



Historic England

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Our ref: P01591743

14 May 2025

Dear Ms Miszewska

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND AND COAST ADJACENT TO, LANGSTONE ROAD, HAVANT
Application No. APP/25/00162**

Thank you for your letter of 28 April 2025 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Significance

Langstone sits at the confluence of Langstone and Chichester harbours on an intertidal zone between the mainland and Hayling Island to the south. The unique combination of coastal setting, wetlands, and harbour, in a flat, low-lying landscape, creates a strong sense of place.

Langstone was the port to Havant during the medieval period but was little more than a hamlet until its domestic expansion from the mid C19. It was also the 'wade-way' to Hayling Island at low tide prior to the construction of the first bridge there in 1824.

It retained some commercial activity into the C18, as evidenced by the former corn windmill, but very much retains a pre-industrial character reflecting the comparatively small scale of commercial activity that took place here.

This character is evident in the tight urban grain of the linear row of picturesque historic cottages at the southern end of the High Street, which contrasts with the loose pattern of development of larger houses along the foreshore.



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The relationship between the built and natural environments along the foreshore are an important part of the special architectural and historic interest of Langstone as well as a defining element of its character and appearance.

Impact

The character of the foreshore is very fluid both literally and figuratively. The intertidal zone creates an ever-shifting physical and visual boundary that is soft, undulating and low-lying in nature. This soft undulation is reflected in the serpentine settlement pattern of buildings along the foreshore with their irregular spacing and variation in their setback from the waterfront. This creates an informal, relaxed and naturalistic character where the built environment responds to and reflects the character and qualities of the natural environment.

The majority of houses along the foreshore sit behind brick or flint walls of varying heights. These walls have a patina of age and show clear evidence of wear from exposure to the sea that contributes positively to the character of the foreshore.

The existing flood defences are very low-key, comprising largely of low brick walls with areas of exposed concrete at their base. The boardwalks are also very informal, being rather narrow in places with no barriers on the seaward side. These physical characteristics reinforce the sense of relaxed informality and fluidity along the shoreline.

The need for improved flood protection is fully accepted and the public benefits of implementing this would be numerous and would outweigh any harm to the character and appearance of the conservation area. Nevertheless, less than substantial harm would be caused by the concealment of the public face of the attractive historic walls of those properties along the shoreline, by the more visually prominent and engineered appearance of the boardwalks with posts and rails across their full length, and by the introduction of glass panels in the barriers around the Ship Inn and The Royal Oak.

Cumulatively these works would erode the organic, informal character of the waterfront through their more engineered form and appearance. The greater height of the boardwalks and introduction of a post and rail system would increase visual and physical barriers and erode the low-lying relationship between the built and natural environment. The introduction of glass, which, while visually permeable and therefore preferable to a solid barrier, would nevertheless appear alien and urban, and could weather poorly.

The harm could be further mitigated by careful use of materials and close attention to detail. In particular, replicating the very simple form and detail of the existing walls



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which typically have half round or brick on edge coping and are otherwise unembellished. Equally, poorly considered material choices could compound the harm. We would therefore encourage careful attention to be paid to ensure materials are appropriate and of the highest quality and detail given their potential to mitigate or exacerbate harm.

There are some differing details shown on the submitted suite of plans. While it is assumed that the outline design drawings (appendix A), for example, have been attached for information and have been superseded, there will need to be absolute clarity as to which are the approved details.

Recommendation

Historic England has no objection to the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 202, 207, 208, 210, 212, 213, 215, 219, and 220 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas, and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Rachel White

Inspector of Historic Buildings and Areas

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