

Houghton, Michelle

From: David Rothery <David.Rothery@conservancy.co.uk>
Sent: 29 March 2021 11:31
To: Donophy, Selina; Havant Planning and Development Mailbox New
Subject: APP/20/00794 - Langstone Lodge, 1 Langstone High Street, Langston, Hampshire
Attachments: reply APP20.00794 LAN 2 garage OBJ landstoner D.pdf; report APP20.00794 LAN garages OBJ langstonhighst.pdf

Chichester Harbour Area of Outstanding Natural Beauty : SUMMARY OBSERVATION

From: David Rothery – on behalf of Chichester Harbour Conservancy (Area of Outstanding Natural Beauty unit)
To: Selina Donophy – Local Planning Authority Planning Case Officer

Location: **Langstone Lodge, 1 Langstone High Street, Langston, Hampshire**
Planning Application: **APP/20/00794 (AMENDED PLANS / DESCRIPTION -17-03-2021)**
Proposal: **Erection of a single-storey six car domestic garage block and turning area**

Chichester Harbour AONB Recommendation: **OBJECTION** (planning refusal reasons suggested)
This consultation comment is a Chichester Harbour Conservancy fully delegated assessment.
Please find enclosed the consultation comment letter relating to the proposed development that impacts on the Chichester Harbour Area of Outstanding Natural Beauty (AONB).
A public copy of the Chichester Harbour AONB Planning Assessment Report for your information and open transparency public view.

This **summary observation cover email**, the **consultation response** and the **assessment report** are all **suitable for open public viewing**.

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D Rothery

Visit our webpage – www.conservancy.co.uk/page/planning

Mr D Rothery
Principal Planning Officer
Chichester Harbour Area of Outstanding Natural Beauty (AONB) Team
Chichester Harbour Conservancy - Harbour Office - The Street - West Itchenor - West Sussex - PO20 7AW

Chichester Harbour Conservancy manage and advise on the Chichester Harbour Area of Outstanding Natural Beauty

One of the UK's National Landscapes

The delay in making this consultation comment results from the current limitations in the normal operational role and working practice of the CHC due to the coronavirus Covid-19 restrictions imposed for a safe workplace environment and the consequential build-up of increased workload of consultation and pre-submission enquiries backlogs.

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Planning
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

Chichester Harbour Conservancy

www.conservancy.co.uk
29 March 2021

To the planning case officer,

Dear Selina Donophy,

Langstone Lodge, 1 Langstone High Street, Langston, Hampshire
Planning Application: **APP/20/00794 (AMENDED PLANS / DESCRIPTION -17-03-2021)**
Proposal for erection of a single-storey six car domestic garage block and turning area

Thank you for consulting The Chichester Harbour Conservancy concerning the above tree works planning submission. The Conservancy is a presently a non-statutory consultee.

The landscape of Chichester Harbour was recognised as nationally important when it was designated as an Area of Outstanding Natural Beauty (AONB) in 1964, through the National Parks and Access to the Countryside Act of 1949. The Conservancy was established by the Chichester Harbour Conservancy Act of 1971. The purposes of the Conservancy are the responsibility for navigation and the conservation of nature. The Countryside and Rights of Way Act of 2000 formally established the Conservancy as the Joint Advisory Committee for the AONB, with the purpose to conserve and enhance the natural beauty of the landscape.

In its role in managing the Chichester Harbour Area of Outstanding Natural Beauty (AONB), The Conservancy has considered the submitted proposal against the Conservancy's planning guidance and principles - including The Chichester Harbour Management Plan (2019-2024), The Chichester Harbour Planning Principles (Management Plan version April 2019), The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019), and The Chichester Harbour AONB Joint SPD (May 2017), adopted by both Chichester District Council and Havant Borough Council.

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.

Chichester Harbour Conservancy Recommendation – OBJECTION

The following planning issues impacting on the AONB are considered to justify an objection to the proposal :

- the separate, stand alone, remote building and the hard-surface turning area within this open field division within the landownership has little physical relationship with the host dwelling has a scale and visual presence that would have a clear harmful visual impact upon the AONB protected landscape
- the positioning of the isolated building and proposed independent vehicular access intrudes into and erodes the visual landscape gap through its unnecessary presence unrelated to its field setting, being disjointed from the host dwelling and adversely impacting on the visual screen within the AONB protected landscape

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site lies within the AONB protected landscape and wider environment. The development area of the red-line site lies outside of a settlement policy area and therefore within the countryside.



Chichester Harbour Conservancy
The Harbour Office,
Itchenor, Chichester, West Sussex PO20 7AW
T: 01243 512301 E: info@conservancy.co.uk



The red-line site forms part of a larger landholding associated with a dwelling house, being within the wider grounds of the dwelling. The proposed new development would change the use of the red-line site from an open field in use as fallow / pasture / landscaped grounds, to that of a building for use of parking of a classic 6 car collection and infrequent visitor parking to the host dwelling house, albeit the dwelling being situated in a separate area of the grounds and at a distance to the south-east. The positioning of the proposal would have a localised impact on the character and appearance of the site and the immediate surrounds.

The principle of the proposal would have a clear visual impact on the character and appearance of the red-line site and immediate surroundings but would have a limited and therefore minor impact on the character of the host dwelling house.

Given its setting, the proposal is in physically terms and land use activity terms, not comparable to the character or the appearance of the Area of Outstanding Natural Beauty (AONB) protected landscape setting environment.

Subject to stringent controls relating to internal and external artificial lighting (details of which have not been provided), the proposal is unlikely to have any significant impact under the Dark Skies Protocol or effect in relation to wildlife conservation and protection within the AONB.

Overall, the proposal is considered to be unduly prominent and therefore to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB) protected landscape setting environment.

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It is noted that the submitted proposal makes passing 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 relevant scrutiny and where proposals are subject to more stringent planning guidance to ensure that the end result 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 inappropriate in this regard, in recognising the national importance of the protected status of the AONB protected landscape as a material consideration.

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A copy of the Chichester Harbour Conservancy AONB Unit Planning Assessment Report is attached to this consultation response for your information and for open transparency public view.

Should you require any further clarification with regards to this recommendation please contact the CHC AONB Planning Unit.

The delay in this consultation assessment and response to the LPA has been brought about due to the current limitations in the normal operational role and working practice of the CHC resulting from the coronavirus Covid-19 restrictions imposed for a safe workplace environment and the build-up of increased workload of consultation and pre-submission enquiries.

It is noted that as of 29 March 2021 (the date of this dispatch) the LPA web site still shows this proposal as still pending a decision.

Yours Sincerely,



David Rothery
Principal Planning Officer
Chichester Harbour Conservancy AONB Unit

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CHICHESTER HARBOUR AREA OF OUTSTANDING NATURAL BEAUTY PLANNING ASSESSMENT REPORT

CHC AONB Unit Report : Fully Delegated Decision Process

www.conservancy.co.uk

Langstone Lodge, 1 Langstone High Street, Langston, Hampshire

Planning Application: **APP/20/00794 (AMENDED PLANS / DESCRIPTION -17-03-2021)**

Proposal for erection of a single-storey six car domestic garage block and turning area

Chichester Harbour AONB Unit Recommendation – OBJECTION

The following planning issues impacting on the AONB are considered to justify an objection to the proposal –

- the separate, stand alone, remote building and the hard-surface turning area within this open field division within the landownership has little physical relationship with the host dwelling has a scale and visual presence that would have a clear harmful visual impact upon the AONB protected landscape
- the positioning of the isolated building and proposed independent vehicular access intrudes into and erodes the visual landscape gap through its unnecessary presence unrelated to its field setting, being disjointed from the host dwelling and adversely impacting on the visual screen within the AONB protected landscape

Scope of Assessment Consideration

The submission is a planning application for works within an open field. The proposal relates to works that should be considered against the character, setting, and settlement grain of the locality. In considering the implications and impact within or to the Area of Outstanding Natural Beauty protected national landscape, the use, activity, and exterior works that affect the appearance and character of the surrounding setting are assessed.

Planning Approach

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. The LPA should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (Section 85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Chichester Harbour Conservancy, administer and safeguard the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The aim of conserving and enhancing the areas natural beauty requires the Conservancy to consider the proposal on its landscape character aspects. Landscape covers both urban environments as well as countryside and coastal areas.

- Landscape Character

The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019) prepared for the Conservancy, identifies 10 Landscape Character Types - areas of broad tracts of land with common landform, and 19 specific Landscape Character Areas - unique areas with a recognisable pattern of landscape characteristics that combine to create a distinct sense of place, and which represent discrete geographical areas of a particular landscape character type.

The Landscape Character Areas define relevant key characteristics, ecological features, important views across land and water areas, historical features, settlement character, as well



Chichester Harbour Conservancy

The Harbour Office,

Itchenor, Chichester, West Sussex PO20 7AW

T: 01243 512301 E: info@conservancy.co.uk

as key issues to landscape condition and landscape sensitivity, together with a landscape strategy to be followed. The summary and recommendations lay out the special qualities of Chichester Harbour AONB protected landscape.

- Management Plan

The Chichester Harbour AONB Management Plan (2019-2024 Third Review April 2019) identifies 10 special qualities (page 10) that represent the exceptional features that contribute to the AONB designation. On this basis the Chichester Harbour Management Plan provides an integrated coastal zone management strategy for the Trust Port and Area of Outstanding Natural Beauty. Relevant policies would include Policy 1 (Conserving and Enhancing the landscape), Policy 2 (Development Management), and Policy 3 (Diversity of Habitats).

- Planning Principles

The Chichester Harbour Area of Outstanding Beauty Planning Principles (Management Plan version April 2019) provides guidance on development. These principles set a range of criteria to be addressed to warrant a favourable consideration in terms of likely impact within and on the AONB. Planning Principle PP01: Chichester Harbour as a Protected Area, is applicable to this and all proposals within or affecting the AONB.

AONB Planning Principles **PP01: Chichester Harbour as a Protected Area**, sets out the key over-arching approach for the AONB, in that the statutory primary purpose is to conserve and enhance the natural beauty of the area. Great weight shall be given to the protection of the landscape, the conservation of nature, and the special qualities of Chichester Harbour and its surrounding supporting hinterland.

The AONB Planning Principles currently do not have any specific planning principle approach relating solely to curtilage boundary structures, within the AONB. In this situation, the character and appearance of the free-standing outbuilding is to be considered within the setting of the site and the surrounding environment.

AONB Planning Principle **PP03** together with Planning Principle **PP07** and **PP14** may offer an acceptable approach whilst technically not being specific to such a proposal for such a structure. AONB Planning Principle **PP09** may also be relevant.

AONB Planning Principle **PP03: Replacement Dwellings and Domestic Householder Extensions**, offers an approach to ancillary domestic extension of a dwelling which may be extrapolated to a domestic outbuilding. This assumes that the site is considered to form part of the domestic curtilage of the dwelling and therefore the domestic planning unit. This cannot be certain given the character of the land and landscape in question.

AONB **PP03** guidance states that the acceptability of development will be dependent on whether the site can accommodate the proposal while still respecting local character by reflecting the surrounding pattern of development and spaces between buildings (the grain). Acceptability will also depend on the setting of the site within the landscape, and the design, materials and finishes employed.

AONB Planning Principle **PP07: New/Extended Farm and Woodland Buildings**, offers an approach to countryside located buildings for use associated with a rural environment, which may be considered to share some characteristics with the proposal. Acceptable development should demonstrate that it is -

- necessary for the countryside location and use (generally agriculture/silviculture),
- sited away from visually exposed locations,
- sub-ordinate to the host building,
- where possible, grouped with other buildings,
- adjacent to mature planting and screened using native tree and shrub species,

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- the materials, design, size, and type of proposal is in accordance with the LPA guidance covering such criteria.

The Conservancy encourages acceptable development to be finished in dark colours, such as dark khaki, blue grey, dark slate grey, to ensure buildings blend into the landscape setting. www.conservancy.co.uk

AONB Planning Principle **PP14: Horse/Pony Grazing and Related Structures**, offers an approach to buildings for use within rural location and associated with a countryside environment, which may be considered to share some characteristics with the proposal. Acceptable development should demonstrate that it is sensitively sited so as not to be obtrusive in the landscape, simple in appearance and modest in scale, and constructed of natural materials with a muted finish.

AONB Planning Principle **PP09: Dark Skies**, lighting proposals that are adjacent to or impact on areas of nature conservation will only be supported in exceptional circumstance. Lighting should be demonstrated to be –

- the minimum needed for security and working purposes,
- obtrusive light from glare or light trespass is reduced to an acceptable level,
- light beams will not be pointed out of windows,
- security lights are fitted with passive infra-red detectors (PIR) and/or timing devices to minimise nuisance
- comply with the published best practice guidance from the Institute of Lighting Professionals.

- Joint Chichester Harbour AONB SPD

The Chichester Harbour Area of Outstanding Beauty Joint Supplementary Planning Document (2017) requires that any development proposed in the AONB should be guided by to protect, conserve, and enhance natural beauty and wildlife (Section 2 overarching principles). The SPD is adopted by both Havant Borough Council and by Chichester District Council as part of their planning policy and development control approach.

The SPD provides detailed guidance on the level of acceptable development within the AONB. All development within the AONB should follow the guidance as closely as possible. Section 8 (page 17) requires that in designing new development, consideration of the setting of the development in the AONB landscape must be shown as to how the proposal would contribute to the character of the area. A Landscape Visual Impact Assessment may be necessary in sensitive areas of exposed wide landscape character. The adopted guidance requires a clear demonstration that no harm is caused to the AONB.

- Local Planning Authority - Local Plan Document Policy

The LPA have an adopted Local Plan which is made up of the Core Strategy 2011 and the site Allocation Plan 2014. These policy documents will remain in place until the Havant Local Plan 2036 has completed its adoption process. There are many relevant policies for the LPA to consider against planning application submissions. Particular ones within the AONB include Strategic Core Strategy Policies CS12:Chichester Harbour Area of Outstanding Natural Beauty (AONB), CS16:High Quality Design; and Development Management Policies DM8:Conservation, Protection and Enhancement of Existing Natural Features, DM9:Development in the Coastal Zone, amongst others. The Draft Local Plan continued with similar policies including E11: Chichester Harbour Area of Outstanding Natural Beauty, E6:High Quality Design, and E15: Ecological Conservation, E18:Protected Species, amongst others.

Havant Borough Council have a specific policy that applies to the Area of Outstanding Natural Beauty. Core Strategy para 7.13 informs that "National planning policy, as set out in PPS7



'Sustainable Development in Rural Areas' confirms AONBs as having the highest status of protection in relation to landscape and scenic beauty. Particular reference is made to major development proposals affecting AONBs".

Relevant Planning History

APP/20/00794 (original submission): Proposal for single-storey nine car garage and turning area. Comments 8 December 2020 from CHC objecting. Proposal had an L-shaped structure positioned to the north-west area of the field close to the boundary wall. This has been substituted by the currently pending and subject to current amended plans forming this consideration.

There have been a couple of temporary permissions relating to the use of the existing garage and the loft area over for offices which is located closer to and clearly within the domestic curtilage of the dwelling house, (**APP/00/51854/009** dated 27 October 2000 and **APP/03/51864/011** dated 10 Dec 2003) and numerous applications for tree works.

Contextual Consideration

The site is located within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), 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 site lies within the original and historic settlement of Langston, situated between the village and the Havant-Brockhampton-Langston urban suburb, south of the A27 trunk road. The site lies with a narrow strip of open countryside that separates the original and historic settlement from the urban suburb that shares the same village name.

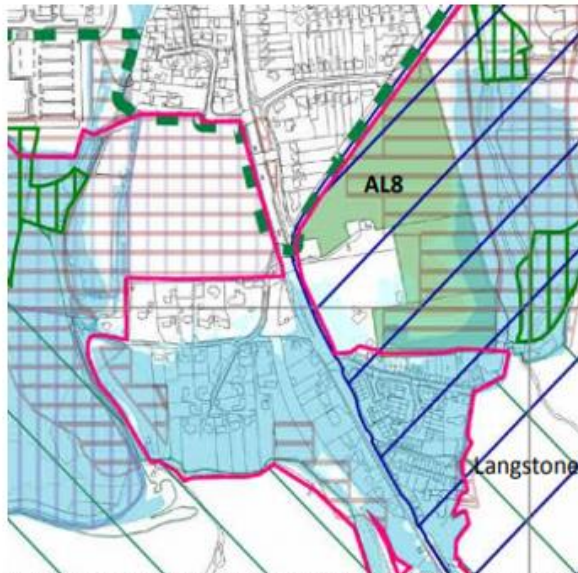
The location lies outside the urban area as designated in the current Local Plan and within the AONB as also shown on the Local Plan Proposals Map. The site therefore occupies a designated countryside location. The land holding lies adjacent to a designated Local Green Space situated to the east of the land. The proposal would therefore have a visual landscape impact to the character of the AONB in this built-up locality.

The site is within the norther part of the Conservation Area. The site is not indicated to be part of or close to a building on the scheduled list of buildings of historic or architectural importance. The site is indicated as being within the Strategic Flood Risk Assessment (SFRA) Flood Zone 3: High risk of a probability of flooding (source: Local Plan policy designation proposal map).



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Close to the site are areas classed as within environmental sensitive designations which all are applicable to the coastal water areas of the harbour – Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site, Site of Special Scientific Interest (SSSI), the Bird Aware Solent Special Protection Area.



HAVANT LOCAL PLAN POLICY DESIGNATIONS



LANGSTON CONSERVATION AREA MAP

Site Location and Existing Development

The red-line application site indicates the planning unit as the area of proposed work for the structure and the hard-standing area. The Blue-lined land comprises the residential property and garden and also the adjacent open fields in the same ownership but which lie outside the domestic curtilage.

The site is in the countryside and outside of the settlement boundary of Langstone. It is to the east of Langstone Road (A3023), the main road from Havant to Hayling Island. The red-lined site comprises the proposed building, the open hard standing parking / turning area, and the vehicular link to the main road. Access is indicated via an existing double opening timber gated break in the 2m high brick wall alongside the roadside pavement.

The site is separated from the dwelling located within the wider grounds by an intervening belt of trees and a small treed-copse within the grounds. These landscape features are characteristic of this fringe area of the historic Langstone village, itself located to the south and west. The surrounding open field pattern of this countryside rural belt segregates the original village from the more recent Langstone urban suburban area to the north which is linked to Havant and the A27 trunk road.

The application site field is bounded by hedgerow and trees to the northern, eastern, and southern boundaries of the field in which it is shown. The 2m high wall marks the western boundary. The landscape boundaries screen the site from the dwelling house and other outbuildings associated with the residential property. Visually the site can be seen from the A3023 over the wall and through the gated opening, if only at roof height level

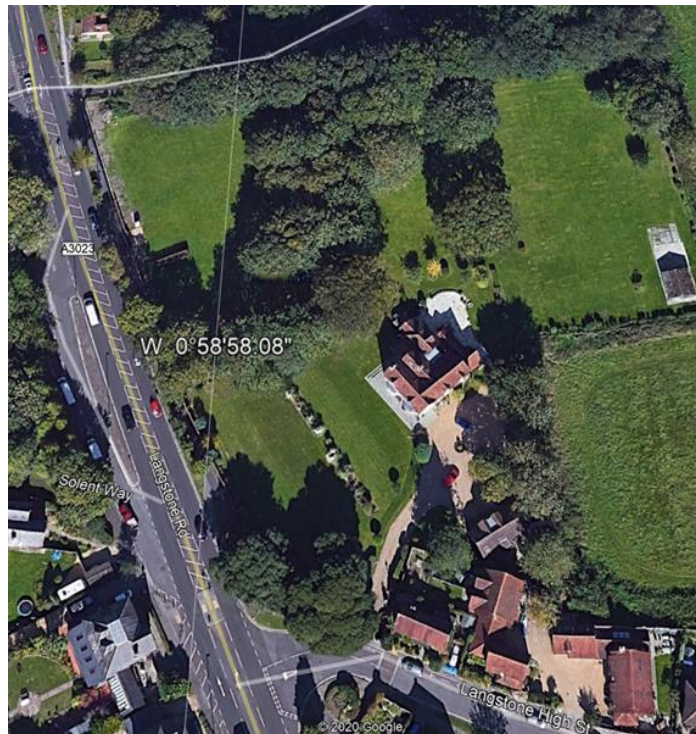


Submitted Proposal and Supporting Documents

The current application is for full permission. The proposal is for the construction of a single-storey, domestic garage structure with a secure storage area and a large gravel driveway / outside parking and turning area. The floor arrangement provides for 6 parking garages. The structure is 19.91m in length and 8.18m in width with a roof height of approx. 4.6m.

It is noted that there is no footpath or driveway link shown to the main dwelling house within the large grounds. This infers the impracticality of access to the proposed building would be taken from walking from the dwelling house 'Langston Lodge' along the public footway alongside Langston Road A3023.

The location of the proposed domestic garage block is remote from the main dwelling house. The site is located within a separate field area to the north-west of the landholding, the dwelling is to the south-east of the landholding. Access to the proposal is indicated from an existing gate with dropped kerb from Langston Road (A3023) whilst the main dwelling has a separate vehicular access from Langston High Street to other domestic garages (see planning history references). The dwelling driveway is not shown on the submitted plans, but from the aerial photographs of the locality this is shown to be a long drive to the frontage (south-east facing) of the dwelling house. This driveway has ample scope to offer garage and carport opportunity should a proposal be considered much closer to the dwelling house than as presently presented in the planning application.



The proposal is stated as being to house the applicants private car collection of classic vehicles, with the turning area having a secondary use as parking for visitors to the applicants property Langstone Lodge (*submitted Planning and Heritage Statement para.1.1; and para 6.6*).

The proposed external materials for the new garage building will comprise primarily of a natural treated timber weatherboard cladding with timber doors and a brick plinth. The roof would be plain tiles. The base concrete foundation. The design and materials are suggested to be in a similar style and finish to the existing residential Langstone Lodge (*submitted Design and Access Statement, para 3.2*).

The submission includes a Design and Access Statement, a Planning and Heritage Statement, an Arboricultural Impact and Method Assessment, and a CEMP, as Supporting documents. These have been considered alongside the planning application submission form and plans/drawings.

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Applicants Approach to the AONB protected landscape designation

There is only superficial recognition of the application proposal within its context and setting of the Area of Outstanding Natural Beauty (AONB) in the submitted documents for the proposal. There is no reference made to the Chichester Harbour AONB planning policy documents relevant to the consideration of the proposal or the Joint AONB SPD (see above in Planning Approach section).

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The LPA Local Plan Policy specifically addressing the AONB (HDC Core Strategy Policy CS12) is not mentioned. The proposal has therefore apparently been made with little acknowledgement of the status of the AONB and AONB Management Plan, or with a level of understanding that would be considered necessary and appropriate given the nationally recognised protected status of the AONB. This minimal approach to the AONB protected landscape is regrettable and unfortunate.

AONB Planning Assessment

- Location Considerations

The red-line site is located to the east of the street and is located to the south-east belt of trees that mark the field boundary. The positioning is within the middle of the overall landholding (blue-lined land). This is a slight improvement on the original submission but still represents development in the countryside area unrelated to the use of the land.

- Policy Considerations

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. The adopted guidance requires a clear demonstration that no harm is caused to the AONB.

The consideration would require a full and detailed assessment of the potential, possible, and probable impact to the character and appearance of the site and locality of the AONB protected landscape. The main AONB protected landscape Planning Principle policy assessment issues to be considered for this site relate to –

1. The principle of the use and activity of the development to the AONB locality
2. The positioning layout design and visual character and impact of the site to the AONB
3. The proposed physical works, scale, massing, and bulk on the AONB landscape
4. The building design, character, appearance, and finished treatment to the AONB
5. The impact on the tranquillity and natural environment to the AONB
6. The wildlife, biodiversity, and environmental effects within the AONB
7. Any measures to mitigate the impact of ecological and environmental disturbance
8. Consideration against the relevant AONB Planning Principle guidance

The principle of the proposed use and activity (1) would be a significant concern due to the use being introduced within the countryside environment.

The proposed use and activity is claimed to be ancillary to the household interests of the main dwelling house on the wider landholding. The proposal seeks a new outbuilding on the red-line site which is remote from the main dwelling house and domestic activity associated with the landholding. The impact of activity from the proposal would be limited (*submitted Planning and Heritage Statement para. 6.6*) to involve infrequent vehicle movements (2-3 per month) of the classic car collection and occasionally for parking by visitors to Langstone Lodge of the outside manoeuvring area.



The principle as it relates to the indicated use must be considered against the need and necessity of the proposal in this location, physically separate from the main dwelling house, screened from the dwelling by tree hedgerows and a copse, and with no shown internal pedestrian or vehicular linkage to the main dwelling. The proposal represents a stand-alone, building in the field in which it is sited. It is physically and visually separate from the dwelling it is indicated to serve. The use and activity therefore has no relationship to the land it is sited upon or which surrounds it. The proposal fails to satisfy the principle of its location for the use and activity in this respect in terms of the impact on the AONB protected landscape.

The principle of the positioning, layout design and visual character and impact of the site to the AONB (2) would require detailed consideration.

The layout places the structure closer to the southern tree belt field boundary but displays a hard surfaced turning / parking area that spreads out to the north and across the field to the driveway access to the entrance gate in the boundary wall to Langston Road. The sprawl of the works transforms the character from a tree enclosed countryside field into an urbanised setting.

The principle of the proposed physical works and building bulk and scale (3) require detailed examination if to be considered within the surrounding environment.

The building structure is single -storey and shown to be built with an external appearance of a timber outbuilding. The scale of the structure, providing 6 garage spaces, at 20m by 8m and a ridge height of 4.6m is visually dominant, even with the adjacent tree landscaping and the 2m high boundary wall to the road. This would have a serious impact on the character of the AONB protected national landscape.

The principle of the building design and character, together with the appearance of the construction materials and finished treatment (4) to the site and surrounds would be a concern within the AONB due to the visual expanse of the structure. The design and character is one of a stable block, but this is disjointed by the height of the building.

The principle of the impact on the tranquillity and natural environment of the proposal (5) would be a concern due to the location of the site and the existing use and activity associated with it. The suggested limited activity cannot be controlled or adequately policed by the planning system, and the impact within the AONB protected landscape designated area, whatever change was to result would be substantial compared to the existing situation. This would be contrary to, and would compromise, the AONB protected landscape.

The impact of lighting to the proposal, whilst not specified as indicated above, would introduce an impact during dark evenings and night hours that would undermine and be directly opposed to the Dark Skies Protocol as sought under PP09.

The principle of any harm to wildlife, biodiversity and environmental character (6) within the AONB is unlikely given the proposal lies in close proximity to a similar sized building on the site. Unfortunately, no ecological surveys, biodiversity assessments, wildlife surveys or habitat regulations assessment have been carried out and provided to consider the possibilities for improving the on-site natural environment. The absence of such consideration within the AONB protected landscape environment is not helpful given the location, scale, and use of the proposed development.

Natural England provide guidance on the protection of protected wildlife species. Protected Species of wildlife are legally protected under The Wildlife and Countryside Act 1981 (as amended) (Section 5) and The Conservation of Habitats and Species Regulations 2010. It is an offence to intentionally or recklessly (1) deliberately kill, injure or capture bats; (2) deliberately disturb bats, including any disturbance which is likely to impair their ability to survive, to reproduce or to rear or nurture their young, or their ability to hibernate or migrate, or which is likely to significantly affect their local distribution or abundance; (3) damage or destroy a breeding site or resting place of a bat; (4) damage or destroy, or obstruct access to, any structure or place which any bat uses for shelter or protection; or (5) disturb bats while occupying a structure or place used for that purpose.

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The proposal would increase the external usable floor space in this location. The proposal does not increase residential accommodation for the landholding. There may be an increased pressure on the rural character of the area through visitations to the red-line site compared to the current situation. The proposed works would increase activity, but this should not however result in any increase recreational activity in the wider locality or add to the associated disturbance of wildlife areas.

Assuming that there is no wildlife uses of the structure, the proposal would not therefore be viewed as harmful to the wildlife or biodiversity of the site.

The principle of measures to mitigate the impact of ecological and environmental disturbance (7) could be considered through the installation of bird and bat boxes at the site.

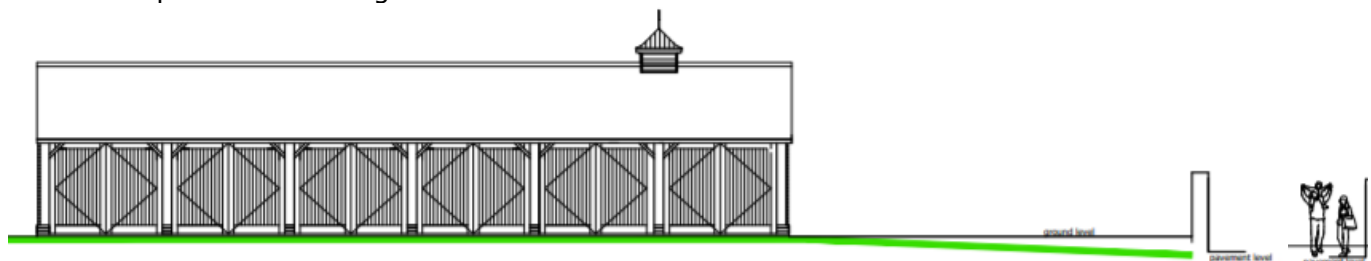
Considering the proposal against the relevant AONB Planning Principle guidance (8) indicated that under PP01 the proposal would have a demonstrable impact on the aims of the AONB designation. The proposal is for a new outbuilding to store a classic car collection. It has no direct relationship to the land or the countryside in which it is proposed to be sited and therefore no requirement to be positioned in this location. The proposal furthermore has little clear direct connection with the host dwelling house within the extended grounds of the property.

AONB PP03 shares aims which are applicable to the characteristics, if not detail, of the submitted proposal. This requires the site to be able to accommodate the proposal while still respecting local character in reflecting the surrounding pattern of development and spaces between buildings (the grain). The proposal fails this assessment criteria. Whilst being able physically to be positioned within the open field the proposal has no relationship to other structures that it is claimed to serve or be subservient towards. It results in a primary building within its own setting, segregated and remote from other 'associated' uses or buildings.

AONB PP03 requires the proposal to be considered against the setting of the site within the landscape, and the design, materials and finishes employed. Whilst the design and material finish has not been considered as issues in themselves, the building isolated within its own compartmentalised countryside field creates an unwarranted development within the AONB protected landscape.

AONB PP07 shares aims which are applicable to the characteristics, if not detail, of the submitted proposal. This requires proposals to be necessary for the countryside location and use. The proposal does not meet this criterion, being unrelated to the use of the land or the character of the field it is shown within. If the land was in agricultural use, a building necessary for the use of the land maybe considered essential, however that is not the case as the proposal is not necessary for the use of the land, notwithstanding the field forms part of the extended grounds of the main property, Langstone Lodge.

AONB PP07 requires the proposal to be sited away from visually exposed locations. This is not achieved, the siting being within clearly noted from the boundary to the A3023 main Langstone Road as depicted in the diagrammatic illustrations submitted.



Chichester Harbour Conservancy
The Harbour Office,
Itchenor, Chichester, West Sussex PO20 7AW
T: 01243 512301 E: info@conservancy.co.uk

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AONB PP07 also requires proposals to be sub-ordinate to the host building, and where possible, grouped with other buildings. Again, the proposal fails in these aspects. The building may be sub-ordinate to the main dwelling but due to physical distance and intervening screening, this cannot be compared as a related observation. The proposal is isolated as a free-standing structure, unrelated to other buildings which form the dwelling house, garages, and outbuilding environment to the south-east and in a separate enclosed area of the wider landholding.

AONB PP07 seeks proposals to be adjacent to mature planting and screened using native tree and shrub species, and of a pallet of materials, design, size and type of proposal is in accordance with the LPA guidance covering such criteria. These aspects of the proposal have not been considered as an issue in themselves within the AONB protected landscape, the other criteria in this assessment override these aspects of the proposal.



AONB PP14 shares aims which are applicable to the characteristics, if not detail, of the submitted proposal. Proposed development should demonstrate that it is sensitively sited so as not to be obtrusive in the landscape. The proposal does not meet this criterion, being located within clear sight of the main through road that passes the site, and with a vehicular entrance taken directly from this main road.

AONB PP14 also requires proposals to be simple in appearance and modest in scale and constructed of natural materials with a muted finish. These aspects of the proposal have not been addressed with the proposed building being excessively large and high within the AONB protected landscape.

AONB PP09 is applicable to proposals within a countryside, coastal or semi-rural location where light illumination would create a visual impact to the AONB protected landscape setting. The lighting specifications of the proposal have not been provided as part of the submission. It is however reasonable to assume that there would be lighting provided both internally to the garages and carport bays, and the secure store area, as well as externally to the bay's entrances and possibly to the gravel perimeter parking and turning area, as well as to the short approach drive and the gated entrance. The cars visiting the red-line site would also have side lights, head lights and possibly other light displays available when entering, leaving or being viewed on the red-line site during late evening or early morning hours.

AONB PP09 indicates that the impact of lighting without control, as opposed to its preferable absence within a countryside location, without sound and reasonable justification would be contrary to the Dark Skies Protocol within the AONB protected landscape. It would have a wider impact and influence than only to the site itself, and immediate surrounds. The proposal is deficient in this regard and unacceptable within the AONB protected landscape environment.

- Possible Alternative Use

The proposal would be separate from the main dwelling by reason of physical distance, intervening landscape, and independent vehicular access. There is a possibility that if approved, the building and the associated surrounding land could in time, be separated for alternative uses. These could be within or outside the ancillary activity of the dwelling the proposal is being sought under. This could be for commercial uses, office use, tourism related uses, or as a separate dwelling unit to that of the host dwelling on the landholding. Such uses could be more problematic and difficult to defend once the building was in place. The provision of a new building where none exists within a countryside setting without reasonable justification for its presence would be a step that could lead to unwarranted submissions.

Uses could range across the whole gamut of activity from horse stabling and livery to commercial storage, car sales or similar, or industrial or office use, through to independent residential accommodation. Whilst this is not suggested as part of the current submission or intentions of the applicant, and any such change of use activity would require formal planning permission, it cannot be said to be beyond the realms of possibility in the future once a building is located on the land.

- Possible Way Forward

Should the proposal be resubmitted in a closer relationship to the main dwelling house, with access from the existing drive off Langston High Street and therefore in a group relationship with the main dwelling, existing garages and other outbuildings, as a group of buildings off the driveway, then the AONB concerns would likely be reduced if not removed, subject to suitable building design, scale, positioning and use of materials.

- Summary Conclusion

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site lies within the AONB protected landscape and wider environment. The development area of the red-line site lies outside of a settlement policy area and therefore within the countryside.

The red-line site forms part of a larger landholding associated with a dwelling house, being within the wider grounds of the dwelling. The proposed new development would change the use of the red-line site from an open field in use as fallow / pasture / landscaped grounds, to that of a building for use of parking of a classic 6 car collection and infrequent visitor parking to the host dwelling house, albeit the dwelling being situated in a separate area of the grounds and at a distance to the south-east. The positioning of the proposal would have a localised impact on the character and appearance of the site and the immediate surrounds.

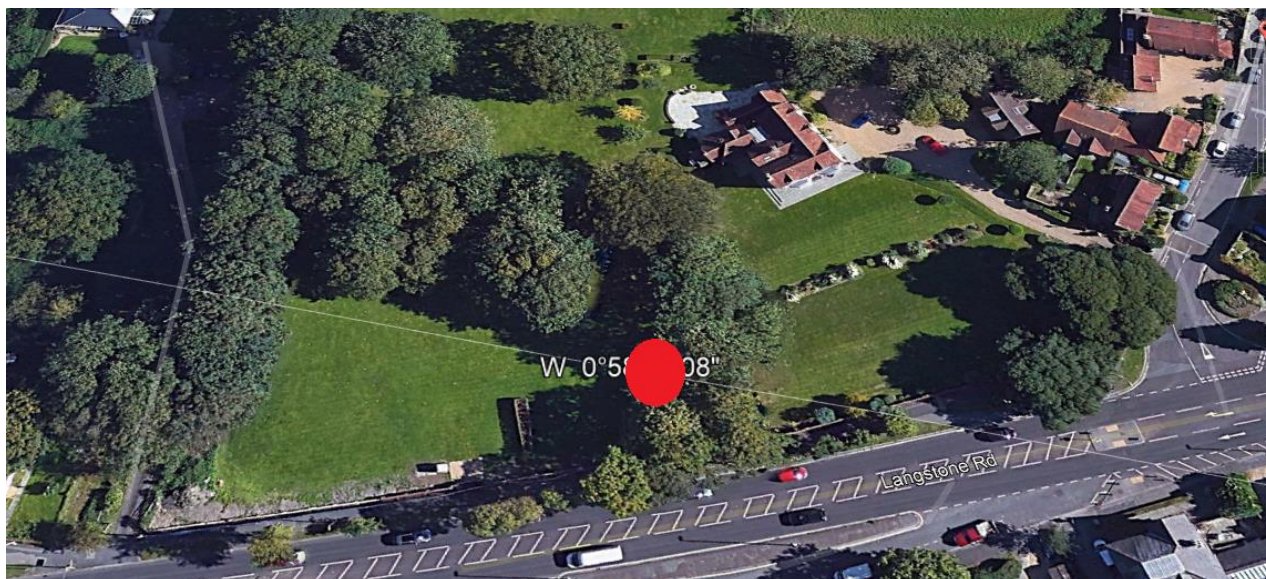
The principle of the proposal would have a clear visual impact on the character and appearance of the red-line site and immediate surroundings but would have a limited and therefore minor impact on the character of the host dwelling house.

Given its setting, the proposal is in physically terms and land use activity terms, not comparable to the character or the appearance of the Area of Outstanding Natural Beauty (AONB) protected landscape setting environment.

Subject to stringent controls relating to internal and external artificial lighting (details of which have not been provided), the proposal is unlikely to have any significant impact under the Dark Skies Protocol or effect in relation to wildlife conservation and protection within the AONB.

Overall, the proposal is considered to be unduly prominent and therefore to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB) protected landscape setting environment.





Other Comment

The planning application will be considered by the LPA in terms of other aspects applicable to the planning merits of the proposal, such as any overlooking impact to neighbouring property and gardens, any perceived loss of privacy, any equated loss of light and cause of shadowing, noise generation and disturbance, traffic generation and on-site parking provision, and in terms of overall good building design and land-use neighbourliness.

A copy of this planning assessment report is attached to the consultation comment response to the LPA for information and for open transparency public view.

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Site assessment 29-03-2021 LPA request reply 10-03-2021 Comment to LPA 29-03-2021
 LPA Planning Case Officer: Selina Donophy
 Chichester Harbour AONB: David Rothery – Principal Planning Officer

This comment and recommendation is made having regard to the Policy framework:

- Chichester Harbour AONB **Landscape Character Assessment** (CBA update 2019)
- Chichester Harbour **Management Plan** (2019-2024)
- Chichester Harbour **AONB Planning Principles** (Management Plan version April 2019)
- Chichester Harbour **AONB Joint Supplementary Planning Document** SPD (2017)
- National Planning Policy Framework (Revised 2018)
- National Planning Practice Guidance (2014)
- Havant Borough Local Plan (2011/2014)

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