WI/23/02831/ DOM	Steve Lawrence	Harbour View, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DH	Erection of a new garage, ancillary to an existing dwelling.	No Objection with Conditions	Permit	Some
30- Jan-24	WW/23/0277 8/TPA	Steve Lawrence	Field West Of Court Barn Rookwood Lane West Wittering Chichester	Re-pollard up to 9m (from ground level) on 41 no. trees re-pollard up to 9m (from ground level) on 41 no. Poplar trees (T37), subject to 77/01131/TPO.	No Objection with Conditions	Permit	Yes
31- Jan-24	SB/23/02829/ FUL	Linda Park	THORNHAM MARINA, THORNHAM LANE, SOUTHBOURNE, EMSWORTH, WEST SUSSEX. PO10 8DD	Static power crane and associated works.	No Objection with Conditions	Permit	Yes
31- Jan-24	SB/23/01840/ DOM	Linda Park	The Anchorage, Prinsted Lane, Prinsted, Emsworth, PO10 8HS	Revised plans	Objection	Permit	
31- Jan-24	FB/24/00007/ DOM	Linda Park	Estoril, Main Road, Fishbourne, West Sussex, PO18 8AN	Erection of detached garage.	Objection	Refuse	
31- Jan-24	APP/24/00005	Steve Lawrence	39 Bath Road, Emsworth, PO10 7ER	1No.Willow (T1 on plan) pollard to previous pruning points, leaving a height of 4m by 3m width. Within Conservation Area of Emsworth.	No Objection with Conditions	Permit	Yes
31- Jan-24	BI/23/02878/ DOM	Linda Park	Garden Corner, Church Lane, Birdham, Chichester, W.Sussex PO20 7AT	Demolition of garage and erection of 1 no. annexe outbuilding.	No Objection with Conditions	Permit	Yes
31- Jan-24	SB/24/00015/ TCA	Steve Lawrence	WALNUT TREE COTTAGE, PRINSTED LANE, PRINSTED, EMSWORTH, HAMPSHIRE, PO10 8HT	Notification of intention to crown reduce by up to 33% on 1 no. Strawberry tree (quoted as T1) and 1 no. Hazel tree (quoted as T2).		No TPO	Yes
01- Feb- 24	WW/23/0278 9/DOM	Steve Lawrence	Wix Corner, Redlands Lane, West Wittering, West Sussex, PO20 8QE	Installation of external insulation to the outside walls and render over.	No Objection with Conditions	Permit	Some

01-Feb-24	BO/24/00030/ TCA	Steve Lawrence	3 Gordon Terrace Bosham Lane Bosham Chichester	Notification of intention to reduce height by 1.5m, South and West sectors by 3m (back to suitable growth points) on 1 no. Eucalyptus tree (quoted as T1).	No Objection with Conditions	No TPO	Yes
07-Feb-24	WI/23/02893/ FUL	Linda Park	Old House Farm, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DH	Conversion of existing barn to 1 no. dwelling and associated works including outbuildings and pool.	Objection	Withdrawn	
07-Feb-24	SB/23/02713/ FUL	Linda Park	Marina Farm, Thorney Road, Southbourne, Emsworth, West Sussex, PO10 8BZ	The installation of an oak-framed gazebo to provide alternative nesting structure for migrating swallows.	No Objection	Permit	
09-Feb-24	APP/24/00015	Steve Lawrence	11 School Lane, Emsworth, PO10 7ED	Alterations to rear elevation including first floor Juliet balcony following demolition of existing rear extension.	No Objection with Conditions	Permit	
14-Feb-24	APP/24/00033	Steve Lawrence	34 BATH ROAD, EMSWORTH, PO10 7ER	1No Willow (T1) pollard to previous pollard points, leaving a height of 8M by 5M width, within Conservation Area of Emsworth.	No Objection with Conditions	Unknown	
14-Feb-24	APP/24/00530	Steve Lawrence	34 BATH ROAD, EMSWORTH, PO10 7ER	Single storey rear extension, rear dormer window and rooflights to second floor, internal alterations throughout. Replacement garage/outbuilding.	No Objection with Conditions	Permit	No
15-Feb-24	WI/23/02598/ TPA	Steve Lawrence	Meadow Cross, The Street, Itchenor, PO20 7AE	Crown reduce by 1.5m (all round) on 1 no. Oak tree (quoted as T3, TPO'd as T1) subject to WI/11/00119/TPO.	No Objection with Conditions	Permit	Yes
20-Feb-24	WI/24/00157/ TCA	Steve Lawrence	The Ship Inn , The Street, Itchenor, West Sussex, PO20 7AH	Notification of intention to fell 1 no. Ash tree (T1).	Holding Objection	No TPO	
20-Feb-24	APP/24/00012	Linda Park	58 Bracklesham Road, Hayling Island, PO11 9SJ	Extension to first floor front elevation, side extension to house lift shaft, removal of existing rear conservatory to create rear garden terrace, installation of first floor rear balcony. Internal and external alterations with associated landscaping.	No Objection with Conditions	Permit	Some
20-Feb-24	BO/24/00188/ TPA	Steve Lawrence	WILLOW HOUSE, 8 STUMPS END, BOSHAM, CHICHESTER, PO18 8RB	Crown reduce by approx. 10m on 1 no. Willow tree (quoted as 2) within Group, G4 subject to BO/76/00049/TPO.	No Objection with Conditions	Permit	Yes

21-Feb-24	BO/24/00043/TPA	Steve Lawrence	Broadbridge Business Centre, Delling Lane, Bosham, PO18 8NF	Crown lift by up to 5.2m on east sectors (above ground level) on 8 no. Lime trees (T6-T13) subject to BO/98/00082/TPO and reduce 1 no. lateral branch on north sector by up to 2m on 1 no. London Plane tree (T3) subject to BO/91/00070/TPO.	No Objection with Conditions	Permit	Yes
21-Feb-24	APP/23/00911	Steve Lawrence	6 The Saltings, Havant, PO9 1SB	Proposed Development: Fell 1No. Bay and 1No. Holly tree within Conservation Area of Langstone.	No Objection with Conditions	Permit	Some
21-Feb-24	APP/23/01078	Steve Lawrence	FOWLEY COTTAGE, 46 WARBLINGTON ROAD, EMSWORTH, PO10 7HH	Demolition of existing dwelling and replacement with 4No. 2bed, 8No. 3bed and 3No. 4bed dwellings.	No Objection with Conditions	Permit	
21-Feb-24	APP/24/00049	Steve Lawrence	36 HAVANT ROAD, HAYLING ISLAND, PO11 0PX	Erection of a workshop, store and gazebo	No Objection with Conditions	Withdrawn	
21-Feb-24	APP/24/00075	Steve Lawrence	8 KING STREET, EMSWORTH, PO10 7AZ	Fell 1No Holly within Conservation Area of Emsworth.	No Objection with Conditions	Permit	Yes
21-Feb-24	WI/23/02894/DOM	Linda Park	Little Badgers, 6 The Spinney, Itchenor, Chichester, West Sussex, PO20 7DF	Demolition of existing and construction of a larger front porch.	No Objection with Conditions	Permit	Some
21-Feb-24	FB/24/00189/TCA	Linda Park	Boundary Wall Between 85, 87 And 89 Fishbourne Road West Fishbourne Chichester	Notification of intention to fell 1 no. Sycamore tree (quoted as T1).	No Objection with Conditions	No TPO	Yes
21-Feb-24	APP/23/00918	Steve Lawrence	15 LANGSTONE HIGH STREET HAVANT PO9 1RY	Reduce overhanging limbs to southern sector of 1No. Willow back to boundary line with No. 17. Within Conservation Area of Langstone.	No Objection with Conditions	Permit	Yes
21-Feb-24	BI/23/00067/FUL	Steve Lawrence	Russells Garden Centre , Main Road, Birdham, West Sussex, PO20 7BY	14 no. dwellings (4 x affordable 10 x market), replacement commercial (class E) building, new and altered access and associated works - revised plans	Objection	Permit	Yes
21-Feb-24	AP/24/00067/TCA	Linda Park	Apuldram House, Dell Quay Road, Dell Quay, Appledram, Chichester, West Sussex, PO20 7EE	Pollard down by 3m (to previous pollard points) on 3 no. Indian Bean trees (quoted as T1, T2 and T3) and 1 no. Apple tree (quoted as T4).	No Comment Made	No TPO	

26-Feb-24	BI/24/00061/F UL	Linda Park	1-4 Claytons Corner, Birdham, Chichester, West Sussex, PO20 7HQ	Demolition of 4 no. existing dwellings and erection of 5 no. dwellings, with associated works including new vehicular access route, parking provision and landscaping.	No Objection with Conditions	Pending	
26-Feb-24	BI/23/02868/F UL	Steve Lawrence	Little Copse, Westlands Estate, Birdham, PO20 7HJ	Replacement dwelling, outbuildings and associated works.	No Objection with Conditions	Permit	Some
28-Feb-24	SB/23/00024/ OUT	Linda Park	Land To The North Of Penny Lane Penny Lane Hermitage PO10 8HE	Erection of up to 84 dwellings with associated parking, public open space, drainage and alterations to access (all matters reserved except for access).	No Objection with Conditions	Pending	
04-Mar-24	SB/24/00201/ DOM	Linda Park	1 The Square, Prinsted Lane, Prinsted, Emsworth, PO10 8HT	Summerhouse/shed.	No Objection	Permit	
04-Mar-24	FB/23/02891/ DOM	Linda Park	TURNSTONES 8A OLD PARK LANE FISHBOURNE CHICHESTER WEST SUSSEX PO18 8AP	Replacement garden shed.	No Objection	Permit	
04-Mar-24	SB/24/00164/ FUL	Steve Lawrence	Paynes Boatyard, Thornham Lane, Southbourne, Emsworth, West Sussex, PO10 8DD	Tied dwelling to serve Paynes Boatyard, including change use of land from commercial to residential - Variation of Condition 2 of planning permission SB/22/03137/FUL - amendments to the outlay of certain materials and reduction in the amount of glazing.	No Objection with Conditions	Permit	Yes
04-Mar-24	SB/24/00261/ DOM	Linda Park	KIMLAS SCHOOL LANE NUTBOURNE CHICHESTER WEST SUSSEX PO18 8RZ	First floor side extension, variation of condition 2 to planning permission SB/23/00649/DOM -	No Objection with Conditions	Refuse	
04-Mar-24	APP/24/00088	Linda Park	Waterside United Reformed Church, Bath Road, Emsworth, PO10 7EP	Fell 1No. Ash (T2 on the Sketch Plan) within Emsworth conservation area	No Objection with Conditions	No TPO	

04-Mar-24	BO/23/02862/ DOM	Linda Park	4 Stumps End, Bosham, Chichester, West Sussex, PO18 8RB	Proposed replacement garden room, new pitched dormer, various alterations including changes to fenestration, replacement windows and doors, new clay tile roof with integrated solar panels and replacement shed structures.	No Objection with Conditions	Permit	Some
05-Mar-24	SB/22/01941/ FUL	Steve Lawrence	Stables North of Thornham Farm House, Prinsted Lane, Prinsted, Emsworth	Proposed change of use of existing stables and outbuildings to create 1 no. new dwelling with fully engineered floating floor, retained stables, garage, and machinery store: Revised Plans and HRA.	Objection	Refuse	
05-Mar-24	APP/24/00068	Linda Park	COCKLE POINT, MARINE WALK, HAYLING ISLAND, PO11 9PQ	Variation of Condition 2 of Planning Permission APP/23/00190 to update the approved drawing number	No Objection with Conditions	Permit	
05-Mar-24	WI/24/00076/ FUL	Linda Park	15 The Spinney, Itchenor, Chichester, West Sussex, PO20 7DF	Demolition of existing dwelling and erection of new replacement dwelling with solar panels on south east elevation of roof.	No Objection with Conditions	Permit	Yes
06-Mar-24	BI/23/02616/ FUL	Steve Lawrence	Creek Cottage , Westlands Estate, Birdham, West Sussex, PO20 7HJ	Replacement dwelling and associated works: Amended Plans	Objection	Permit	
06-Mar-24	APP/24/00047	Linda Park	51 HIGH STREET, EMSWORTH, PO10 7AN	Listed Building Consent for revised door and window layout to approved application - Ref. No: APP/23/0040	No Objection	Permit	
11-Mar-24	WW/24/00266/ REM	Steve Lawrence	Land To The West Of Church Road, Church Road, West Wittering, West Sussex, PO20 8FJ	Approval of Reserved Matters following planning permission 20/02491/OUT, relating to appearance, landscaping, layout and scale for 70 no. dwellings.	No Comment Made	Permit	
11-Mar-24	WW/24/00122/ DOM	Steve Lawrence	Camber Court, Rookwood Lane, West Wittering, West Sussex, PO20 8QH	Erection of 2 no. outbuildings (garage and greenhouse).	Objection	Permit	
11-Mar-24	APP/24/00017	Linda Park	Laburnums, St Peters Road, Hayling Island, PO11 0RT	Change of use to allow the keeping of horses and erection of a stable block.	No Objection with Conditions	Pending	
12-Mar-24	WI/24/00278/ DOM	Linda Park	Westerlies , Shipton Green Lane, West Itchenor, West Sussex, PO20 7BZ	Single storey side extension, with louvred covered area and extended terrace to incorporate spa.	No Objection with Conditions	Permit	Yes



12-Mar-24	BO/24/00289/ TPA	Linda Park	Water Willow, Westbrook Field, Bosham, Chichester, West Sussex, PO18 8JP	Crown reduce by 1m (heights and widths - back to previous pruning points) on 2 no. Oak trees (quoted as T1, TPO'd T2 and quoted as T2, TPO'd no. T3) subject to BO/73/00047/TPO.	No Objection	Permit	
12-Mar-24	APP/24/00122	Linda Park	The Brents, St Peters Road, Hayling Island, PO11 ORT	1No Blue Atlas Cedar (labeled 1 on the sketch plan) reduce to previous pruning points. Crown raise to 3 metres. 1No Monterey Pine (labeled 2 on the sketch plan) fell to replace with alternative species. Trees within the St Peter's Conservation area.	No Comment Made	Permit	
13-Mar-24	CH/24/00004/ DOM	Linda Park	Orchard House, Cot Lane, Chidham, Chichester, West Sussex, PO18 8ST	Demolition of garage, partial demolition of west sector and reconfiguration of existing dwelling. Erection of detached store. Extensions to south and west elevations with various alterations including new porch.	No Objection with Conditions	Pending	
13-Mar-24	APP/24/00101 & APP/24/00102	Linda Park	30 KING STREET, EMSWORTH, PO10 7AZ	Proposed ramp and raised planters (retrospective application) and listed building application for the same	No Objection with Conditions	Permit	Yes
13-Mar-24	APP/24/00135	Linda Park	WADE COURT COTTAGE, WADE LANE, HAVANT, PO9 2TB	Proposal T1 - Mixed hedge of Pittosporum, Virburnum, Bay, Eleagnus and Privet - reduce in height to 2M. T2, T3 - Holm Oak - Fell to ground level. T4 - Rowan - Fell to ground level. Within conservation area of Wade Court.	No Objection with Conditions	Permit	No
13-Mar-24	WI/24/00271/ DOM	Linda Park	Coltsfoot, Itchenor Road, West Itchenor, Chichester, West Sussex, PO20 7DD	Demolition of porch and replacement single-storey extension. New rear gazed doors and windows. Conversion of existing garage to habitable space and single-storey side extension to provide en suite and external store. 2 no. new velux roof lights to master	No Objection with Conditions	Permit	Yes
13-Mar-24	WI/24/00352/ ELD	Steve Lawrence	Lansdale Marine, 3 - 4 Marine Works, The Street, Itchenor, Chichester, West Sussex, PO20 7AL	Existing lawful development - use of cafe, sea school office and chandlery as 1 no. dwelling.	Objection	Permit	
19-Mar-24	BO/24/00245/ TPA 78	Linda Park	BURNESIDE, WESTBROOK FIELD, BOSHAM, CHICHESTER, PO18 8JP	Fell 1 no. Lombardy Poplar tree (quoted as T14) within Group, G1 subject to BO/89/00062/TPO.	No Objection with Conditions	Permit	Yes

20-Mar-24	APP/24/00130	Linda Park	2 TOWERS GARDENS HAVANT PO9 1RZ	Installation of a hard stand/drive on part of the front garden to support the charging of electric vehicles.	Objection	Refuse	
20-Mar-24	BO/24/00281/ PA14J	Linda Park	WALTON BARN, WALTON LANE, BOSHAM, CHICHESTER, PO18 8QB	Installation of 182.5 KW of roof mounted solar panels and ancillary equipment.	No Objection	Permit	Yes
27-Mar-24	WI/24/00308/ FUL	Linda Park	Orchard House, Orchard Lane, Itchenor, West Sussex, PO20 7AD	Incidental domestic greenhouse.	No Objection with Conditions	Permit	Some
27-Mar-24	WW/23/0070 0/FUL	Linda Park	Sandhead, Rookwood Lane, West Wittering, Chichester, West Sussex, PO20 8QH	Renewal of existing sea defence wall to boundary with harbour.	No Objection with Conditions	Pending	