CHICHESTER HARBOUR CONSERVANCY

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

31 August 2021

LPA planning case officer: Joseph Toole. AONB recommendation relating to residential dwelling.

Location: **27 Langstone High Street, Langton, Havant, Hampshire**
Planning Application: **APP/21/00767**
Proposed **installation of replacement windows and glazed doors with addition of 2x Cabrio velux windows to the rear roof elevation, three additional rooflights, and a gable end roof apex window to west side elevation**

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. This duty of purpose, for and within the AONB, *also applies to proposals outside* the designated area but impacting on its natural beauty.

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 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 Havant Borough Council and Chichester District Council.

The Conservancy makes the consultation comment under the Chichester Harbour Conservancy 'Delegated Procedure' route. A copy of **the Chichester Harbour AONB Unit Planning Assessment Report** including **the AONB recommendation** is attached for your guidance and for open transparency public view.

It is noted that as of the date of this consultation comment dispatch, the LPA web site still shows this proposal as still pending a decision. If you require any further clarification with regards to this recommendation, please contact the CHC AONB Planning Advisory Case Assessment Team.

Yours Sincerely,

D Rothery

David Rothery
Conservancy Principal Planner
Chichester Harbour AONB Unit
Chichester Harbour Conservancy