

CHICHESTER HARBOUR
AREA OF OUTSTANDING NATURAL BEAUTY
PLANNING ASSESSMENT REPORT

CHC AONB Unit : Partial Delegation Process Report

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The Langstone Hotel, Northney Road, Hayling Island, Hampshire

Planning Application : APP/19/00802

ADDITIONAL INFO 23-09-2019

Proposal for erection of modular clad building for health and wellness activities

Chichester Harbour AONB Recommendation – **OBJECTION**

The proposal is opposed on the following grounds -

1. The proposal introducing a structure with little sympathetic treatment to the prevailing open character of the harbour waterside in this location would compromise the Special Qualities of the AONB (particularly the character of the picturesque harbourside settlements and the unspoilt character and unobtrusive beauty of the AONB) that exists along this inlet, the Emsworth Channel Head and the North Hayling Island coastal edge. The proposal therefore fails to conserve or enhance the special qualities of the AONB, contrary to AONB Chichester Harbour Management Plan (2019-2024) Policy LS1: Conserving and Enhancing the Landscape
2. The proposals building design, with large, clear, picture windows, ground floor open areas (pool and sauna), and first floor and roof top glazed balcony areas, would impose a new structure on the Emsworth Channel Head harbour coastline that intrudes into the landscape character of this part of the harbour and North Hayling Island coastal edge, thereby failing to actively conserve or enhance the natural environment, given that the application site abuts the internationally important Ramsar site, Special Protection Area (SPA) and Special Area of Conservation (SAC), as well as the nationally important Site of Special Scientific Interest (SSSI) and is within the SSSI Impact Risk Zone, contrary to AONB Chichester Harbour Management Plan (2019-2024) Policy 2: Development Management
3. The proposal would generate additional traffic journeys in addition to those staying at the hotel and create additional disturbance along the North Hayling Island coastal edge of Chichester Harbour AONB consequential disturbance and human intrusion into this natural environment, therefore it fails to conserve or enhance the habitats and species which are favourable to the special qualities of the AONB, and in particular, the application does not conserve and enhance the landscape or wildlife of the AONB, contrary to AONB Chichester Harbour Management Plan (2019-2024) Policy 3: Diversity of Habitats
4. The proposal is considered to be detrimental to the areas landscape character designation which is considered to be very sensitive to change along the Emsworth Channel Head marine environment and the North Hayling Island coastal edge, which is particularly sensitive to change, as noted in the Landscape Character areas C2 and G1 of the Chichester Harbour AONB Landscape Character Assessment (April 2019), development should avoid the loss of trees and hedges and respond to its landscape setting, rather than involve the removal and loss of screening landscape as inferred by the operational siting of this proposal.

Procedure -

Partially delegated decision route from Chichester Harbour Conservancy. The time period for comment is unlikely to allow the Conservancy to consider the matter at the next available CHC Planning Committee (scheduled for 14 October 2019).



Member input is sought given the scope of the proposal, namely the construction of a detached two-storey building within the AONB countryside and which is also within close proximity to the Chichester Harbour water area where it would have a significant visual impact on the AONB designated area.

Date of Comment to LPA: this is to follow the outcome of the partial delegated process which was issued to members on 16-09-2019 for reply by noon on Monday 23-09-2019.

Details of the application submission can be obtained from the LPA public access web site link https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_246619

Relevant Planning History –

The planning application history includes the following :-

APP/18/01112: Proposal Erection of a single-storey front extension to restaurant area; reposition frontage wall; and provide front entrance to a bar area. Application **approved by the LPA** on 14 December 2018. CHC commented on 20 February 2019 **raising no objection** as the proposal was not considered to be significantly noticeable or detrimental to the wider landscape character and appearance of the AONB.

04/50756/017: Proposed Extension to provide 2 storey bedroom wing and internal remodelling. Application **approved by the LPA** on 5 October 2004.

02/50756/015: Proposed Ground floor extension to the existing hotel lobby and gymnasium. Application **approved by the LPA** on 7 November 2002.

01/50756/014: Proposed Provision of new access road and car park to south of leisure centre. Application **approved by the LPA** on 19 November 2001.

99/50756/009: Proposed extension to provide spa plant room to east elevation of Health and Fitness Club. Application **approved by the LPA** on 25 November 1999.

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.

The Chichester Harbour Management Plan (2019-2024 - Third Review April 2019) 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), and Policy 2 (Development Management).

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 proposal.

Planning Principles 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.

Chichester Harbour Conservancy

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.

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

Contextual Consideration –

The site lies within the rural countryside area within the AONB and adjacent designated areas – RAMSAR, SAC, SINC, SPA, SSSI. The site lies alongside and is clearly seen from the coastline and water areas within Chichester Harbour. The Emsworth Channel Head coastline lies to the north as Swear Deep, and to the east and south.

Planning Assessment –

The application site is located to the east side of Northney Road. Chichester Harbour lies to the east of the application red-line site. The area shown for the proposed development lies to the rear of the hotel complex, at the back of the car park and unrelated to the positioning of the other hotel and restaurant buildings on the land. The site is currently occupied by an area of grass and shrubbery planting to the waterside coastline which lies both to the north and to the south of the proposed new building area.

The proposal seeks erect a two-storey free-standing building constructed from modular building components. The building would stand alone to the back of the rear car parking area to the hotel, but adjacent to the harbour coastline to both the north and the rear, with a small landscaped promontory into the harbour waters to the east.

The building design is modern with a flat roof and cubic appearance. The indicated material treatment would have a vertical emphasis with stonework panels to the front entrance section and timber cladding panels to the side wings and side elevations. Clarity on the rear elevation external material treatment is unfortunately unclear from the submitted drawings, especially as this elevation would face eastwards onto the land promontory into the harbour.

The building is shown with large picture windows to the ground floor entrance lobby area (west facing to the carpark and hotel), to the northern side as part of the building backdrop to the open pool area, and to the southern side building backdrop to the open sauna terrace area. At first floor level there are picture windows to the front projection, to both side wings, north and south to the open coastline, and to the north-western corner, again facing the harbour waterline. In addition, there is a first-floor terrace area to the east side of the northern wing and a second-floor large roof terrace to the rear half of the building, with a glazed balcony enclosure and some potted planting features.

The elevation drawings also infer a decked area at ground floor to either side of the entrance, but this is not shown on the floor plans. The extent of the developed site would therefore be likely to exceed the building structure as shown on the plans.

The location of the proposal would likely involve the removal of the existing landscape planting to the western end of the land promontory into the harbour, to enable the building structure to be sited and be maintained. The additional information submitted on 23 Sept



2019 fails to secure the landscaping which would be impacted through the installation (and likely on-going maintenance of the external fabric) of the building.

The large areas of picture windows and the two roof terraces (at first and second floor levels), the latter with a glazed balcony enclosure, would have a obvious and intrusive impact on the sider surrounds, not only from the use and activity, but also from internal room lighting and external light sources (wall mounted to the outside of the building) which would illuminate the structure during dark evenings and early mornings.

Given the spatial pattern of surrounding development, the proposal stands out visually alone to the east of the wider site. The proposed structure pays little regard to the existing building grouping to the west side of the hotel site.

Furthermore, the design and appearance of the proposal has no common characteristic with that of the main hotel buildings, which, architecturally not a bad thing, but therefore fails to link the structures together in as part of a common site design character and compatible ethos. The proposal is therefore a disparate building on the land, with a remote siting that fails to reflect the spatial setting and the grain of the on-site built form.

The proposed structure would significantly add to the visual mass and bulk of the buildings occupying the hotel site. This would have an impact on the overall character and appearance of the rural harbourside landscape of the area within the designated countryside, given the considerable waterside visual presence it would have. The proposal is not complementary to the rural landscape within this part of the AONB.

Given its setting, and in particular the location on the edge of the harbour, the proposal is considered to result in a structure that is unduly prominent so as to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB). The proposal is therefore likely to have a significant impact and effect on the AONB in terms of character and in relation to wildlife.

Other Comment –

From a reading of the hotel site, it is possible to position this proposed building in a less intrusive location within the hotel grounds, albeit that this would likely displace car parking spaces which would have to be relocated elsewhere to the periphery of the existing car parking area, but less harmful to the AONB environment than the current proposal.

Final report following CHC Consulted Delegated Decision Process with Members
Site visited 11-09-2019 LPA request reply 24-09-2019 Comment to LPA : 23-09-2019
LPA Planning Case Officer : Tina Pickup
Chichester Harbour AONB : David Rothery – Principal Planning Officer

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

- CHMP** – new Chichester Harbour Management Plan (2019-2024)
- CHAONBPP's** Chichester Harbour AONB Planning Principles (adopted 17.10.16 and Management Plan version April 2019)
- SPG/SPD** – Chichester Harbour AONB Joint SPD (2017)
Havant Borough Design Guide (2011)
- HBLP** – Havant Borough Local Plan (2011/2014)
- HBLPA** – Havant Borough Local Plan Allocations DPD (December 2013)
- NPPF** – National Planning Policy Framework (Revised 2018)
- NPPG** – National Planning Practice Guidance (2014)

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