

Hi Henrietta,

Thank you for reconsulting me on this application following the Judicial Review I can see from the submitted documents this is a resubmission of the original application accompanied by a landscape visual appraisal.

I have reviewed the submitted Landscape and visual appraisal (October 2025) and I am content that this document is appropriate. I agree with the conclusions, that in terms of landscape the application is consistent with local and national related policies. The viewpoints submitted clearly demonstrate that views of the infrastructure associated with wedding venue do not cause significant detrimental harm to the landscape. Given the objection from the Chichester Harbour relate to ecology, noise, external lighting and impact on adjoining areas, the impact on the landscape as a result of this development is not the subject of contention.

For clarity the Chichester Harbour SPD documents were reviewed in conjunction to the original application. The Management plan provides information on the protected national landscape, legislation and management policy aims. The overarching principals of the management plan is to conserve and enhance the ANOB, which we fully support. While the management plan sets out the overarching principals the Chichester Harbour Area of Outstanding natural beauty Joint Supplementary Planning Document provides design guidelines for development within the Chichester Harbour. The proposals are felt to be inline with the guidelines for landscape, plant species, scale and massing and ancillary buildings. The applicant could go further to mitigate the visual impact of the development by planting additional screening between the shoreline and the facilities which will be in line with the design guidelines for gardens and boundaries. However as outlined in the landscape appraisal the visual impact is not significant (due to existing mature vegetation) and therefore further planting whilst welcomed is not necessarily required.

The landscape character assessment (LCA) 2019 provides planning and land management guidelines (within ANOB) which reiterates the strategy to conserve and enhance (G1 North Hayling) the wooded character and long-term management plan of Tournurbury Wood. Given the application does not seek to remove the woodland coupled with the findings from the landscape appraisal (minimal impact on character) the proposals are not contrary to the planning and management guidelines.

Kind regards,

**Harry Mitchell CMLI**

Chartered Landscape Architect

Havant Borough Council