

Item 3 (b)

Site of, 1-2 Church Lane, Havant
Updated 17th March 2021

Updates to the Officers Report:

4. Policy Considerations

Havant Borough Local Plan (Allocations) July 2014

Add policy:

CS12 – Chichester Harbour Area of Outstanding Natural Beauty

5. Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Under the Chichester Harbour Conservancy officer fully delegated decision process, the Local Planning Authority (LPA) is hereby advised that the Conservancy makes the following comment in relation to the above application.

The planning unit / red-line site is within the AONB protected national landscape.

Suggested considerations: -

- schedule of materials to be as indicated on submitted application forms to match main houses

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The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The sites location within open countryside within the AONB is a key consideration.

The positioning of the proposal would have a localised impact on the character and appearance of the site and the immediate surrounds. The structures scale, design and appearance with suitable construction materials would enable the building to sit unobtrusively within its setting. The proposal would have a limited visual impact on the AONB protected national landscape character.

The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection.

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It is noted that the submitted proposal makes clear acknowledgement of the sites location within the Area of Outstanding Natural Beauty (AONB). The AONB landscape includes open countryside, rural hamlets and villages, urban built-up market towns as well as the harbour waters, all of which are subject to a higher level of planning scrutiny and where development is subject to more stringent planning guidance to ensure that development respects and enhances the inherent qualities of such a sensitive location. The proposal has apparently been made with a level of understanding that

would be considered appropriate in this regard, in recognising the national importance of the protected status of the AONB protected landscape as a material consideration.

Chichester Harbour AONB Unit Recommendation – No objection

Officer Comment: Materials will be conditioned to match existing