

CHICHESTER HARBOUR
AREA OF OUTSTANDING NATURAL BEAUTY
PLANNING ASSESSMENT REPORT

CHC AONB Unit : Consulted Delegation Decision Process

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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

Chichester Harbour AONB Recommendation – **No objection**

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 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

Procedure -

Consulted 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 3 March 2020).

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 21-01-2020 for reply by noon on Monday 27-01-2020.

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

Process -

This is a further revised submission for the current application APP/19/00802. The initial submission of 28 August 2019 was subject to additional information as notified by the LPA on 23 September 2019 on which The Conservancy made comment on through the Consulted Delegated Procedure on 29 October 2019 raising an objection on four grounds.

A revised submission that sought to reposition the proposed structure within the site to address flood risk issues and make consequential alterations to the design was notified on 29 October 2019 and The Conservancy again made comment on under fully delegated officer feedback on 12 November 2019 reiterating the objection on four grounds.

The current second revision made on 3 January 2020 relocates the proposed structure to a location currently occupied by a car parking area, closer to the rear elevation of the hotel, and set in from the initial and first revision positioning close to the open promontory of the site. It is felt that this latest revision satisfactorily addresses the Conservancy's previously expressed concerns of impact to and within the AONB.

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 (S85 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.

- 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).

- Management Plan

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), and Policy 2 (Development Management).

- 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 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

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landscape, the conservation of nature, and the special qualities of Chichester Harbour and its surrounding supporting hinterland. www.conservancy.co.uk

- Joint Chichester Harbour AONB SPD

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 four overarching principles are –

1. to ensure that all development conserves and enhances the natural beauty of Chichester Harbour
2. to stimulate the highest standards of design, conservation, and development
3. 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.
4. 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).

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

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.

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.



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



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 –

Location

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, positioned within part of the car park at the southern end of the site. The current revised positioning is closer to and therefore more related to the positioning of the other hotel and restaurant buildings on the land.

The current proposed siting would remain free of the nearby areas of grass and shrubbery planting to the waterside coastline that lies to the south of the proposed new building area. This landscaping, to the outer side of the perimeter circulation road (which appears to be seldom used) would offer a level of screening to the ground floor area of the proposed structure.

Proposal

The proposal seeks erect a two-storey free-standing building constructed from modular building components. The roof area is indicated to be used as a roof-top patio area with a glazed balcony enclosure around the roof terrace. The building would stand alone to the south of and back of the hotel building rear on a small area currently designated as car parking to the hotel, but adjacent to the broader car parking areas behind the hotel used for visitors parking.

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 (north-east) entrance section and timber cladding panels to the side wings and side elevations. The rear elevation external material treatment is Siberian Larchwood cladding and incorporates two picture windows at first floor level and a first-floor external walkway area that provides access to the roof top patio, both open external areas with glazed balcony balustrades. Part of the flat roof top area is shown to be laid to sedum planting, providing a living green roof area.

The building is shown with the ground floor entrance lobby area facing the north-east and the main hotel carparking area. The entrance lobby is within a projecting arm of the structure, with three car parking spaces to the northern side and a timber decked area to the southern side. The north-west and south-east wings of the structure complete the elevation from the front. Behind these two wings lies the main area of the structure, to the south-west and rear of the plot. Here there are a couple of additional parking spaces (north side) and then the main area of the building, with an open-air vitality pool decked area to the south side.

The structure incorporates large picture windows to all elevations at first floor level allowing light and aspect into the various treatment areas. The open-air areas (the ground floor decking area and vitality pool patio, the first-floor external walkway, and the roof-top terrace) all have a southerly aspect, facing on to the harbour coastline.

Due to the revised siting of the structure and its accommodation configuration, the walls of the structure are set back from the harbour coastline, and therefore relate more with the hotel and restaurant buildings to the north.

Assessment

The location of the proposal would require the loss of and possible re-provision elsewhere of a small number of car parking spaces. The positioning on part of the segregated carparking area means that there is little if no loss of the existing landscape planting to the area surrounding the site.

The landscaping to the western end of the land promontory into the harbour would not be impacted by this structure. Similarly, the landscaping to the southern part of the site adjacent to the harbour coastline, to the opposite side of the site's internal access road, would also not be subject to removal or loss. These factors are improvements to the earlier (initial and first amendment) plans for the positioning of the proposal on the hotel site.

The large areas of picture windows and the two open-air roof terraces (the walkway at first floor and the sun-terrace at second floor level), both with a glazed balcony balustrade enclosure, would have a visual impact to the wider surroundings. This would be from the use and activity of the areas, particularly the open-air terraced/patio areas, but also from the 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.

That accepted, the revised positioning brings the proposal closer to the bulk of the existing hotel, and therefore the proposed structure would sit with this as its backdrop when viewed from outside of the site and the harbour. The proposal would relate more with the grouping of the existing buildings on the site, with hotel and its long and windowed elevation assisting to integrate the spa structure into this setting. The spa structure would also be set further back from the harbour coastline than the two earlier submissions for the proposal.

Given the spatial pattern of surrounding development, the proposal would have a visually different appearance from the other closely related buildings on the wider site. The proposed structure would however not stand out visually alone or remote as did the earlier positions sought. This time the revised plans enable the proposed structure to pay more regard to the existing building grouping to the west side of the hotel site.

As previously considered, the design and appearance of the proposal has no common characteristic with that of the main hotel buildings, which, architecturally not a bad thing. Whilst this may be considered to fail to link the structures together in as part of a common site design character and compatible ethos, the differences in appearance are predominantly viewed from within the site car parking area, with external views partially screened by boundary vegetation to the road network to the west and the harbour waters to the south and east.

Summary Conclusion

The proposed structure would add to the visual mass and bulk of the buildings occupying the hotel site, forming a part of, albeit detached, the grouping of buildings in this area of the wider site. This would have little impact on the overall character and appearance of the rural harbourside landscape of the area within the designated countryside, given the hotel building backdrop that would be viewed from the harbour waterside.

The impact of the structure itself, with large picture windows and open-air areas, including a glazed balcony balustrade roof-top terrace, is a cause of concern. That said, the structures revised positioning closer to the hotel building, and further from the harbour coastline, and the retention of intervening landscape screening, would assist in limiting the visual impact of the structure and its use, under internal and external lighting, during the darker hours of its operation. It is strongly advised that suitable and effective planning conditions are necessary to control and limit the lighting impact from the internal and external areas of the structure.



Given its setting, and in particular the location closer to the existing buildings on the site and set back from on the edge of the harbour, the proposal is considered to result in a structure that is noticeable in architectural terms, but not so prominent so as to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB). The control of lighting associated with the operation of the spa facility would need to be restrained and proportional to the desire to maintain the character and ambiance of the AONB. The proposal is therefore considered to have a generally tolerable impact and effect on the AONB in terms of character and in relation to wildlife.

Other Comment –

It is acknowledged that the indicated close-coupled positioning of the spa structure with the existing hotel buildings would likely displace some car parking spaces which would have to be relocated elsewhere to the periphery of the existing car parking area. Such a relocation would, it is suggested, not result in harmful development to the AONB environment.

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.

Final report following CHC Consulted Delegated Decision Process with Members
Site visited 11-09-2019 LPA request reply 24-01-2020 Comment to LPA : 28-01-2020
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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