

All enquiries: planning@conservancy.co.uk

Ref: APP/26/00170



**CHICHESTER
HARBOUR
CONSERVANCY**

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

BY EMAIL ONLY

31-03-2026

To Whom It May Concern,

Application: APP/26/00170

Description: Display of 5 No illuminated signs and 6 No non-illuminated signs

Location: 258 Havant Road, Hayling Island, PO11 0LP

Thank you for consulting Chichester Harbour Conservancy on the above planning application. Chichester Harbour Conservancy is a unique organisation in that it is the only statutory Harbour Authority with functions around navigation, leisure, recreation, the conservation of nature and with a regard for protecting natural beauty.

Please note that the above case has been considered at Chichester Harbour Conservancy as a fully delegated decision by the Director of Conservation.

Chichester Harbour Conservancy's Response: HOLDING OBJECTION

Reasoning:

- **Non-compliance with the Adopted Joint Supplementary Planning Document for Chichester Harbour AONB (2017).**
- **Non-compliance with the adopted Chichester Harbour Management Plan (2024-25).**
- **Non-compliance with the Management Plan for Chichester Harbour National Landscape (2025-2030) Incorporating the Amenity Area and Harbour (submitted to Havant Borough Council for adoption).**

Reasoned Justification

1.0 Development in a National Landscape

- 1.1 The site of the proposed development is inside the National Landscape (designated as an Area of Outstanding Natural Beauty in 1964) and inside Chichester Harbour Conservancy's Amenity Area (as defined in 1971).
- 1.2 Development in a National Landscape is strictly managed to conserve and enhance natural beauty, requiring high standards of design. The Levelling-up and Regeneration Act (2023) amended section 85 of the Countryside and Rights of Way Act to create a new duty on relevant authorities that they "must seek to further the purpose of conserving and enhancing the natural beauty of the area" when discharging their functions in a National Landscape.
- 1.3 The Advertisement Consent Statement acknowledges the sensitive location of the development site but there is little demonstration that this has been accounted for. The issue is that the proposed development, as it stands, does not seek to the further the purpose of conserving and enhancing natural beauty are the area.

2.0 Dark Skies

- 2.1 The Campaign to Protect Rural England published Night Blight: Mapping England's light pollution and dark skies in 2016. Therein on page 14 it says:
- "There are 34 Areas of Outstanding Natural Beauty in England which protect 26% of our darkest skies. Planning policies and decisions are taken by the various local authorities within the AONB area."
- "On average, Cannock Chase AONB is the brightest" and it continues, "The Chichester Harbour AONB is the next but one brightest."
- Light pollution is a recognised issue at Chichester Harbour National Landscape.
- 2.2 Since the CPRE report was published, successive Management Plans for Chichester Harbour (2019-2024, 2024-2025, and 2025-2030) have raised the importance of Dark Skies through the Conservancy's own Planning Principles that recognise the relevant section of the Adopted Joint SPD in 2017.
- 2.3 The Adopted Joint SPD states the following:

Dark Skies (Page 47)

30.1 Applicants are encouraged to develop lighting proposals that reduce the adverse impact of artificial light in Chichester Harbour. Smooth, reflective building materials, including large horizontal expanses of glass, particularly near the harbour, have the potential to change natural light and to create polarised light pollution affecting wildlife.

30.2 A statement outlining where the light will shine; when the light will shine; how much light will shine; the possible ecological impact and a series of mitigation measures, if appropriate, should accompany a planning application.

30.3 Applicants are encouraged to include evidence to demonstrate the following: The lighting proposals are the minimum needed for security and/or working purposes. Any obtrusive light from glare or light trespass is an acceptable level. Light beams will not be pointed out of windows. Security lights are fitted with passive infra-red detectors (PIRs) and/or timing devices so as to minimise nuisance to neighbours and are set so that they are not triggered by traffic or pedestrians passing outside the property or premises. Overall compliance with the published best practice guidance from the [Institution of Lighting Professionals](#).

2.4 APP/26/00170 has not demonstrated any attempt to reduce the impact of artificial light on Chichester Harbour. There is no statement outlining where the light will shine, nor any ecological considerations.

3.0 Conclusion

3.1 Chichester Harbour Conservancy appreciates the site provides an important service for residents and visitors to Hayling Island, and therefore is taking a pragmatic approach to its response in terms issuing a holding objection rather than recommending refusal, to give the applicant the opportunity to provide further information which will help to alleviate concerns.

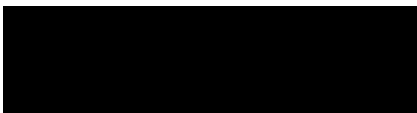
3.2 The LPA are advised to seek from the applicant:

- a) an application that better reflects the national importance of the site that genuinely seeks to further the purpose of conserving and enhancing the natural beauty of the area; and;
- b) a lighting plan that is consistent with guidance from the Institution of Lighting Professionals, following a best practice approach.

3.3 If these matters are satisfactorily addressed, the holding objection will be removed.

3.4 If this information is not forthcoming, or is unsatisfactorily addressed, Chichester Harbour Conservancy will recommend refusal.

Yours sincerely,



Dr Richard Austin
Director of Conservation
Chichester Harbour Conservancy

Chichester Harbour Conservancy
The Harbour Office, Itchenor, Chichester,
West Sussex PO20 7AW

01243 512301
info@conservancy.co.uk
www.conservancy.co.uk

Appendix

Chichester Harbour National Landscape

Chichester Harbour was designated as an Area of Outstanding Natural Beauty (AONB) in 1964. From 22nd November 2023, all AONBs are now referred to as National Landscapes to better reflect their national importance. Chichester Harbour is the smallest mainland National Landscape in England and is quite rightly regarded as a **protected landscape**.

Local Planning Authorities must give great weight to the primary purpose of the AONB designation.

The primary purpose of the AONB designation is to **conserve and enhance the natural beauty of the area**. In pursuing the primary purpose, account should be taken of the needs of agriculture, forestry, other rural industries and of the economic and social needs of local communities. Regard should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment. Recreation is not an objective of designation, but the demand for recreation should be met insofar as it is consistent with the conservation of natural beauty and the needs of agriculture, forestry, and other uses.

All relevant authorities, including Local Planning Authorities, have a new strengthened duty as of 26th December 2023, under the Countryside and Rights of Way Act 2000, to 'seek to further the purpose' of conserving and enhancing the natural beauty of the AONB (National Landscape).

Chichester Harbour Conservancy

Chichester Harbour Conservancy was established in 1971 with two functions which apply to land and water within the Amenity Area.

21.– (1) It shall be the function of the Conservancy, subject to the provisions of this Act, to take such steps from time to time as to them seem meet for the conservancy, maintenance and improvement of

- (a) The harbour, for the use of pleasure craft and such other vessels as may seek to use the same;
- (b) The Amenity Area, for the occupation of leisure and recreation and the conservation of nature; and the facilities (including, in relation to the harbour, navigational facilities) afforded respectively therein or in connection therewith.

(2) In the fulfilment of the function with which they are charged by subsection (1) of this section, the Conservancy shall have regard to the desirability of conserving the natural beauty and amenity of the countryside and of avoiding interference with fisheries.

A Note from Natural England:

Natural England is a non-departmental public body sponsored by the Department for Environment, Food and Rural Affairs. It is responsible for ensuring that England's natural environment, including its land, flora and fauna, freshwater and marine environments, geology, and soils, are protected and improved. It also has a responsibility to help people enjoy, understand, and access the natural environment. Natural England advise that Chichester Harbour Conservancy's "knowledge of the site and its wider landscape setting, together with the Policy Aims of the Management Plan, will be a valuable contribution to the planning decision."

Chichester Harbour Conservancy

The Harbour Office, Itchenor, Chichester,
West Sussex PO20 7AW

01243 512301

info@conservancy.co.uk
www.conservancy.co.uk

Chichester Harbour Management Plan (2025-2030) Incorporating the Amenity Area and Harbour

The [Chichester Harbour Management Plan](#) (2025-2030) details the Special Qualities of the National Landscape and features four Policy Aims to guide its management. Chichester Harbour Conservancy prepared the Management Plan on behalf of the Local Planning Authorities. The Plan was subject to a public consultation over 8 weeks and is a material planning consideration.

Chichester Harbour Planning Principles:

Chichester Harbour Conservancy developed seven Planning Principles to guide development in and around the National Landscape. The Planning Principles directly inform a developer whether a planning application is likely to be supported by the Conservancy, therefore applicants for planning permission are advised to meet and demonstrate compliance with these Principles (where appropriate).

National Landscape Impact Statement:

All developers inside the National Landscape are recommended to submit a National Landscape Impact Statement to the Local Planning Authority to show how the application:

- a) will conserve and enhance natural beauty;
- b) complement the special qualities of the National Landscape and
- c) will deliver the adopted Policy Aims and meet the Planning Principles in the Management Plan.

Developers that spend time on preparing a National Landscape Impact Statement are likely to negate questions along these lines arising at a later date.

Chichester Harbour AONB Landscape Character Assessment

The purpose of the Landscape Character Assessment is to provide an understanding of the unique landscape character and special qualities of the Chichester Harbour National Landscape to inform the development of National Landscape Management Plans and wider planning policy. The Landscape Character Assessment is a material planning consideration.

Chichester Harbour AONB Joint Supplementary Planning Document (SPD)

Chichester District Council and Havant Borough Council jointly published guidance on development proposals in Chichester Harbour AONB in 2017. It expanded upon the relevant policies in the Local Plans, particularly relating to the design of replacement dwellings and extensions and provides photographic examples showing the impacts of developments and suggested techniques for limiting those impacts. The Joint SPD is a material planning consideration.

Conservancy Works Licence

The Chichester Harbour Conservancy Act 1971 (Sections 45, 47 and 48) makes it an offence for any person to construct, alter, renew, or extend any works on, under or over tidal waters or tidal lands below the level of Mean High-Water Springs in Chichester Harbour unless licensed to do so by the Conservancy. Approval must be gained before any works commence.

More info: <https://www.conservancy.co.uk/about-chichester-harbour-conservancy/planning/>

Ends

Chichester Harbour Conservancy

The Harbour Office, Itchenor, Chichester,
West Sussex PO20 7AW

01243 512301

info@conservancy.co.uk
www.conservancy.co.uk

[Page Left Blank]