

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

Chichester Harbour Conservancy

www.conservancy.co.uk
28 January 2020

To the planning case officer

Dear Tina Pickup,

The Langstone Hotel, Northney Road, Hayling Island, Hampshire

Planning Application : **APP/19/00802 AMMENDED PLANS (2) dated 03-01-2020**
Proposal for erection of modular clad building for health and wellness activities

Thank you for consulting 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 the role of 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.

As the time period for comment is unlikely to allow the Conservancy to consider the matter at the next available Planning Committee, the Conservancy makes the following comment under the Chichester Harbour Conservancy Consulted Delegation Procedure route.

The Local Planning Authority (LPA) is hereby advised that,

Chichester Harbour Conservancy Recommendation – No objection

The Conservancy recommends the following suggested considerations –

- schedule/samples of materials to be agreed prior to construction as per submission / application forms and drawings
- for all glazed surfaces (windows, doors, balustrades), the use of coated surface glass that is non-reflective to mitigate external reflective glare and which for rooms served by the glazed windows might also assist with keeping heat in and radiation out for the respective seasonal changes
- the glazed fenestration (windows, doors, rooflights, skylights, etc.) should employ tinted glass panels, and these should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (complying with dark skies policies)
- as part of a landscape plan to be submitted, the existing landscaping to the periphery of the site and within the blue line land of the hotel complex, particularly to the south and the east of the proposal, including the landscaping to the promontory of land into the harbour



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to the east, shall be retained and maintained to provide an effective landscape screen to the site and buildings

- as part of a landscape plan to be submitted, additional landscape planting comprising of a mix of hedgerow, shrubbery and trees of a native species typical of the AONB (list of native species found on page 20 of the Joint SPD Document) shall be planted to the open areas to the south of the internal access road that skirts the proposal site and thereafter maintained and retained for the duration of the buildings use as a dwelling and any loss or removal of planting within five (5) years of its provision shall be replaced with like hedgerow / shrubbery / trees
- details of other boundary enclosures shall be submitted to and approved in writing by the LPA to control the character and appearance of the development from the surrounding wider countryside
- no works should be carried out during the bird nesting season (April to September) or if there is evidence of bat roosting (hibernation or maternity roosts)
- a lighting plan covering all external areas, including the open roof top terrace, and to the building elevations shall be submitted for approval by the LPA
- any permitted development rights associated with this development proposal should be removed to ensure the proper control and impact of the development on the surrounding Area of Outstanding Natural Beauty (AONB)

Additional comment

The site lies within the rural countryside area within the AONB and adjacent designated areas – RAMSAR, SAC, SINC, SPA, SSSI.

Given the application sites setting the proposal is not considered to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB) or harmful in relation to wildlife conservation and protection.

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 Unit Planning Team.

Yours Sincerely,



David Rothery
Principal Planning Officer
Chichester Harbour Conservancy AONB Unit

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