

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

Chichester Harbour Conservancy

www.conservancy.co.uk
9 September 2019

To the planning case officer,

Dear Tina Pickup,

Poundcroft Stables, land adjacent to 175 Havant Road, Stoke, Hayling Island, Hampshire

Planning Application **APP/19/00744**

Proposal for change of use of grazing field to formation of campsite with 28 fully serviced pitches, including construction of 2 x shower / toilet blocks, office building and ancillary structures

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 formerly 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 new Chichester Harbour Management Plan (2019-2024), The Chichester Harbour Planning Principles (Management Plan version April 2019), and The Chichester Harbour AONB Joint SPD (May 2017), adopted by both Chichester District Council and Havant Borough Council.

Under the Chichester Harbour Conservancy fully delegated officer decision process, the Local Planning Authority (LPA) is hereby advised that the Conservancy makes the following comment in relation to the above application.

Chichester Harbour Conservancy Recommendation – OBJECTION

1. Unnecessary / Unneeded development within the countryside

The Conservancy recommends refusal of this planning proposal as it represents unnecessary and unrequired tourism development within the open countryside within close proximity to the Area of Outstanding Natural Beauty (AONB).

2. Physical Appearance to the AONB / Prominent Impact to the AONB

The proposal would amount to a development which would be contrary to the provisions of Chichester Harbour AONB Planning Principles (version 1.1 July 2017) Planning Principle PP08 (New Tourist Accommodation); and the Chichester Harbour AONB Joint Supplementary Planning Document (16 May 2017) as adopted by the Council, paras.2.1 (Overarching Principle) and 33.1 to 33.3 (Character Area Map - Coastal Strip: Hayling Island North), in that the new tourist development is tantamount to increase recreational activity and the erosion of the rural character



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of the locality. The proposal therefore considered to be unduly prominent and to be detrimental to the character of the AONB.

3. Prominent Impact to the AONB and other designated sites

The proposal fails to conserve or enhance the natural environment of the countryside given that the application site adjoins 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

4. Wildlife mitigation contribution

The proposal fails to make or provide for any contribution towards the Solent Recreation Mitigation Partnership Strategy with regards to development and disturbance of wild birds in Chichester and Langstone harbours Special Protection Areas and would bring human activity into or close to protected wildlife designations to the detriment of wildlife.

Given the application sites setting, the proposal is considered to be unduly prominent and therefore to be detrimental to the character or the appearance of the nearby Area of Outstanding Natural Beauty (AONB). The proposal is likely therefore to have any significant impact or effect on the AONB in terms of character or 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 Planning Team.

Yours Sincerely,



David Rothery
Principle Planning Officer
Chichester Harbour Conservancy AONB Unit

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