

Chichester District Council

THE CABINET

9 May 2017

Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document

1. Contacts

Report Author:

Sue Payne - Planning Policy Officer

Telephone: 01243 534722 E-mail: spayne@chichester.gov.uk

Cabinet Member:

Susan Taylor - Cabinet Member for Planning Services

Telephone: 01243 514034 E-mail: sttaylor@chichester.gov.uk

2. Recommendations

2.1. That the Council be recommended to:

(1) Adopt the Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document (set out in appendix 1 to this report); and

(2) Approve the proposed responses to representations received (set out in appendix 2 to this report).

3. Background

3.1. In 2007, Chichester District Council, Havant Borough Council and Chichester Harbour Conservancy jointly produced "Design Guidelines for new dwellings and extensions (Chichester Harbour Area of Outstanding Natural Beauty). This was revised in August 2010. No statutory public consultation process was undertaken on the document and it currently therefore has limited weight as a material consideration.

3.2. To enable a number of existing guidance documents and more up to date information to be assimilated and have greater weight, it was agreed to produce a joint Supplementary Planning Document (SPD) with Havant Borough Council, working closely with Chichester Harbour Conservancy.

3.3. The Cabinet approved the joint SPD for public consultation on 1 November 2016. A total of 23 respondents commented, making a total of 66 representations. All the representations have been considered and where appropriate amendments have been made to the SPD. These are shown in the revised document, attached at appendix 1, either as text struck through where it is to be deleted or bold where text is to be added. When adopted the joint SPD will replace the 2010 design guidelines.

3.4 Recently, the Development Plan and Infrastructure Panel (DPIP) considered the draft SPD and suggested some alterations, which have been incorporated into the document attached at appendix 1.

4. Outcomes to be Achieved

4.1. Adoption of the SPD will provide further guidance as to how Chichester District Council will implement Policy 43 (Chichester Harbour Area of Outstanding Natural Beauty) of the Chichester Local Plan: Key Policies. This should result in:

- ensuring that the character of the AONB is conserved and enhanced;
- higher quality proposals for development and a speedier decision making process in relation to planning applications submitted for consideration; and
- the provision of clear guidance to assist the local planning authorities in determining planning applications.

5. Proposal

5.1 That subject to proposed amendments following public consultation the joint SPD be adopted.

6. Alternatives Considered

6.1 To not provide further guidance on how local plan policies will be implemented in the AONB. The councils would then have to continue to rely on the existing Design Guidelines which do not carry significant weight.

7. Resource and Legal Implications

7.1 There are no significant resources or legal implications arising from the adoption of the joint SPD.

8. Consultation

8.1 The joint SPD was the subject of formal consultation for 6 weeks from 10 November to 22 December 2016. The representations received and the responses proposed are included in appendix 2 of the report.

9. Community Impact and Corporate Risks

9.1 The joint SPD seeks to conserve and enhance the natural beauty of the landscape and thereby the physical environment of Chichester Harbour. As a valued facility for recreation and enjoyment to residents and visitors alike the impact on the local community is positive.

9.2 There are no corporate risks.

10. Other Implications

Crime and Disorder	None
Climate Change	None
Human Rights and Equality Impact This Supplementary Planning Document expands on the vision and objectives of the adopted Chichester Local Plan: Key Policies 2014-2029. An Equalities Impact Assessment was prepared for the Chichester Local Plan: Key Policies 2014-2029 and this showed that the Local Plan had no adverse impacts.	None
Safeguarding and Early Help	None

11. Appendices

- 11.1 Appendix 1 – Joint Chichester Harbour Area of Outstanding Natural Beauty Draft Supplementary Planning Document – available to view online only with one hard copy in the Members Room at East Pallant House
- 11.2 Appendix 2 – Joint Chichester Harbour Area of Outstanding Natural Beauty Draft Supplementary Planning Document Representations and the Councils’ Responses – available to view online only with one hard copy in the Members Room at East Pallant House

12. Background Papers

- 12.1 None