

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

Chichester Harbour Conservancy

www.conservancy.co.uk
12 November 2019

To the planning case officer,

Dear Tina Pickup,

The Langstone Hotel, Northney Road, Hayling Island, Hampshire

Planning Application : **APP/19/00802** **REVISED / AMENDED PLANS 29-10-2019**
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 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

The proposal is opposed on the following grounds -

1. SITING AND LOCATION

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 unsympathetic and remote positioning of the proposal at the rear of the hotel carpark 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. DESIGN IMPACT

The proposed structures visual 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



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structure with significant light intrusion and external activity areas on the Emsworth Channel Head harbour coastline. Such glazing and open use features would add to the visual intrusion into the generally open 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. HABITAT IMPACT

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, from internal and external lighting illumination from the large picture windows and the roof top terrace up to 10.30pm at night all year round, 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. LANDSCAPE CHARACTER

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 potential removal and loss of screening landscape (Eucalyptus and Cherry trees) as is likely from the revised siting and operational use of this proposal.

Given the application sites setting the proposal is considered to be unduly prominent and therefore to be detrimental to the character and the appearance of the Area of Outstanding Natural Beauty (AONB). It is also considered that the proposal would be 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.

Additional Comment –

Considering the relationship of the hotel site to this proposed spa structure's revised location, it is possible to position this proposed building in a less intrusive location within the hotel grounds.

Should you require any further clarification with regards to this recommendation please contact the CHC Planning Office.

Yours Sincerely,



David Rothery
Principal Planning Officer
Chichester Harbour Conservancy AONB Unit

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