

Marina Farm, PO10 8DB

Installation of Oak-framed Gazebo

Supporting Statement

Introduction

The Chichester Harbour Trust is a registered charity (no.1096308) dedicated to the conservation of Chichester Harbour Area of Outstanding Natural Beauty (AONB), primarily through the purchase of sensitive land for habitat restoration and conservation. The Trust purchased the property known as “Marina Farm”, Thorney Road, Emsworth, West Sussex in December 2022.

At that time, the property comprised 2.5 acres of land divided into three small paddocks with a large area of hard-standing, stables, storage sheds and a barn. There are two public rights of way through the property. The land adjoins the Chichester Harbour SSSI and SPA designated site. The Trust holds the 999-year lease of the adjacent property to the south, Eames Farm which is a local nature reserve and part of the Chichester Harbour SSSI/SPA.

Fig 1. Marina Farm aerial view, January 2023



The site has a chequered history, with a succession of unsuccessful planning applications for development has been in a dilapidated condition for many years. It has been a priority for the Trust to purchase this site as soon as the opportunity arose, to break the cycle of inappropriate use and realise the opportunity to remediate the land and return it to community use through a habitat restoration scheme.

The derelict outbuildings have now been removed and waste materials disposed of responsibly.

Chichester District Council has been advised of the works throughout under the enquiries:

SB/23/00347/DINPP

SB/23/01735/PA11B

Installation of an Oak-framed Gazebo

As part of the preparation for demolition works, a full ecological survey was commissioned (Gray's Ecology Preliminary Ecological Appraisal). This survey identified that swallow nests were present in the derelict stable buildings. As a protected species, it was a recommendation of the report that suitable alternative nesting habitat should be provided and installed in time for the returning swallows to build their nests in the Spring.

It was identified that the most suitable structure would be to purchase and install an Oak-framed Gazebo with tiled roof, allowing for swallow nesting habitat in the eaves.

The Gazebo is constructed in Sussex using green oak, with cedar shingles used as the roof material.

The Gazebo will be situated in the location that the derelict stables were positioned, adjacent to the access track (which is a public right of way). The structure will also serve to provide informal seating for passing walkers, with an information panel installed to inform visitors about the importance of breeding Swallows, and other nature found at the site.

Fig.2. An example of the Oak-Framed Gazebo built by High Weald Furniture.



Dimensions

The Gazebo dimension are 3m by 3m width, with a height of 3.1m to the roof apex. It is situated on a concrete pad measuring 3.2m x 3.2m.

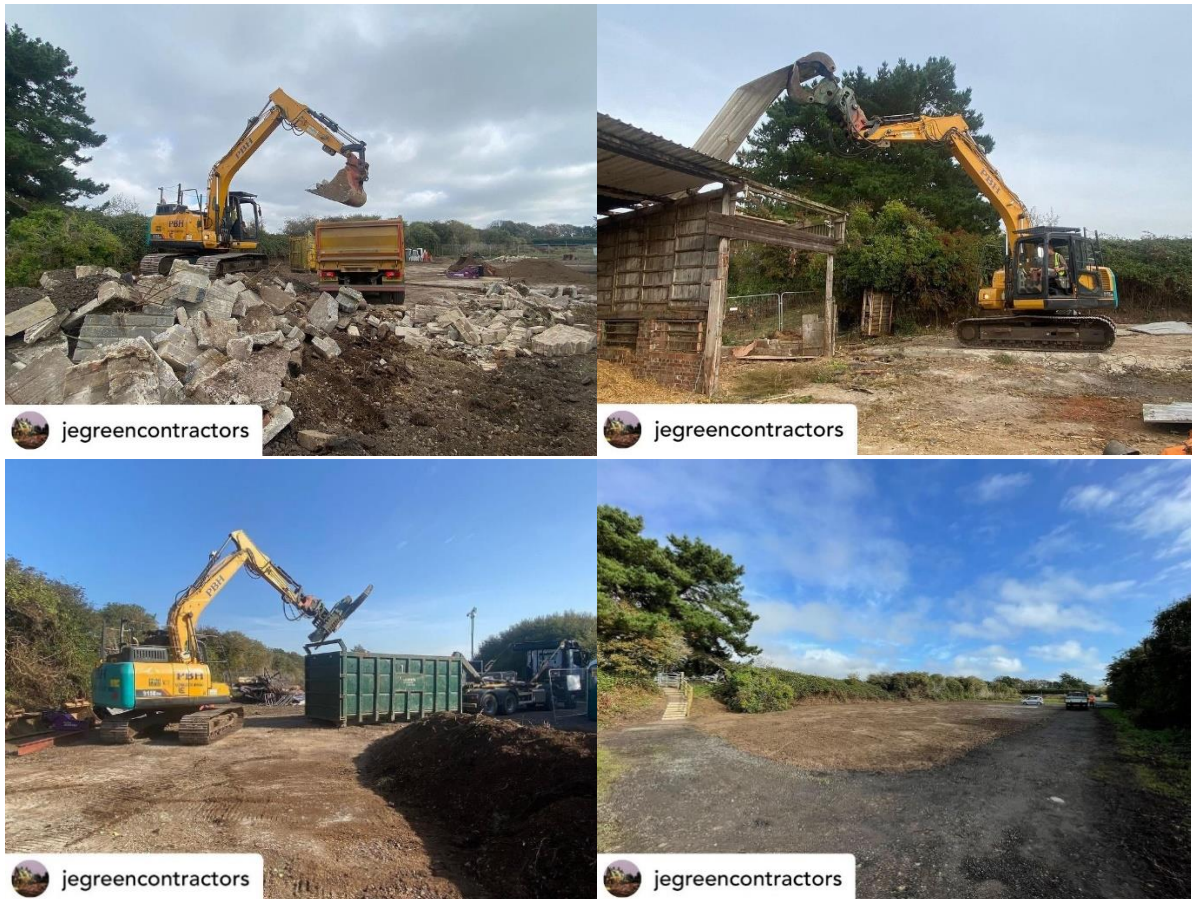
Materials

The Gazebo is constructed with a green-oak frame, and tiled with cedar shingles.

Access

The site has vehicle access from Thorney Road via a gate and access track.

Fig.3. Site clearance underway, September 2023.



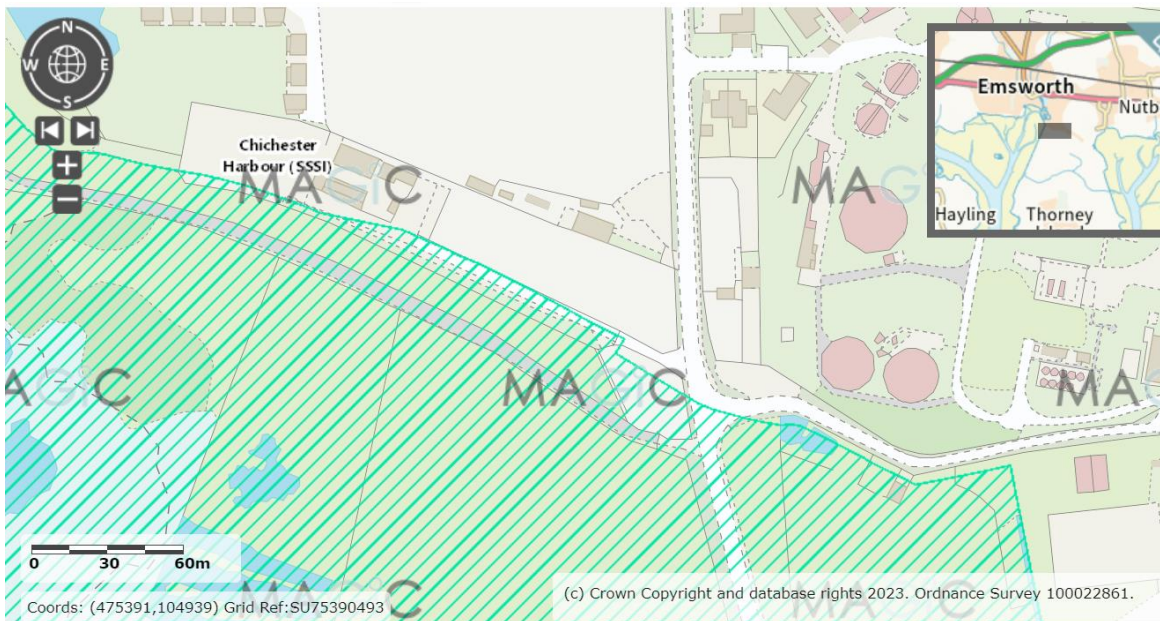
AONB/National Landscape

The site is situated within the Chichester Harbour AONB (National Landscape). Considerable work has been carried out at the site since its purchase by the Trust in 2022 to conserve and enhance the landscape of the AONB, in accordance with the charitable objectives of the Trust. The proposal to install a gazebo for nesting swallows is in accordance with this aim, and it is considered that the materials and scale of the structure will not have a detrimental impact on the characteristics of the protected landscape.

Chichester Harbour SSSI

The property at Marina Farm lies adjacent to, and falls partly within, the Chichester Harbour SSSI designated site. Consent has been granted by Natural England for the restoration works at the property.

Fig.4 Chichester Harbour SSSI (pale blue hatched area)



Trees and hedges

The property has boundary hedging/trees to the south, north and east. These will not be impacted in any way by the installation of the gazebo and there are no planned works to any existing trees and hedge plants at the site.

Flood Risk assessment

The site is located in Flood Zone 3. However, because there are no proposals to construct a building, or to in any way occupy the property, we do not consider that there is any risk caused by potential flooding to the site.

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