

## Houghton, Michelle

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**From:** David Rothery <David.Rothery@conservancy.co.uk>  
**Sent:** 10 November 2020 07:08  
**To:** Donophy, Selina; Havant Planning and Development Mailbox New  
**Cc:** Richard Austin; Keith Martin  
**Subject:** APP/20/00794 - Land at Langstone Lodge, 1 Langstone High Street, Langstone, Hampshire  
**Attachments:** comte reply APP20.00794 LAN carbarn OBJ landstonerd.pdf; comte rept APP20.00794 LAN nine car garage OBJ langstonrd.pdf

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

Land at Langstone Lodge, 1 Langstone High Street, Langstone, Hampshire  
Planning Application: **APP/20/00794**  
Proposal for single storey nine car garage and turning area

CHC Planning Committee Recommendation : **OBJECTION** (planning refusal reasons suggested)

There is no named reference to the AONB Management Plan planning policy document relevant to the consideration of the proposal or to the Planning Principles specifically. There is passing recognition made to the LPA Local Plan Policy specifically addressing the AONB (HBC Core Strategy Policy CS12) but nothing mentioned of the Joint AONB SPD.

This proposal was considered by the Chichester Harbour Conservancy Planning Committee on 9 November 2020 (held by internet).

Please find enclosed the consultation comment letter relating to the proposed development that falls within / lies adjacent

to, the Chichester Harbour Area of Outstanding Natural Beauty (AONB), and a public copy of the Chichester Harbour AONB

Assessment Planning Committee Report for your information and open transparency public view.

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

*D Rothery*

Visit our webpage – [www.conservancy.co.uk/page/planning](http://www.conservancy.co.uk/page/planning)

Mr D Rothery

*Please note that I work part-time / job-share for two-days a week*

Principal Planning Officer

Chichester Harbour Area of Outstanding Natural Beauty (AONB) Unit

Chichester Harbour Conservancy - Harbour Office - The Street - West Itchenor - West Sussex - PO20 7AW

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**Chichester Harbour Conservancy Area of Outstanding Natural Beauty – one of the UK's National Landscapes**

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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](http://www.conservancy.co.uk)  
10 November 2020

Dear Selina Donophy,

Land at Langstone Lodge, 1 Langstone High Street, Langstone, Hampshire  
**APP/20/00794 - Proposal for single storey nine car garage and turning area**

Please find below the consultation response from The Chichester Harbour Conservancy concerning the above planning submission. The Conservancy is 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.

The Conservancy's Planning Committee considered this proposal at its meeting on **9 November 2020** held by internet due to current corona virus covid-19 restrictions on gatherings of individuals, and resolved that Havant Borough Council, as the Local Planning Authority (LPA), be advised that Chichester Harbour Conservancy makes the following comment in relation to the above application.

## **Chichester Harbour Conservancy Recommendation – OBJECTION**

### **1. AONB Protected Landscape Character Assessment**

The proposal for a free-standing large outbuilding with associated large manoeuvrability area for use for car parking and storage would amount be contrary to the provisions of Chichester Harbour AONB Planning Principles (Management Plan version April 2019) Planning Principle PP01: Chichester Harbour as a Protected Area; and the Chichester Harbour AONB Joint Supplementary Planning Document (16 May 2017) as adopted by the Council, paras. 15.1 to 15.2 (ancillary buildings) and 12.1 to 12.4 (guidance on size increases), in that the proposal would result in a development which would be physically remote from, being segregated by intervening landscape from and therefore visually separate to, the main dwelling house it is claimed to be ancillary to. It is positioned within the extensive grounds at a distance which is disassociated with the dwelling, with its own independent means of access and lack of clear, and close, internal linkage to the main dwelling being separated by internal field boundaries and planting belts. As a standalone structure, isolated within a separate, an open field division of the grounds, it is of a scale and visual presence that would have a clear visual impact upon the AONB protected landscape. Overall, it therefore represents a building which would have an unnecessary presence, unrelated to its field setting, is disjointed from the main dwelling, and with a noticeable visual impact within the Area of Outstanding Natural Beauty (AONB) protected landscape.



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HARBOUR**  
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AONB Family

## 2. Potential Future use within the AONB

As a standalone structure the proposal represents an isolated building within a separate, an open field division of the grounds, it is of a scale and visual presence that would have a clear visual impact upon the AONB protected landscape and could in the future be difficult to oppose if it were proposed to be separated as an independent commercial, tourism related, or residential use from that of the host dwelling. Overall, it therefore represents a building which would have an unnecessary presence, unrelated to its field setting, is disjointed from the main dwelling, and with a noticeable visual impact within the Area of Outstanding Natural Beauty (AONB) protected landscape.

Reasoning and policy justification - The proposal would amount to a development which would be contrary to the provisions of The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019); The Chichester Harbour Management Plan 2019-2024 (April 2019 Third Review) particularly Policy 1: Conserving and Enhancing the landscape, Policy 2: Development Management; The Chichester Harbour AONB Planning Principles (Management Plan version April 2019) particularly Planning Principle PP01: Chichester Harbour as a Protected Area; PP09: Dark Skies; and similar aspects from PP03: Replacement Dwellings and Domestic Householder Extensions, PP07: New/Extended Farm and Woodland Buildings, and PP14: Horse/Pony Grazing and Related Structures; together with the Chichester Harbour AONB Joint Supplementary Planning Document (16 May 2017) as adopted by the Council, particularly Part 2: Overarching Principle, Part 8: Landscape, Part 11: Scale and Massing, Part 15: Ancillary Buildings; Part 30: Dark Skies; and Part 34: Lower Coastal Plain: Langstone and Warblington with reference to infill development, historic character, rural landscape setting to villages, and responding to settlement pattern.

- - -

The applicant/applicant's agent has made only superficial consideration of the application proposal within its context and setting of the Area of Outstanding Natural Beauty (AONB). Passing reference to the AONB is made in the submitted documents to support the proposal.

There is no named reference to the AONB Management Plan planning policy document relevant to the consideration of the proposal (see above in Planning Approach section) or the Planning Principles specifically. There is passing recognition made to the LPA Local Plan Policy specifically addressing the AONB (HBC Core Strategy Policy CS12) but nothing to the Joint AONB SPD.

The proposal has apparently therefore been made with a level of understanding that would be considered nothing but superficial in this regard. This is regrettable and is disappointingly unfortunate given the protected status of 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 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 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.

# Chichester Harbour Conservancy

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.

- - -

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.

- - -

A copy of the Chichester Harbour Conservancy AONB Unit Planning Assessment Report following the Planning Committee consideration 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 Planning Office.

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. It is noted that as of 10 November 2020 (the date of this dispatch) the LPA web site still shows this proposal as still pending a decision.

Yours Sincerely,

*D Rothery*

David Rothery  
Principle Planning Officer  
Chichester Harbour Conservancy AONB Unit

Visit our webpage – [www.conservancy.co.uk/page/planning](http://www.conservancy.co.uk/page/planning)  
**Chichester Harbour Conservancy** manage and advise on the  
**Chichester Harbour Area of Outstanding Natural Beauty**  
**One of the UK's National Landscapes**

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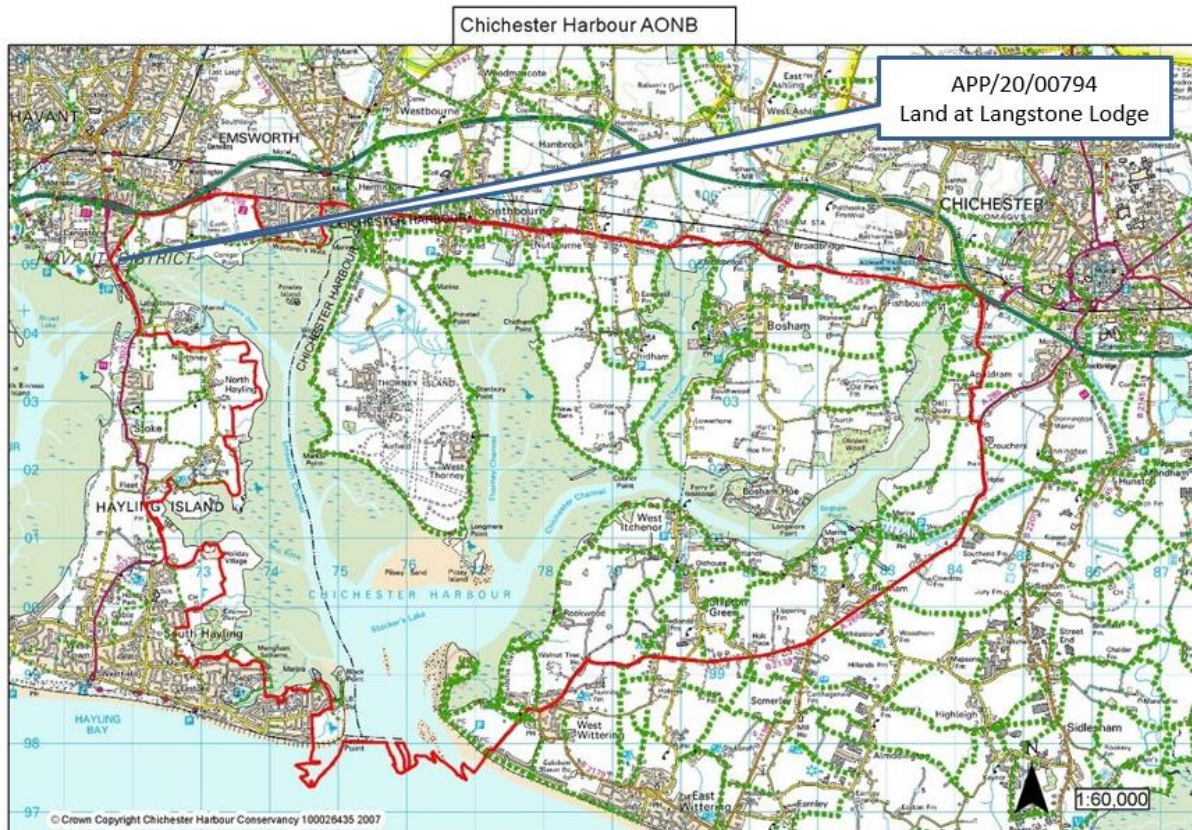


**Local Planning Authority planning application reference:** APP/20/00794

**Site:** Land at Langstone Lodge, 1 Langstone High Street, Langstone, Hampshire

**Proposals:** Proposed single storey nine car garage and turning area

**Application details:** LPA webpage – [https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR\\_248963](https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_248963)



## RECOMMENDATION

- (a) That Havant Borough Council, as local planning authority be advised that Chichester Harbour Conservancy raises **OBJECTION** to the proposed development
- (b) That the following refusal reason is applied for development impacting on the AONB.

### 1. AONB Protected Landscape Character Assessment

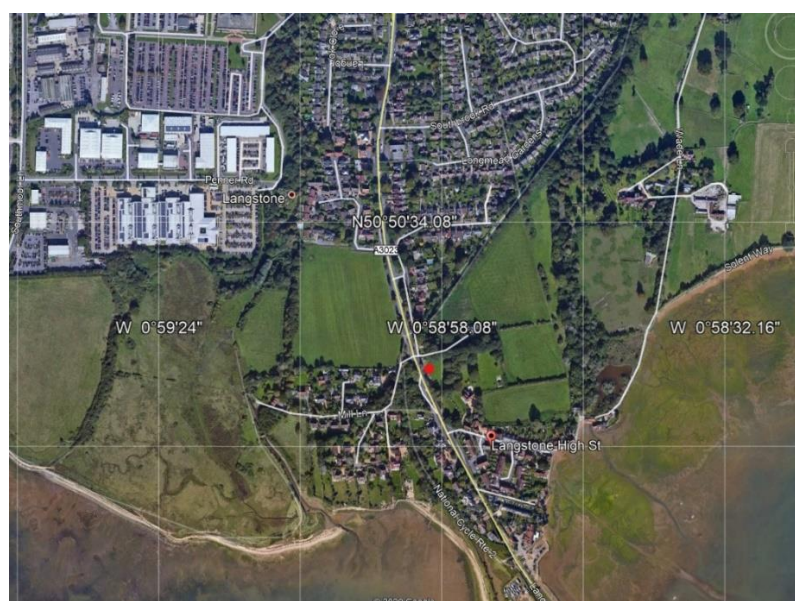
The proposal for a free-standing large outbuilding with associated large manoeuvrability area for use for car parking and storage would amount be contrary to the provisions of Chichester Harbour AONB Planning Principles (Management Plan version April 2019) Planning Principle PP01: Chichester Harbour as a Protected Area; and the Chichester Harbour AONB Joint Supplementary Planning Document (16 May 2017) as adopted by the Council, paras. 15.1 to 15.2 (ancillary buildings) and 12.1 to 12.4 (guidance on size increases), in that the proposal would result in a development which would be physically remote from, being segregated by intervening landscape from and therefore visually separate to, the main dwelling house it is claimed to be ancillary to. It is positioned within the extensive grounds at a distance which is disassociated with the dwelling, with its own independent means of access and lack of clear, and close, internal linkage to the

main dwelling being separated by internal field boundaries and planting belts. As a standalone structure, isolated within a separate, an open field division of the grounds, it is of a scale and visual presence that would have a clear visual impact upon the AONB protected landscape. Overall, it therefore represents a building which would have an unnecessary presence, unrelated to its field setting, is disjointed from the main dwelling, and with a noticeable visual impact within the Area of Outstanding Natural Beauty (AONB) protected landscape.

## 2. Potential Future use within the AONB

As a standalone structure the proposal represents an isolated building within a separate, an open field division of the grounds, it is of a scale and visual presence that would have a clear visual impact upon the AONB protected landscape and could in the future be difficult to oppose if it were proposed to be separated as an independent commercial, tourism related, or residential use from that of the host dwelling. Overall, it therefore represents a building which would have an unnecessary presence, unrelated to its field setting, is disjointed from the main dwelling, and with a noticeable visual impact within the Area of Outstanding Natural Beauty (AONB) protected landscape.

Reasoning and policy justification - The proposal would amount to a development which would be contrary to the provisions of The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019); The Chichester Harbour Management Plan 2019-2024 (April 2019 Third Review) particularly Policy 1: Conserving and Enhancing the landscape, Policy 2: Development Management; The Chichester Harbour AONB Planning Principles (Management Plan version April 2019) particularly Planning Principle PP01: Chichester Harbour as a Protected Area; PP09: Dark Skies; and similar aspects from PP03: Replacement Dwellings and Domestic Householder Extensions, PP07: New/Extended Farm and Woodland Buildings, and PP14: Horse/Pony Grazing and Related Structures; together with the Chichester Harbour AONB Joint Supplementary Planning Document (16 May 2017) as adopted by the Council, particularly Part 2: Overarching Principle, Part 8: Landscape, Part 11: Scale and Massing, Part 15: Ancillary Buildings; Part 30: Dark Skies; and Part 34: Lower Coastal Plain: Langstone and Warblington with reference to infill development, historic character, rural landscape setting to villages, and responding to settlement pattern.



## **Conservancy Officers' comments and reasoned justification**

### **1.0 Chichester Harbour Policy Guidance**

The adopted guidance requires a clear demonstration that no harm is caused to the AONB.

#### **- Landscape Character**

- 1.1 The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019) prepared for the Conservancy, identifies the site sits alongside (and therefore sharing the common landscape character of the adjacent AONB landscape) the **Zone H1: Havant to Chichester Coastal Plain Landscape Character** area type. As such this area is defined by the exhibiting the following relevant key characteristics: -
- Flat, coastal plain on brick earths, sands, and gravels
  - Open, arable farmland, with strong rectilinear field patterns
  - Small hedged paddocks associated with the villages
  - Pockets of orchards, enclosed coastal grazing marsh and small copses are features
  - Linear historic settlements follow close to the Roman Road line of the A259
- 1.2 Landscape condition is moderate. There is mixed survival of characteristic features. Some areas of arable farmland have lost hedgerows and there is urban edge/urban fringe intrusion in parts which erodes character. The sensitivity of the landscape is classed as moderate to high. Open grazing marsh and slightly elevated open arable farmland near the harbour edge are particularly sensitive to change

#### **- Management Plan**

- 1.3 The Chichester Harbour Management Plan 2019-2024 (April 2019 Third Review) 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, Policy 8 (Thriving Wildlife), and Policy 15 (Historic Environment and Heritage Assets).
- 1.4 The Conservancy's Management Plan for the AONB records special qualities of the landscape character as including -
- Unique blend of land and sea, especially the combination of large open water areas, narrow inlets, and intimate creeks
  - Flatness of the landform accentuates the significance of sea and tide
  - Wealth of flora/fauna
  - Unspoilt and unobtrusive beauty
  - Very special sense of peace and tranquillity.
- 1.5 The Conservancy's Management Plan for the AONB has vision and values that seek:
- The special qualities of the AONB are appreciated and enjoyed by local people and visitors who care for the Harbour, now and in the future
  - Management that is balanced by ongoing mutual respect shown by different user groups
  - Diverse habitats and excellent water quality that benefit a rich array of wildlife using the Harbour in harmony with recreational activities

#### **- Planning Principles**

- 1.6 The Chichester Harbour AONB 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 Principles' applicable to this proposal include.

- 1.7 AONB Planning Principle **PP01**: Chichester Harbour as a Protected Area, sets out the key overarching 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.
- 1.8 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. 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 structures. AONB Planning Principle **PP09** may also be relevant.
- 1.9 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. The 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.
- 1.10 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,
  - the materials, design, size, and type of proposal is in accordance with the LPA guidance covering such criteria.
- 1.11 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.
- 1.12 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.
- 1.13 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 Supplementary Planning Document**

- 1.15 The Chichester Harbour Area of Outstanding Beauty Joint Supplementary Planning Document (2017) Section 2 indicates four principles that any development proposed in the AONB should be guided by to protect, conserve, and enhance natural beauty and wildlife. The SPD is adopted by both Chichester District Council and by Havant Borough Council as part of their planning policy and development control approach.
- 1.16 The four principles are –
- to ensure that all development conserves and enhances the natural beauty of Chichester Harbour
  - to stimulate the highest standards of design, conservation, and development
  - to consider where the development will be seen in the wider landscape and from the water and demonstrate how any adverse impacts are positively mitigated to meet point 1.
  - to ensure that development will effectively mitigate any adverse impacts on the AONB and to secure positive, sustainable, social, economic and environmental benefits to fulfil the purpose of the Supplementary Planning Document (SPD).
- 1.17 The Joint Chichester Harbour AONB Supplementary Planning Document (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.
- 1.18 The adopted Chichester Harbour AONB Joint SPD (2017) 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.
- 1.19 The site falls within Section 34: Lower Coastal Plain: Langstone and Warblington. This area is subject to key issues that include concerns of –
- pressure for infill development extending the village
  - essential aim for the conservation of the historic village character
  - new development responding to existing settlement patterns
  - preserving the rural character of the locality

- **Havant Local Plan 2014-2029**

- 1.20 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"*.
- 1.21 Core Strategy Policy CS12: Chichester Harbour Area of Outstanding Natural Beauty, states that - *"Development will be permitted where it:*
- Carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting.*
  - Is appropriate to the economic, social, and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area.*
  - Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).*
  - Meets the policy aims of the Chichester Harbour AONB Management Plan and Havant Borough Core Strategy March 2011*
  - Provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal"*.

- 1.22 The LPA identified the AONB as a planning constraint to development that needs to be considered for all proposals. Constraint E7 stated: In determining proposals for development within or adjacent to Areas of Outstanding Natural Beauty, the conservation of the natural beauty of the landscape will be a major consideration whilst having regard to the economic and social well-being of the area. Any development which would have a significant adverse effect on the natural beauty, character and quality of the landscape will not be permitted. The bulk of the buildings, siting, layout, design & materials should be in sympathy with the local environment.



## 2.0 Relevant planning history

- 2.1 There is no recent or relevant planning history available for this site on the LPA public access website. There have been a couple of temporary permissions relating to the use of the existing garage and the loft area over for offices (**APP/00/51854/009** dated 27 October 2000 and **APP/03/51864/011** dated 10 Dec 2003) and numerous applications for tree works.

## 3.0 Site and its context

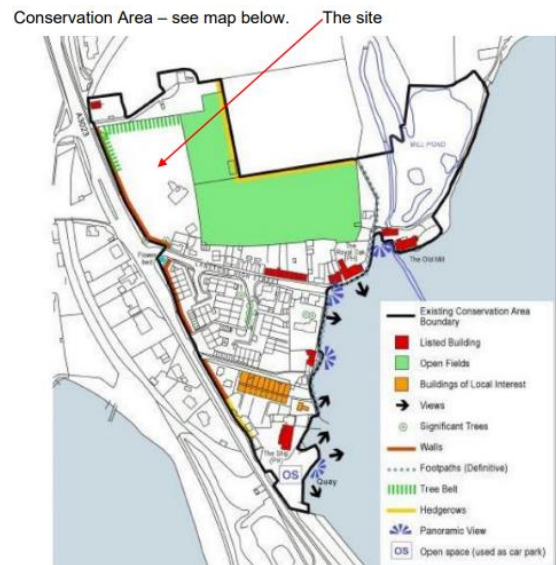
Contextual Consideration –

- 3.1 The application site is located within the Chichester Harbour Conservancy 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.
- 3.2 The 0.88ha 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.
- 3.3 The site 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.

- 3.4 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).
- 3.5 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



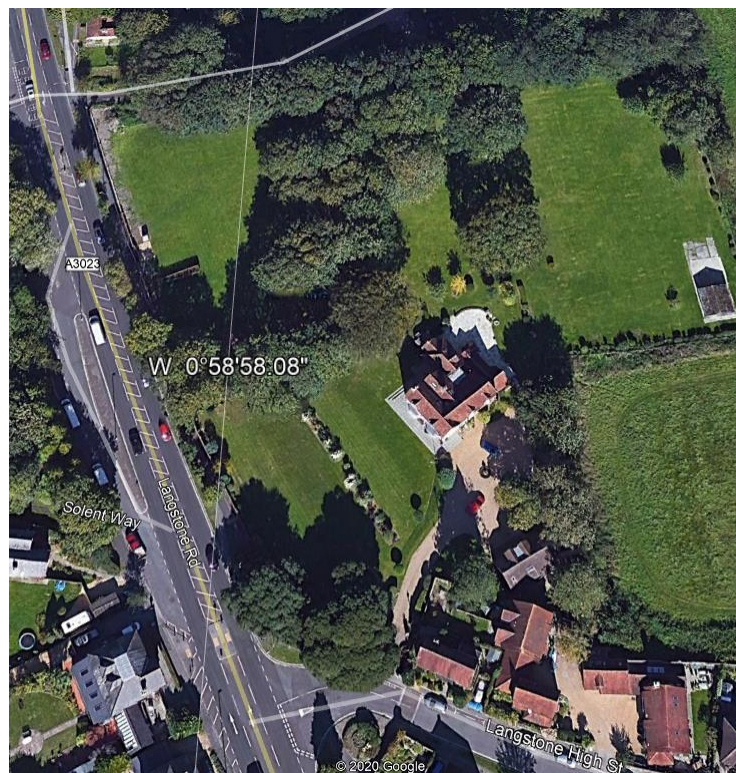
LANGSTON CONSERVATION AREA MAP

#### Location and Existing Development –

- 3.6 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.
- 3.7 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.
- 3.8 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.

## 4.0 Proposed development

- 4.1 The current application is for full permission. The proposal is for the construction of a single-storey, L-shaped part domestic garage / part car port structure with a secure storage area and a large gravel driveway / outside parking and turning area. The floor arrangement provides for 9 parking area bays, six as garages and three as carports. 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.
- 4.2 The proposal is orientated with the short elevation (at 18m) running alongside but set back 4m from the boundary 2m high wall to Langstone Road (A3023). The long elevation (at 27.76m) would run lengthways within the site. The building would have side elevations of 8.18m including the roof-overhang and side-wingwalls. The proposed structure would have a ridge height of approx. 4.5m and a corresponding eaves height of approx. 2.6m from the ground surface. The roof area would overhang the courtyard elevations of the proposal to offer a covered area to the garage doors and car-port openings. The driveway / turning / manoeuvrability area would cover approx. 355.76sqm (approx. 19.4m by 14.8m and 14.3m by 4.8m). (*approx. measurements taken from submitted plans and drawings*).
- 4.3 The location of the proposed domestic garage / carport 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.



- 4.4 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*).
- 4.5 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*).

## **5.0 Applicants Approach and Supporting Documents**

- 5.1 The applicant/applicant's agent has made only superficial consideration of the application proposal within its context and setting of the Area of Outstanding Natural Beauty (AONB). Passing reference to the AONB is made in the submitted documents to support the proposal.
- 5.2 There is no named reference to the AONB Management Plan planning policy document relevant to the consideration of the proposal (see above in Planning Approach section) or the Planning Principles specifically. There is passing recognition made to the LPA Local Plan Policy specifically addressing the AONB (HBC Core Strategy Policy CS12) but nothing to the Joint AONB SPD.
- 5.3 The proposal has apparently therefore been made with a level of understanding that would be considered nothing but superficial in this regard. This is regrettable and is disappointingly unfortunate given the protected status of the AONB.
- 5.4 Submitted in support of the application (forms, plans and drawings) is a Design and Access Statement, Planning and Heritage Statement, an Arboricultural Report, and a Tree Protection Plan.

## **6.0 Planning Considerations**

- 6.1 The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. There is a requirement that 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.
- 6.2 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.
- 6.3 The overarching principle (PP01, para. 1.7 above) is applicable to the proposal, in that any development in, or affecting the setting of the AONB should be guided by the four principles as indicated in Section 2 of the Chichester Harbour AONB Joint SPD (2017) in order to protect, conserve and enhance natural beauty and wildlife.
- 6.4 The main planning assessment issues to be considered for this site in the Area of

Outstanding Natural Beauty relate to –

1. Policy considerations of the principle of the development to the AONB
2. Assessment of proposal details on impact on visual character and tranquillity
3. Wildlife, Biodiversity and environmental affects within the AONB
4. Mitigate the impact of ecological disturbance at the harbour shoreline
5. Alternative planning land uses / Issues possible way forward

Policy considerations of the principle of the development within the AONB

- 6.5 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.
- 6.6 In general planning terms, the principle of –
- A. the proposed use and activity resulting from the development to the AONB,
  - B. the proposed physical works, appearance and finished treatment to the AONB,
  - C. the proposals design, character, scale, massing and bulk to the AONB Landscape,
- would require a full and detailed consideration and assessment of potential, possible, and probable impact to the character and appearance of the site and locality of the AONB.
- 6.7 A. The principle of the proposed use and activity is considered 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 the outside manoeuvring area.
- 6.8 A. 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, separate and remote, segregated and isolated building to the dwelling it is indicated to serve. The use and activity therefore has little 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.
- 6.9 B. The principle of the proposed physical works, finished treatment and appearance would be a significant change from the existing open countryside nature of the red-line site and the immediate surrounds and setting. The new building would have a more noticeable appearance on the area, being observed in part from the main Langstone Road (A3023) that runs within metres of the site and its entrance from the road. The siting to the north-west corner of the wider grounds disassociates the building from other buildings serving the main dwelling, and the dwelling itself. The building would therefore be read in isolation and within its own separate and segregated setting. In this regard, the building without a justified rationale for its siting, would not meet the principles for the conservation and enhancement of the AONB protected landscape.
- 6.10 C. The principle of the proposed physical works and appearance on the character and appearance of the AONB landscape environment would be a clear departure from the existing situation. The change would provide a semi-hidden aspect of the proposal from external views within the AONB protected landscape, due to the existing and

retained screening surrounding the setting of the red-lined site and the positioning close to the boundary wall to Lngastone Road and the gated access point. The building, whilst of significant stature and footprint coverage, together with the gravelled parking and turning area would be partially screened from external observation by the wall and gate. The building is itself of a scale in height and design to be suitable within a semi-rural environment, but the expansive coverage, disassociated with other uses that require such a land take make the proposal unacceptable in principle in this clearly countryside location of the AONB protected landscape.

- 6.11 Planning Principles applicable to this proposal are listed above (Paras.1.7 to 1.16) and reflect the four criteria in the Joint SPD (paras.1.17 to 1.20 above). The proposal can be seen to compromise the aspects of the planning approach applicable to the activity use and the sites location.
- 6.12 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.
- 6.13 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.
- 6.14 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.
- 6.15 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 criteria, 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.
- 6.16 AONB PP07 requires the proposal to be sited away from visually exposed locations. This is not achieved, the siting being within 4m of the boundary to the A3023 main Lngastone Road.
- 6.17 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 struture, unrelated to other buildings which form the dwelling house, garages, and outbuilding environment to the south-east of the wider grounds of the landholding.

- 6.18 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.
- 6.19 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 criteria, being located within metres of the main through road that passes the site, and with a vehicular entrance taken directly from this main road.
- 6.20 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 considered as an issue in themselves within the AONB protected landscape, the other criteria in this assessment override these aspects of the proposal.
- 6.21 AONB PP09 is applicable to proposals within a countryside, coasta 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 bays entrances and possibly to the gravel permierter parking and turning area, as well as to the short approach drive and the gated entrance. The cars visitng 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 houtsrs.
- 6.22 AONB PP09 indicates that the impact of lighting without control, as opposed to its preferable absence within a countryside location, without sound and reasobale justification would be contrary to the Dark Skies Protocol within the AONB protecred landscape. It would have a wider impact and influence than only yo the site itself, and immediate surrounds. The proposal is defficient in this regard and unacceptable within the AONB protected landscape environment.

#### Assessment of proposal details on impact on visual character and tranquillity

- 6.23 The use and activity and the visual physical structures impact on the red-line site and the wider surroundings should also be considered against the character and tranquility of the AONB Landscape.
- 6.24 The proposal lies within a visually open area within a countryside setting. The impact of the proposal on the general countryside character would be significantly altered through the physical buildings prescence and the use and activity associated with such a building, albeit infrequent as indicated in the submission. The limited activity haowever cannot be controlled or adequately policed by the planning sysytem, and the impact within the AONB protected landscape designated area, whatever change was to result would be substantial compared to the exisitng situation. This, as indicated above, would be contrary to, and would compromise, the AONB protected landscape.
- 6.25 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.

#### Wildlife, Biodiversity and environmental affects within the AONB

- 6.26 The likely direct effects of the proposal on the wildlife, biodiversity and general environmental quality of the AONB protected landscape environment is considered to be limited. 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 regretted given the location, scale, and use of the proposed development.
- 6.27 The activity capacity of the site would noticeably change and therefore there would be increased human activity on the red-line site and in the immediate locality directly resulting from this proposal. The rural countryside character of the area would be reduced with the presence of the new building, and the level of coming and goings of visitors to the new structure.

#### Mitigate the impact of ecological disturbance at the harbour shoreline

- 6.28 P.U.S.H. which includes Chichester District Council, have formed a partnership and commissioned studies into recreational impact and an interim mitigation strategy - the Solent Recreation Mitigation Partnership Definitive Strategy - has been adopted by partners, including the Conservancy, which has the support of Natural England. Under the European Habitats Regulations, such mitigation must be secured before affected development can be supported.
- 6.29 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. However, the requirement to make an appropriate wildlife mitigation through the Bird Aware initiative is unlikely to be a valid requirement in this situation. Based on the proposal there would be no identified or justified requirement to make contributions to the Bird Aware initiative.

#### Possible Alternative Planning Land Use

- 6.30 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 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.
- 6.31 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.

### Issues - Possible Way Forward

- 6.32 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.

### Conclusion

- 6.33 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.
- 6.34 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 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.
- 6.35 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.
- 6.36 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.
- 6.37 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.
- 6.38 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.

### CHC Planning Committee Process

DR - For 09.11.2020 CHC Planning Committee (meeting via internet)  
Assessment 02-11-2020 LPA request reply 03 Nov 2020 extension of time has been sought  
LPA Planning Case Officer: Selina Donophy – Planning Officer  
Chichester Harbour AONB: David Rothery – Principal Planning Officer

This recommendation is made having regard to the Policy framework:

- Chichester Harbour **Landscape Character Assessment** (2005)
- Chichester Harbour **AONB Management Plan** (2019-2024)
- Chichester Harbour **AONB Planning Principles** (Management Plan version April 2019)
- Chichester Harbour **AONB Joint SPD** (2017)
- National Planning Policy Framework (July 2018)
- National Planning Practice Guidance (March 2014)
- Havant Borough Design Guide (2011)
- Havant Borough Local Plan (2011/2014)

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