

Planning  
Havant Borough Council  
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Havant  
Hampshire PO9 2AX

# Chichester Harbour Conservancy

[www.conservancy.co.uk](http://www.conservancy.co.uk)  
24 September 2019

To the planning case officer

Dear Tina Pickup,

**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**

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 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 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.

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 Partial Delegated Decision route.

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

## **Chichester Harbour Conservancy 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 coastline 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



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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.

Additional comment

- 1 - The site lies within the rural countryside area within the AONB and adjacent designated areas – RAMSAR, SAC, SINCE, SPA, SSSI. The site lies alongside to 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.
- 2 - The consideration of the submitted proposal could be reassessed should the proposed building, incorporating suitably coated surface tinted glass that is non-reflective to mitigate external reflective glare which might also assist with keeping heat in and radiation out for the respective seasonal changes, be shown to be repositioned in a less noticeable position within the context of the harbour (possibly on part of the rear car parking area, with the consequential reallocation of parking spaces elsewhere to the periphery of the site).
- 3 - This consultation response takes into account additional information submitted on 23 September 2019, including aerial photos indicating retention of landscaping to the east, the flood risk additional data, statement on ecology and landscape, employment, and recreation and tourism.

The proposal, given the setting, is considered to be unduly prominent and harmful to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB).

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 faithfully,

*D Rothery*

David Rothery  
Principal Planning Officer  
Chichester Harbour Conservancy

Visit our webpage – [www.conservancy.co.uk/page/planning](http://www.conservancy.co.uk/page/planning)