



Havant Borough Council
Development Management
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

VIA PUBLIC ACCESS / E-MAIL ONLY

19th October 2026

Dear Jennie,

Application: APP/26/00648 - Extensions and alterations to existing dwelling and amend fenestration to front elevation to create a Georgian style appearance.

Location: 50 Langstone Road, Havant, PO9 1RF

Chichester Harbour Conservancy is a unique organisation in that it is the only Harbour Authority with statutory responsibility for conserving natural beauty within a National Landscape (formerly AONB). Further details are explained in the Appendix to this response.

Please note that the above case has been considered as a fully delegated decision by the National Landscape Planning Officer at Chichester Harbour Conservancy.

Chichester Harbour Conservancy's Response

OBJECTION ON THE FOLLOWING GROUNDS:-

The proposal, due to its flat roofed design, increased scale and bulk, and incoherent windows across different elevations, would fail to relate to existing surrounding development and would therefore be incongruous in the street scene and as a result, harmful to the setting of the Langstone Conservation Area and the Chichester Harbour National Landscape, both of which the property fronts onto. As such, it would be contrary to National Planning Policy Framework Policy N4 (4), Core Strategy Policies CS11 CS12 and CS16, as well as the Chichester Harbour Management Plan 2019-2024.

Reasoned Justification

This is a bungalow on the west side of Langstone Road (which forms the National Landscape boundary), set behind close-boarded fencing. The property is located in a highly sensitive intersection where the urban settlement of Langstone meets the protected historic village (Langstone Conservation Area) and the protected coastal environment (Chichester Harbour National Landscape).

The proposals involve extending the dwelling so that it would be unrecognisable as its former self, converting it into a two-storey flat roofed dwelling. The proposed front elevation appears to mimic Georgian style architecture with a white-rendered finish, lattice framed sash windows, a portico front entrance feature, and a stepped cornice and parapet detail to this elevation. The remaining elevations would a stark contrast with large modern-style windows and flint panels intermixed with the white render.

The overall effect of this change would be to introduce a highly incongruous building of significantly increased bulk and scale amongst more traditional pitched roofed buildings along this side of Langstone Road. This would constitute poor design and have a harmful effect on the character of the area and street scene as a result. In addition, as the property directly faces onto both the Langstone Conservation Area and the Chichester Harbour National Landscape, the proposals would also conflict with the National and Local planning policies which provide extra safeguards to protect the setting of these highly protected areas. The historic core of Langstone village which forms the Conservation Area, forms an important element of the special qualities of the Chichester Harbour National Landscape, and the proposed building would face directly onto both.

Havant Core Strategy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) states that planning permission will be granted for development that ensures that the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced, and protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas or buildings of local historic or architectural interest.

Havant Core Strategy CS12 states that development should carefully assess the impact of individual proposals on the Chichester Harbour AONB and its setting, and should conserve and enhance the special qualities, as defined in the Chichester Harbour AONB Management Plan.

Core Strategy Policy CS16 (High-Quality Design) states that development should demonstrate that its design responds to, draws inspiration from and respects local context.

All of these policies are reflected in both the National Planning Policy Framework Policy N4 (4) and Chichester Harbour AONB Management Plan (2019-2024) Policies 2 and 15 as well as Planning Principles PP01 and PP03.

The current application includes no supporting statement to demonstrate that the design has been reached in the context of existing development and the adjacent Conservation Area and National Landscape and would clearly conflict with the above policies by virtue of its incongruous appearance and the increased height, bulk and glazing compared with the existing building.

Yours sincerely,

Linda Park

**National Landscape Planning Officer
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. Since 22nd November 2023, all AONBs are 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 nationally important **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. It is a unique organisation in that it is the only Statutory Harbour Authority with responsibility for the conservation of natural beauty within a National Landscape. Its purposes extend beyond that of other National Landscapes, to include leisure, recreation, and the conservation of nature.

The management of the National Landscape was formalised through the Countryside and Rights of Way Act of 2000 with Chichester Harbour Conservancy appointed as the Joint Advisory Committee (JAC) for the National Landscape.

Chichester Harbour Conservancy's Planning Committee

Chichester Harbour Conservancy utilises a member-led Planning Committee to act on behalf of the Conservancy Board in responding to the larger of more controversial planning applications and consultations. Membership is derived from the Conservancy Board and the Statutory Advisory Committee. The Conservancy's Case Officer reports, agendas, and minutes of past meetings are on the Conservancy's [website](#).

Chichester Harbour Statutory Management Plan

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 under Policy NE14 of the Chichester Local Plan (2021-2039) and Policy CS12 of the Havant Borough Core Strategy. This means it is relevant in making planning decisions within and around Chichester Harbour National Landscape.

[Chichester Local Plan 2021-2039](#)

[Havant Local Plan \(Core Strategy\) 2011 and Allocations Plan 2014](#)

Chichester Harbour Conservancy

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

01243 512301

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

Chichester Harbour Planning Principles

Chichester Harbour Conservancy has developed seven Planning Principles to guide development in and around the National Landscape. These Planning Principles can be read on page 41 of the [Management Plan](#). The Planning Principles directly inform 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).

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 Area of Outstanding Natural Beauty 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 expands 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.

National Landscape Impact Statement

All applicants 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.

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

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. Guidance notes can be found [here](#).

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 advises that Chichester Harbour Conservancy's "knowledge of the site and its wider landscape setting, together with the aims and objectives of the AONB's Statutory 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

Summary of Environmental Designations at Chichester Harbour

Worldwide Designation	Ramsar Site	Wetlands are among the most diverse and productive ecosystems. Chichester and Langstone Harbours were recognised as a wetland of international importance when they were designated as a Ramsar Site in 1987, under the Ramsar Convention.
Nationally Important Designations	National Landscape	A National Landscape (formerly AONB) is a landscape which is considered so precious that it is protected for the nation. The criteria for designating a National Landscape include valuable wildlife, habitats, geology, and heritage, as well as scenic views. Chichester Harbour was designated as an AONB in 1964.
	Bass Nursery Area	A Bass Nursery Area is a place that is recognised as a haven for small school bass. Fishing for bass, or fishing for any fish using sand-eels as bait, by any fishing boat within any part of the Harbour as defined, is prohibited between 30th April and 1st November each year. Chichester Harbour was designated a Bass Nursery Area in 1990.
	Site of Special Scientific Interest (SSSI)	Chichester Harbour was designated a Site of Special Scientific Interest in 1970 because it was of special interest by virtue of its fauna, flora, geological or physiographical / geomorphological features.
	Special Area of Conservation (SAC)	A Special Area of Conservation is a site designated under the Habitats Directive. These sites, together with Special Protection Areas, are called Natura sites and they are internationally important for threatened habitats and species. Solent Maritime SAC was designated in 1994.
	Special Protection Area (SPA)	A Special Protection Area is a site designated under the Birds Directive. Chichester and Langstone Harbours SPA was designated in 1979.
	Water Framework Directive	This aims for good water quality and covers groundwater, surface water (rivers, canals, lakes, reservoirs, estuaries, other brackish waters, and coastal waters) out to one nautical mile from shore as well as wetlands. The Directive, which came into effect in 2000, gives shellfish harvesting waters and bathing waters special protection.
Locally Important Designations	Conservation Area	Conservation Areas protect special architectural and historical places of interest. There are ten Conservation Areas in and around Chichester Harbour.
	Dark Sky Discovery Site	Three Dark Sky Discovery Sites were defined in Chichester Harbour in 2017. They are particularly good sites for stargazing.
	Local Nature Reserve	Local Nature Reserves are particularly appropriate for educational, research or public information purposes. There are five Local Nature Reserves in Chichester Harbour.
	Local Wildlife Site	Local Wildlife Sites in West Sussex feature important habitats that complement Local Nature Reserves and the Site of Special Scientific Interest. They are the equivalent of a Sites of Importance for Nature Conservation in Hampshire. There are 16 Local Wildlife Sites in Chichester Harbour.
	Site of Importance for Nature Conservation (SINC)	Sites of Importance for Nature Conservation in Hampshire feature important habitats that complement Local Nature Reserves and the Site of Special Scientific Interest. They are the equivalent of Local Wildlife Sites in West Sussex. There are 25 SINCs in Chichester Harbour.