

Public Document Pack

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A meeting of the **Cabinet** will be held in the Old Court Room The Council House (Chichester City Council) North Street Chichester on **Tuesday 9 May 2017 at 09:30**

MEMBERS: Mr A Dignum (Chairman), Mrs E Lintill (Vice-Chairman), Mr R Barrow, Mrs P Hardwick, Mrs G Keegan, Mrs P Plant, Mrs C Purnell and Mrs S Taylor

AGENDA SUPPLEMENT

5 **Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document (pages 1 to 148)**

This agenda supplement contains electronic online versions of the two appendices to the report for agenda item 5 below. The agenda papers do not include these appendices. One hard copy of each appendix has been placed in the Members Room at East Pallant House.

- (1) Appendix 1 - Joint Chichester Harbour Area of Outstanding Natural Beauty Draft Supplementary Planning Document
- (2) Appendix 2 - Joint Chichester Harbour Area of Outstanding Natural Beauty Draft Supplementary Planning Document Consultation Representations and the Councils' Responses

Adopted Joint Chichester Harbour Area of Outstanding Natural Beauty

Supplementary Planning Document



16th May 2017

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1 . Overview

Purpose of the document

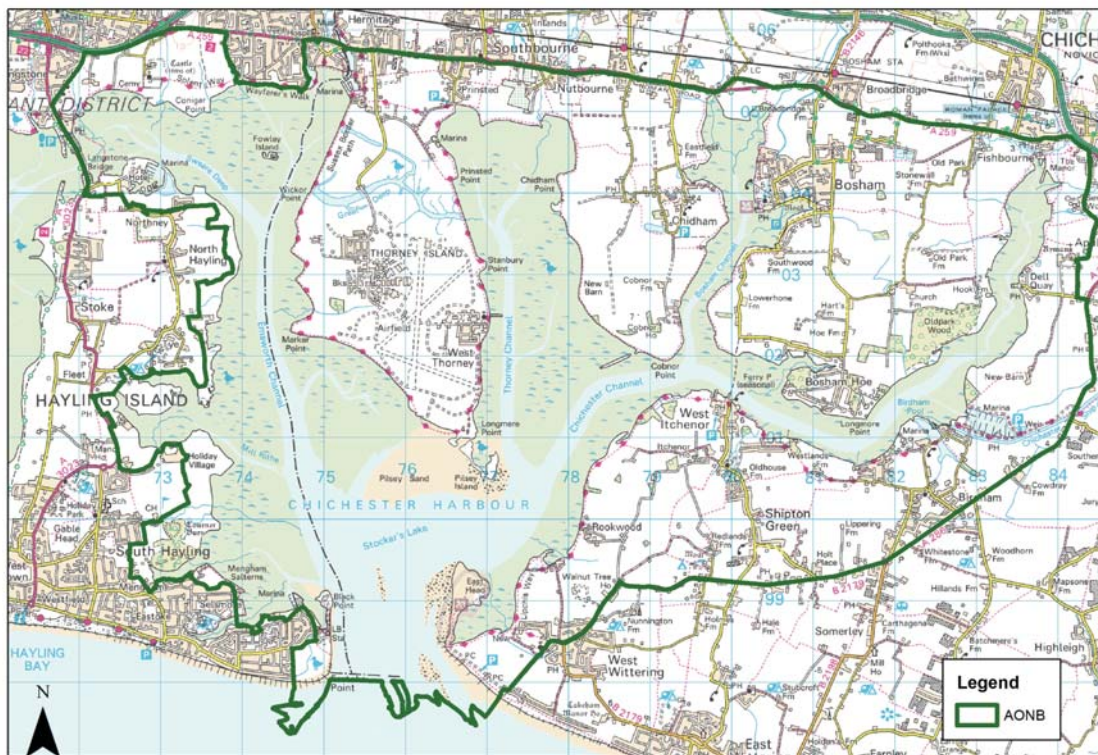
1.1 This document provides guidance for development proposals in the Chichester Harbour Area of Outstanding Natural Beauty (AONB), within Chichester District and Havant Borough. This SPD will be a material consideration when assessing planning applications or appeals and will be reviewed and updated periodically as necessary.

1.2 The information contained within the SPD will provide useful advice to those preparing planning applications to ensure that their development complies with planning policies applying specifically to the Chichester Harbour AONB. The document will also support the implementation of local planning policy and ensure a consistency of approach towards planning matters across the AONB.

1.3 It is specifically designed to provide further explanation to the planning policies relating to the AONB that are contained within the adopted Development Plan Documents for Chichester District Council and Havant Borough Council.

1.4 This document should be read in conjunction with the relevant local and national planning policies and Chichester Harbour AONB Management Plan. Further information on the relevant **Local and Neighbourhood** Plan policies, Management Plan, Sustainable Shorelines: General Guidance and Chichester Harbour Planning Principles can be found in **Section 43 Appendix 4**.

Map 1. Chichester Harbour AONB



Map produced by Chichester Harbour Conservancy 2013.
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Any further queries

1.5 If you have any further queries regarding any of the issues raised in this document, please contact the Planning Policy Team on 01243 785166 or email planningpolicy@chichester.gov.uk

Data Protection

1.6 All documents will be held at Chichester District Council, and representations will be published online. They will be handled in accordance with Data Protection Act 1998 and kept for three years following adoption of the Chichester Harbour Area of Outstanding Natural Beauty SPD. Personal contact details will be removed from copies of representations published electronically. Please be aware that representations made about this document (including your name and address) cannot be treated as confidential.

Acknowledgement

1.7 **The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document updates and replaces the Design guidelines for new dwellings and extensions revised in August 2010, which was produced by The Terra Firma Consultancy. The photos included in this SPD have been kindly provided by The Terra Firma Consultancy.**

2 . Overarching Principle

2.1 The landscape of Chichester Harbour was formerly recognised as being of national importance in 1964 when it was designated an Area of Outstanding Natural Beauty (AONB). Any development proposed in the Chichester Harbour Area of Outstanding Natural Beauty **AONB** should be guided by these four principles:

Protect, Conserve and Enhance Natural Beauty and Wildlife:

- To ensure that all development conserves and enhances the natural beauty of Chichester Harbour.
- To stimulate the highest standards of design, conservation and development.
- To consider where the development will be seen in the wider landscape and from the water and demonstrate how any adverse impacts have been positively mitigated to conserve and enhance the AONB.
- To ensure that development will effectively mitigate any adverse impacts on the AONB and to secure positive, sustainable, social, economic and environmental benefits to fulfil the purposes of the SPD.

2.2 There are important international, national and local statutory **and non-statutory** nature conservation **and historic environment** designations within the AONB, recognising the importance of the Harbour for wildlife, particularly over-wintering birds. There are also a number of heritage assets, both designated and non-designated, within the AONB. **Public access is also important and needs to be managed in accordance with conservation and recreation objectives.** More information can be found on [Havant Borough Council](#) and [Chichester District Council](#) websites.

Table 2.1 Designations

AONB	Area of Outstanding Natural Beauty, of which Chichester Harbour was designated in 1964.
Conservation Area	Conservation Area, of which protects notable environmental and historical places of interest.
Local Nature Reserve	Local Nature Reserves are particularly appropriate for educational, research or public information purposes.
Local Wildlife Site	In Hampshire, the equivalent of a SINC/SNCI. These are also known as SINC or SNCI
Ramsar	Ramsar Site, of which Chichester and Langstone Harbours were designated in 1987.
SAC	Special Area of Conservation, of which Solent Maritime was designated in 1994.
SPA	Special Protection Area, of which Chichester and Langstone Harbours were designated in 1979.

2 . Overarching Principle

SSSI	Site of Special Scientific Interest, of which Chichester Harbour was designated in 1970.
SINC/SNCI	In West Sussex, the equivalent of a Local Wildlife Site.

2.3 As a general principle of design in the environment, all proposals should be informed by a clear process of contextual analysis, understanding the site, its features and surroundings. More particularly for the AONB, this will include an understanding of where the finished development will be seen from in the wider landscape, whether on land or water.

2.4 Overall, it is the natural landscape and trees/vegetation which should predominate in rural/coastal locations. To take account of the AONB's landscape character, applicants are encouraged to refer to **the conservation of cultural heritage, an important consideration in the AONB, where relevant, and to** the advice and guidelines within the landscape capacity/sensitivity studies produced by Chichester District Council (CDC) and Havant Borough Council (HBC). These were produced as part of the evidence base to determine where new development might most appropriately be accommodated in their adopted Local Plans and are available on the local authority's websites.

2.5 **West Sussex County Council have also produced some local distinctiveness guidance which complements and expands upon the landscape character assessment of West Sussex and the associated land management guidelines. Further information can be found in Section 43.**

2.6 It would also be helpful for applicants to refer to the landscape character assessment of the AONB which Chichester Harbour Conservancy published in 2005. This assessment informs the character areas listed in Section 31, and is available to read on the Conservancy's website.

3 . Planning Permission

3.1 In addition to the guidance within the main part of this SPD, there are a number of further issues to consider if you are proposing to undertake development or works within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). You may need at least one of several consents. These include:

- Planning permission;
- Other local authority consents;
- Works licence from the Chichester Harbour Conservancy
- Marine Licence from the Marine Management Organisation;
- Approval from Natural England; and
- An environmental permit from the Environment Agency.

3.2 Further details of these permissions, licences, and consents are detailed within this section of the SPD.

3.3 The Chichester Harbour AONB covers an area of 3,700 ha, 2,700 of which are in Chichester District with the remaining 1,000 ha in Havant Borough. The part in Havant Borough includes land in southern Langstone, southern Emsworth, Northney, a number of sections of central and southeast Hayling Island as well as Emsworth and Chichester Harbour. In Chichester District it includes land primarily to the south of the A259, including part of Hermitage and Southbourne, Thorney Island, Prinsted, Nutbourne, Chidham, Bosham, Fishbourne, Dell Quay, Birdham, West Itchenor, and Shipton Green **and West Wittering**.

3.4 To ascertain whether your property or proposed development falls within the AONB, please refer to the map on page 4. Alternatively, there is a more detailed interactive map on the 'Where I live' section of Havant Borough Council's website (<http://52.17.42.98/ishare.hbc/havant.aspx>) or on Chichester District Council's website (<http://mydistrict.chichester.gov.uk/mycdc.aspx?tab=maps>) which you can use to check whether it is within the AONB boundary).

Planning permission and permitted development

3.5 The Secretary of State has granted permission for certain development. This is set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (**GPDO**), as amended. Otherwise, planning permission is generally required if you want to:

- Build something new
- Make a major change to a building, such as building an extension
- Change the use of a building

3.6 To find out if you need planning permission, visit the government's Planning Portal (<http://www.planningportal.gov.uk/permission/>) which contains details of planning requirements for many common projects. Please note that there are a number of projects which would not require planning permission outside of the AONB but will require planning permission inside the AONB, because certain permitted development rights do not apply there. This is set out in the **GPDO** Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. If you wish, you are able to make an application to a local planning authority for a formal determination as to whether your intended development is 'permitted

development'. If permitted, the local planning authority will grant a Lawful Development Certificate. **A Lawful Development Certificate will be granted when the proposed development meets the requirement of the GPDO 2015, as amended.** This provides legal proof that a proposal does not require planning permission, or that the existing use of a building is lawful for planning purposes. Applications of any kind can either be submitted online through the Portal or by email or post to the relevant local planning authority.

3.7 Links to application forms and accompanying guidance notes on submitting a planning application can be found on the websites of your local planning authority:

Table 3.1

Havant Borough Council:	http://havantstaging.webcurl.co.uk/making-planning-application/how-do-i-make-planning-application
Chichester District Council:	http://www.chichester.gov.uk/planningadvice

3.8 Details of the information and documents needed to support a planning application in the AONB or elsewhere are set out on the above council's websites and also on the Planning Portal ([How to apply](#)). This may include a Flood Risk Assessment if your proposal falls within Flood Zones 2 and 3. Note that for certain developments involving minerals and waste, the local planning authority will either be Hampshire County Council or West Sussex County Council.

4 . Pre-application advice

4.1 For general advice on the design and suitability of proposals for development, changes of use or extensions within the AONB, Havant Borough Council and Chichester District Council offer a professional pre-application advice service to developers and members of the public on a pre-paid basis. This can include advice on both the detail and broad principle of development and can also include whether a proposal for works would be treated as 'permitted development' i.e. would not require planning permission.

4.2 Obtaining pre-application advice may be even more helpful if you are considering undertaking development or works in Chichester Harbour AONB as there are many design considerations that need to be taken into account to avoid adverse impact on the designation, as highlighted within this document. Depending on the type of proposal, the advice will generally take the form of a) a written response, or b) a meeting with a planner and, as necessary, other specialists, and a follow-up letter.

4.3 Please follow the web links below for further information on the pre-application advice service for the Council area in which you live or are considering applying for planning permission. There are guidance notes available to download from these pages which set out how pre-application advice will be provided, the scale of charges for enquiries and the timescales in which the Councils aim to respond:

Table 4.1

Havant Borough Council:	http://havantstaging.webcurl.co.uk/planning-development-management/planning-permission-and-advice
Chichester District Council:	http://www.chichester.gov.uk/preapplicationchargingscheme

4.4 Members of the public or developers considering submitting a planning application within, on or outside but visible from the AONB boundary may also if they wish seek advice from Chichester Harbour Conservancy on the proposal's suitability in terms of landscape and nature conservation impacts and the potential effect on the AONB designation. **The Conservancy may make a charge for pre-application advice.** Please use the contact details below:

Chichester Harbour Conservancy:
Tel: 01243 512301
Email: info@conservancy.co.uk

5.1 A number of other consents may be required from the local authority of the area in which your proposal falls, as follows:

- Building Regulations Approval
- Works in a Conservation Area, including works to trees, even if they are not protected by a Tree Preservation Order
- Listed Building Consent / Certificate of **Lawfulness of Proposed Works** to a Listed Building

5.2 There is also a requirement under Section 40 of the Chichester Harbour Act of 1971, whereby written consent of the Conservancy, in addition to any required from the local planning authority, is also required to moor a houseboat in the designated Harbour area.

5.3 Most new building work requires approval under Building Regulations. Please see https://www.planningportal.co.uk/info/200125/do_you_need_permission which explains whether Building Regulations Approval is required for common projects. Building Regulations Approval is granted by either Havant Borough Council or Chichester District Council, depending on which part of the AONB your property is located in. For further information and application forms, please visit:

Table 5.1

Havant Borough Council:	http://havantstaging.webcurl.co.uk/building-control/building-regulation-approval
Chichester District Council:	http://www.chichester.gov.uk/buildingcontrolapplication

5.4 Chichester Harbour includes a number of conservation areas. In Havant Borough there are four distinct conservation areas – Emsworth, Langstone, Wade Court and Warblington. There are six conservation areas in Chichester District – Bosham, Dell Quay, Fishbourne, Prinsted, West Itchenor and West Wittering. Planning permission is **may be** required for demolition of a building in a conservation area. Details of how to apply are in Section 4.

5.5 There are currently 271 listed buildings within Chichester Harbour AONB, seven of which are Grade I and five are Grade II*. Listed building consent is required for demolition of **and any extensions or alterations to, a listed building likely to affect its character as a building of special architectural or historic interest, irrespective of whether planning**

5 . Consents

permission is required or part of it. This may be granted under a prior approval application ⁽¹⁾. Details of listed buildings and scheduled ancient monuments are held on [Historic England's website](#) ⁽²⁾

5.6 An application for Certificate of Lawfulness of Proposed Works to a listed building may be submitted to establish whether proposed works to a listed building would be lawful, i.e. they would not require listed building consent.

5.7 Applications for both of the above consents can be applied for through the Planning Portal. For application forms and further guidance, please visit: [Planning Portal - consent types](#)

1 <https://historicengland.org.uk/advice/hpg/consent/permissonandhas/>

2 There are presently four scheduled ancient monuments within the AONB. The settings of both listed buildings and scheduled ancient monuments are a material planning consideration.

6.1 Any development falling within the AONB boundary which entails construction, alteration, renewal or extension of any works on, under or over tidal waters or tidal lands below the level of Mean High-Water Springs by law requires a works licence from the Conservancy.

6.2 Applications for works licences must be made in writing to the Conservancy and must include any necessary plans, sections and drawings.

6.3 For further information, or to download guidance notes and an application form, please visit <http://www.conservancy.co.uk/page/planning/365/>, **along with details of any relevant required consents.**

6.4 Most proposed works in the AONB on sites that are on land would not fall into the above development categories and a works licence is therefore not required. There are exceptions however, for example development that extends into or over the sea, such as construction of a jetty, pontoon, bridge or sea wall. If you wish to seek advice or verification prior to submitting a planning application or an application for a works licence, then please contact the Conservancy:

Tel: 01243 512301

Email: info@conservancy.co.uk

Address: Harbour Office

West Itchenor

Chichester

West Sussex

PO20 7AW

Licences from other organisations

6.5 For sites on, under or over tidal waters or tidal lands below the level of Mean High-Water Springs, proposed works may require additional consents from other organisations. Depending on the nature of the works, these organisations may include:

- The Marine Management Organisation (MMO)
- Natural England
- Environment Agency

6.6 For protected and coastal sites, developers must consult the above agencies early in the planning process for environmental advice on planning applications (i.e. at the pre-application stage). Please see below for information on the permissions and consents required by these organisations.

6.7 **Consent will required from the relevant County Council with regard to works to a right of way. More information can be found on Hampshire County Council and West Sussex County Council websites.**

Marine Management Organisation

6 . Licences

6.8 The Marine Management Organisation (MMO) is responsible for marine licensing in inshore and offshore areas. Inshore areas include any area which is submerged at mean high water spring tide and includes estuaries, rivers or channels. Chichester Harbour has three main channels – The Emsworth Channel, Thorney Channel and Chichester Channel.

6.9 There are six categories of coastal activities that generally need a marine licence from the MMO as follows:

- Construction, alteration or improvement
- Dredging
- Deposits
- Incineration of any substance or object
- Removal of any substance or object
- Scuttling of any vessel or floating container

6.10 Further guidance on whether a marine licence is required, including a list of exempt activities, can be found at the following website: <https://www.gov.uk/guidance/do-i-need-a-marine-licence>. This web page also includes a link to information on how to apply for a marine licence.

6.11 To contact the MMO:

Tel: 0300 123 1032

Email: info@marinemanagement.org.uk

Natural England

6.12 Chichester Harbour has several important **sites that are protected at national (SSSI's), European (SPA's and SAC's) and international (Ramsar) level for their nature conservation**. protected sites, including a Site of Special Scientific Interest (SSSI). In addition it receives European level protection as a Special Protection Area (SPA), Special Area of Conservation (SAC) and as a Ramsar site (wetlands of international importance). For further information see <https://www.gov.uk/guidance/protected-sites-and-areas-how-to-review-planning-applications>

6.13 Natural England is a statutory consultee for works in the AONB, therefore local authorities consult them on developments in the AONB if the development is in or likely to affect an SSSI or any of the above European designated sites.

6.14 Developers may contact Natural England directly if they wish to ask about how to design or amend their proposal to reduce harm to the environment. Natural England responds to requests for advice from developers within an agreed timescale, although there is a charge for their **non-statutory** advice.

6.15 To contact Natural England:

Tel: 0300 060 3900

Email: consultations enquiries@naturalengland.org.uk

Environment Agency

6.16 You may need an environmental permit ⁽³⁾ for flood risk activities, for instance constructing or altering a coastal defence structure, dredging or diverting the flow of a main river. These permits cover specific activities:

- in, under, over or near a main river (including where the river is in a culvert)
- on or near a flood defence on a main river
- in the flood plain of a main river
- on or near a sea defence

6.17 For a list of the specific activities that require a permit, along with application forms to download and details of how to apply, please visit: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

6.18 The Environment Agency **is a consultee in the decision process on licence applications and may be notified if a marine licence application is made.** ~~must also have received notice that you have applied to the Marine Management Organisation for a marine licence.~~

6.19 To contact The Environment Agency:

Tel: 03708 506 506

Email: enquiries@environment-agency.gov.uk

The Environment Agency, Marine Management Organisation and Natural England all have a service where applicants, land owners and consultants can obtain non-statutory pre-determination advice, for example prior to planning permission being granted. This is achieved through a cost recovery scheme called the Discretionary Advice Service. For further information see

<https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals>.

3 As of 6th April 2016, environment permits replaced Flood Defence Consents. For further information, see

7 . Design guidelines

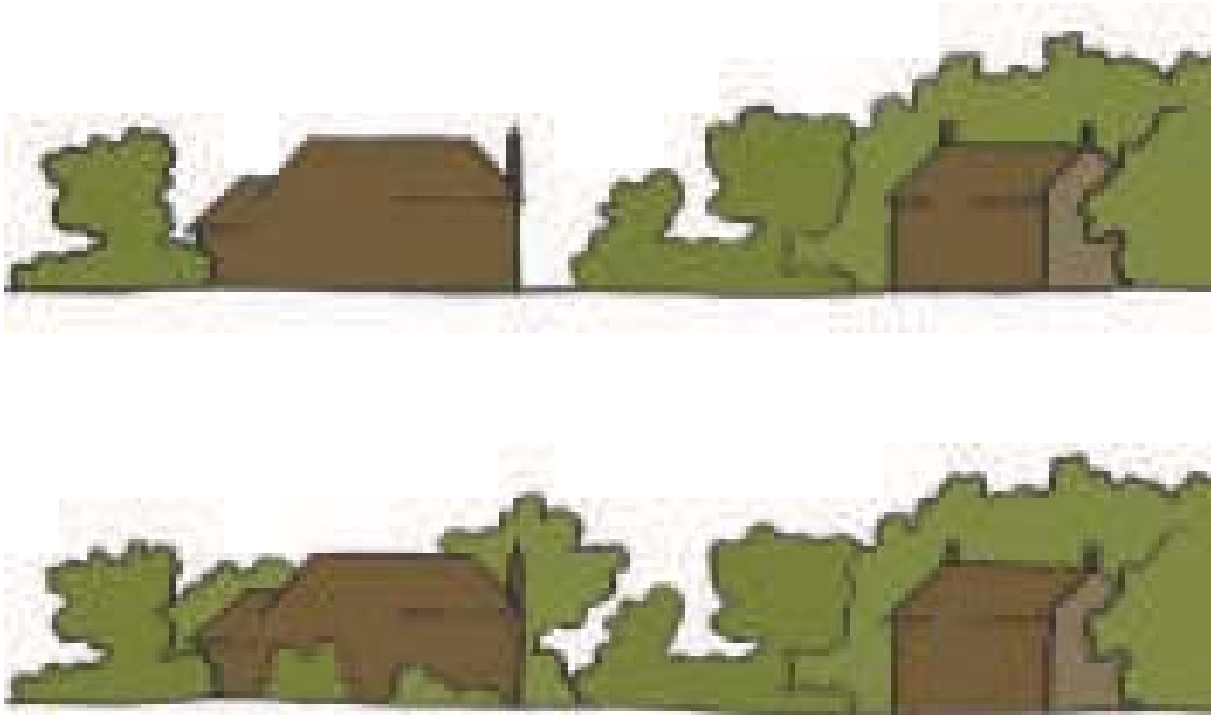
7.1 These should not be regarded as prescriptive but rather as a reference to establish basic design principles considered appropriate for use throughout the AONB.

7.2 Applicants are encouraged to submit a full written schedule of external facing and roofing materials, which are sympathetic to the host/adjacent building(s) and the general character of the area.

8.1 In designing the new development consideration should be given to both the proposal and its setting in the AONB landscape and how the scheme will contribute to the overall character of the area. When proposals are considered, the impact of the new building or extension will be assessed from public vantage points. These can be from roads, public footpaths and/or from the water. A Landscape **and** Visual Impact Assessment may be required in more sensitive areas where the site is exposed in the wider landscape.

8.2 Landscape features can play an extremely important role in the design of a new building and can help to reduce its visual impact in the wider landscape.

House on the left: increased visual impact with a stark outline against the sky.



Less obtrusive: foreground and background vegetation retained or planted: helps to soften the visual impact of new houses or extensions.

8 . Landscape

Contemporary dwelling in Bosham: roofline is set lower than the vegetation backdrop, avoiding hard lines of the silhouette against the sky



9 . Gardens and boundaries

9.1 Loss of garden space and boundary vegetation may lead to adverse impacts on local character and biodiversity. Existing hedges and trees should be preserved wherever possible. They may be important visual screens or the subject of statutory protection, for example a Tree Preservation Order.

9.2 New landscape proposals help to reduce the visual impact of a new development and the planting of native species can also have a positive impact on biodiversity.

9.3 However, the proximity of trees and buildings can cause conflict in a number of ways. Root penetration can affect stability of foundations, and conversely foundation construction can affect the health and stability of existing trees if roots are damaged. Applicants are encouraged to seek the services of a specialist to help ensure that conflicts are kept to a minimum.

9.4 New planting should adequately mitigate the impact of the development and/or the loss of natural features. Where trees are proposed to be removed a replacement ratio of 2:1 is advised (i.e. for every one tree felled, two must be planted), with replacements planted **of an appropriate species and** to heavy nursery standard.



10 . Plant Species

10.1 The choice of plants should be appropriate to the setting of the proposal in the wider AONB landscape. Native species typical of Chichester Harbour AONB should be used. The following are suggested for any landscaping scheme or proposed boundary planting.

10.2 Trees or hedgerow trees: English Oak (*Quercus robur*), Field Maple (*Acer campestre*), Holly (*Ilex aquifolium*; evergreen), Hawthorn (*Crataegus monogyna*; able to be coppiced to reduce height), Rowan (*Sorbus aucuparia*), Hazel (*Corylus avellana*; able to be coppiced to reduce height), Common Alder (*Alnus glutinosa*; able to be coppiced to reduce height)

10.3 Hedgerow species: Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), Field Maple (*Acer campestre*), Hazel (*Corylus avellana*), Holly (*Ilex aquifolium*; evergreen), Dogwood (*Cornus Sanguinea*).





11.1 The scale, mass and design of the house or extension will be critical to ensuring that the development is appropriate to the character of the AONB landscape. A very large building may often lead to loss of local and rural character.

11.2 Where appropriate, the development proposals should complement surrounding development character. For example if the house plot is set within an area of predominantly single storey bungalows, then a two or three storey house or extension may not be acceptable.

11.3 The position within the plot is very important to consider, not only for the siting of the house or extension itself, but also to make sure that the privacy and amenities, such as light, of neighbouring properties are preserved.

11 . Scale and Massing

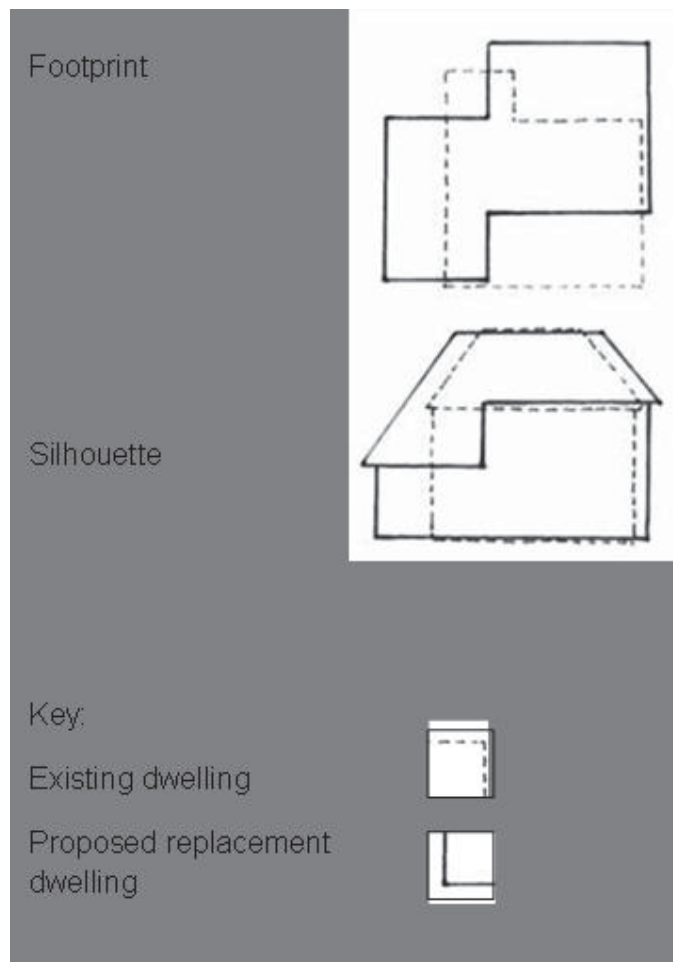


12 . Guidance on size increase

12.1 House extensions or replacement dwellings can have a significant impact on the wider AONB landscape, particularly when a significant increase in size is proposed. When considering substantial increases, a guideline of **there should be no more than a 50% increase above the original footprint, and or a 25% increase above the existing 'silhouette'** (on any elevation visible from the wider landscape). is likely to be the maximum increase that may be acceptable⁽⁴⁾.

12.2 For replacement dwellings, applicants are encouraged to submit proposed elevations and plans with the outline of the existing house, superimposed on the plans, so that the proposed size increase is obvious. The increase will be assessed on its impact as viewed from the wider landscape. This might be from the water, footpaths and roads or across open countryside.

Figure 12.1



4 Please refer to the latest General Permitted Development Order (2015) for up to date planning requirements - <http://www.legislation.gov.uk/uksi/2015/596/contents/made>

12 . Guidance on size increase

12.3 The acceptability of any increase in size (whether within the guideline limits or not) will be dependent on whether the site can accommodate the increase while still respecting local character by reflecting the surrounding pattern of development and spaces between buildings.

12.4 Acceptability will also depend on the setting of the site within the landscape, and the design, materials and finishes employed. Larger replacement dwellings or extensions will require careful thought about siting, silhouette, facing and roofing materials, **including their colour and shade**, height, massing and articulation, particularly of roof lines.

13 . Materials and finishes

13.1 Appropriate materials may include: timber, **naturally finished timber boarding**, tiles, slate, shingles, brick, flint and appropriately coloured render. Muted and darker tones may help to reduce the visual impact.

timber



timber



13 . Materials and finishes



brick and flint



13 . Materials and finishes

render and paint



shingles



thatch



slate



14 . Design of extensions



Sensitive joint scheme design in Itchenor for the extension of a pair of semi-detached houses; before and after

14.1 In the design of an extension to an existing dwelling it is important to respect or complement the style of the main house. Repetition of vertical or horizontal elements can help to relate the extension to the main house.

14.2 The scale and massing of an extension should generally be in scale and proportion to the main house, i.e. roof pitches should reflect the existing. Side extensions should be carefully designed and usually work best when they are subservient to the main building.

14.3 Rear and side extensions should be carefully designed to avoid impact on neighbouring properties, ensuring that there is sufficient amenity or garden space left for the house. Loss of car parking spaces may also be unacceptable.

14.4 When considering a front extension, the design should ensure that this does not impact on the character of the local area as well as on neighbouring buildings. It might be possible to consider a joint scheme with the neighbouring property, for instance a larger porch if the front doors are adjacent to one another.



15 . Ancillary buildings

15.1 Careful thought should be given to the siting and scale of ancillary buildings so as to avoid impact on neighbouring properties and dominance over the dwelling. The setting should not be intrusive in the landscape or in public views from the land or water.

15.2 Garages, car ports and boat houses should be set back from the front face of the building to avoid dominating the street scene and increasing the mass of a house. There should also be at least 6m of space so that a car can pull off the street.



16 . Colour and appearance



16.1 The choice of colour and finish of materials can be one of the most important design factors in reducing the impact of the building on the landscape. Generally very light colours (such as white, cream and light grey) and large areas of intense strong colours do not blend well with the rural landscape of the AONB, which in general is characterised by subtler, darker colours.

16.2 Large expanses of one colour can be undesirable as

this may serve to increase the apparent size of the building. The use of predominantly darker tones and matt finishes can ensure that the building 'blends into' its setting. This can be particularly important in minimising impact, for example, where a replacement dwelling would result in a significantly larger building than its predecessor. Dark roofs can also help to reduce the visual perception of size of a building and are less conspicuous from the wider landscape.



16.3 However, the use of lighter colours and render can be appropriate in some areas, where they reflect the general character of the surroundings, for example in the historic core of a village.

16 . Colour and appearance



17 . Choice of colours and materials

17.1 The use of materials that complement the character of the surrounding area is particularly important in maintaining and enhancing the character of the AONB.



17.2 The use of traditional, natural (preferably locally sourced) materials is generally more appropriate than man-made synthetic / pre-coloured materials, as these lack the variation in colour and texture found in natural materials. Painted or pre-coloured cladding such as the increasingly popular grey/ blue 'New England' style cladding is unlikely to be appropriate in relation to the more traditional local styles and materials found within the AONB, and can be highly visibly intrusive as an alien feature in a natural landscape setting.

17.3 A small range of complementary materials can be used, however, too much variation can create disharmony. In general terms, to ensure that a replacement dwelling or extension is in keeping with the setting or original house, materials should be chosen that respond to the landscape setting and/ or match or complement the existing house. Materials which will weather well over time should be chosen.



18 . Windows and glazing

18.1 Understandably most proposals for new dwellings and extensions include large amounts of glazing to maximise light and, particularly in waterside locations, views across the harbour. However the visual impact of glazing, in particular the issue of reflection, is a key concern in the AONB.



19 . Reducing the impact of windows

19.1 The design of windows is an important part in the development of a new or extended dwelling and should be of complementary scale, style, materials and proportion to the original dwelling and / or the character of the setting.



19.2 From the outside of most buildings glass often appears highly reflective, increasingly so when seen from an oblique angle. Almost every type of architectural glass under the right conditions reflects the sky, clouds, or nearby trees and surrounding landscape. ~~Night time lighting can also be a visual intrusion.~~

19.3 Coated surface glass such as low emissivity and solar control glass can be seasonally useful in keeping heat in and sun radiation out, but these can be highly reflective and are unlikely to be appropriate in the wider

landscape.

19.4 Large expanses of glazing or picture windows can have a very unsympathetic appearance and will tend to draw the eye from the wider landscape. Likewise, light coloured window frames can accentuate the prominence of windows, thereby increasing the intrusiveness of a building in the wider landscape.

20.1 Generally dwellings should be designed with windows that are proportionate in scale to the building elevation, i.e. there should be more building than window. The visual impact of larger windows can be reduced by the use of vertical subdivision of frames.



20.2 White is often the traditional colour for window frames, and is frequently found on older buildings such as those within the historic core of the villages in the AONB. White or other light colours can also be appropriate in other parts of the built-up areas. However, careful consideration should be given to the colour of window frames where the building lies within a rural or natural setting and is visible in the wider landscape, i.e. from the land or the water. In these instances it is usually



more appropriate to choose a more muted, darker or non-contrasting colour to the elevations, so as to minimise the visual intrusion of the building within its natural landscape setting. This is particularly relevant where a replacement dwelling or extension results in a significantly larger building than its predecessor.

20.3 The Chichester Harbour Education Centre at Dell Quay clearly illustrates the reduction in visual impact achieved through the use of non-contrasting window frames.

20 . Window frames

Chichester District and Havant Borough Councils Adopted Joint Chichester Harbour AONB SPD



21.1 Simple design techniques can be employed to reduce the impact of glazing, particularly from reflection, which will also maintain a good balance of natural light. These can include the use of brise soleil, louvres, overhanging eaves and canopies. These can also help to reduce the problems of solar gain by creating shade, which may be particularly appropriate in south facing locations where light levels may be higher.

louvres



overhanging eaves



22 . Dormers

22.1 Dormer windows should be in keeping and proportionate to the design and materials of the building. They should not dominate the facade. The choice of colour(s) is also important, as the facing and roofing materials should match or at least complement the main roof.



23 . Soffits, fascias and guttering

23.1 Where light coloured window frames are not appropriate, the colour of soffits, fascias and guttering should similarly be a subdued, dark or non contrasting colour to the elevations, or should match the colour of the window frames, as this also helps avoid increasing the prominence of the building in the AONB landscape.



24 . Marine Enterprise

24.1 Marine and tourism uses are closely associated with the special qualities of the AONB. Once sites are lost from marine-related use it is extremely unlikely that they will be replaced by new ones. It is therefore vital that marine sites are retained for the long term viability of the Chichester Harbour's marine infrastructure and the boats and businesses that depend on it.

24.2 All uses are encouraged to retain easy access to the water and special features of the building and demonstrate how the proposed uses are compatible with each other, so as to not constrain any retained marine business use in the future.

24.3 Marine-related or other appropriate commercial/employment use(s) should not be marginalised within a redevelopment so as to ultimately affect its viability in the long-term (a sufficiently detailed Business Plan may be provided to help demonstrate this).

25 . Sustainable Shorelines: General Guidance

25.1 The coastline of England has been subject to a strategic level planning **process** looking at opportunities for coastal defence as well as where techniques are best placed to address coastal flood and erosion risk management. Chichester Harbour is included within the [North Solent Shoreline Management Plan](#) (SMP2) as well as the proposed [Emsworth to East Head Flood and Coastal Risk Management Scheme](#).

25.2 Applicants are encouraged to seek pre-application advice from the Environment Agency, Natural England and Chichester Harbour Conservancy, particularly where proposals involve works to the shoreline or new/altered intertidal structures and sea defences. This may require a range of consents, including a 'Works Licence' from the Conservancy and consent from the Marine Management Organisation.

25.3 Proposals should consider the potential impacts of any shoreline defence works on navigation within the Harbour, both from direct impacts and those arising from any change in hydro-dynamics and sediment movement. The options available for managing shoreline frontages vary widely around the Harbour and depend on the local circumstances. The development of an appropriate option should not be undertaken in isolation. Consideration should be given to other nearby defences and wider 'cause and effect' implications on the Harbour.

25.4 Having identified an appropriate option, the following steps are advised:

- Develop outline design with dimensional drawings, technical specifications and method statements.
- Obtain all the necessary consents and licences.
- Develop detailed design for construction stage.
- Undertake construction.

25.5 In Chichester Harbour AONB, the North Solent Shoreline Management Plan recognises three ways in which the shoreline can be managed:

No Active Intervention / Adaptive Management of an Existing or Natural Defence

25.6 Let nature take its course. No further maintenance or repair work is undertaken except to manage health and safety at the site, allowing existing defences to deteriorate safely over time.

Managed Realignment

25.7 Improve shoreline performance by moving defences to a more suitable location further inland, allowing flooding to occur between the new and old lines of defence. If carefully managed, this can result in the creation of saltmarshes. Adaptive management can be applied to managed realignment and can result in a more gradual loss of backshore and the continued evolution of say natural dune habitat and land form.

Hold the Line / Hold the Line (No Public Funding Available)

25.8 Maintain: defences are maintained at their current levels, but as sea levels rise, flood risk increases over time.

25 . Sustainable Shorelines: General Guidance

25.9 Sustain: existing defences are raised and strengthened as sea levels rise keeping the level of flood risk the same as it is now.

25.10 Improved: new defences are installed or existing defences are improved. Managed realignment schemes allow controlled change in the shape of the Harbour's shoreline. The existing line of defence is removed or breached, and a new structure constructed landwards, allowing the land in-between to become inundated, creating new intertidal habitat.

25.11 There are five discrete types of defence that can be used:

1. Surface layer structure - construction of a protective layer to a coastal slope that is otherwise naturally stable. The protective layer is sufficiently robust to resist tidal and wave action. It can apply to both erosion and flood protection and can be combined with bed formation and embankment formation.
2. Bed formation - the raising of foreshore levels using a compatible material to reduce the exposure of the coastal slope to wave action. This only applies to erosion protection but can be combined with a surface layer structure, an embankment formation, a gravity structure or a piled structure.
3. Embankment formation - the raising of ground levels using bulk materials to form a barrier against flooding. (A similar concept can be used to form groynes on the foreshore, constructed in natural stone). An embankment mainly applies to flood protection. It can be a secondary defence behind an existing defence and it can be combined with a gravity structure or a piled structure.
4. Gravity structure - a heavy-duty rigid construction that uses hard materials, relies on its weight for its stability, and forms a barrier against coastal erosion and flooding. It can be a secondary defence behind an existing defence or combined with a piled structure.
5. Piled structure - construction works that rely on their embedment into the underlying ground for their stability, and form a barrier against coastal erosion and flooding. (A similar concept can be used to form groynes on the foreshore). A piled structure can be a secondary defence behind an existing structure and can be combined with a surface layer structure or a gravity structure.

25.12 Each one can be used as a standalone defence or in combination with others. They can be used in various sizes to suit the local situation or their combination with other types of defence. The overall difference between the various options mainly relates to the particular way in which they function and their general impact on the surrounding environment.

26 . New Moorings and Intertidal Structures

26.1 Please see the section on Permissions, consents and licences. Applicants are encouraged to discuss their proposals with Natural England, the Local Planning Authority and Chichester Harbour Conservancy to ensure that all relevant issues and consents are identified and applied for.

26.2 Intertidal structures will be assessed for their visual land/seascape, nature conservation and navigational safety impact. Structures should not cover more intertidal mud than the existing circumstance, unless mitigation measures **or compensation** in the form of new habitat **or enhancement** within the Special Protection Area is provided. The viability of existing marine enterprise may also be a consideration. Clear evidence should be presented by the applicant on these matters.

26.3 It is advised that alterations to an intertidal structure demonstrate that the silhouette/footprint of the structure has not materially increased and the materials used are dark/muted/matt colour finishes.

26.4 Applicants are encouraged to discuss proposals for new deep water moorings, new marinas and any new facilities which will provide new public access to the water for vessels, initially with the Chichester Harbour Conservancy.

27 . Signage

27.1 Proposals should be of a size which does not dominate the setting or elevation of a building. The top of any projecting signage to a shop front should generally be contiguous with the top of any fascia signage. There is a presumption against illuminated signage. Applicants are encouraged to use wooden, hand painted and non-illuminated signage, avoiding the use of garish or day-glow colours.

27.2 Signage should relate well to the setting of the host building(s) and/or be positioned on buildings to respect the elevational composition of the building, avoiding visual clutter.

27.3 Opportunities should be sought for a single, co-ordinated sign at the common entrance to shared business premises.

27.4 Chichester Harbour AONB is part of the wider Area of Special Advertisement Control ⁽⁵⁾. An Area of Special Control of Advertisements is an area specifically defined by the Council as it considers that its scenic, historical, architectural or cultural features are so significant that a stricter degree of advertisement control is justified in order to conserve visual amenity within that area.

28.1 Renewable energy installations are on a small scale and typically located adjacent to residential properties and/or small businesses. They should meet the following criteria:

- be sited discreetly or out of view from public vantage points;
- be unobtrusive in relation to the wider landscape setting;
- as far as practicable, there should be minimal impact of the appearance of the installation on the site and/or building; and
- operate at noise levels not exceeding 10dB(A) above background noise levels, within 50 metres of the installation.

28.2 It is now possible to obtain solar panels with dark as opposed to light aluminium surrounds/frameworks. Applicants are encouraged to use these.

28.3 Applicants in conservation areas should note that permitted development is restricted in such areas. Indeed in many conservation areas within the AONB, such rights have been withdrawn through a special order known as an Article 4 Direction. This includes solar photovoltaic (PV) or solar thermal equipment in some instances. In Havant Borough, this applies to Langstone Conservation Area, whilst there are several Article 4 Directions to which this applies in Chichester District. Article 4 Directions covering conservation areas can be viewed on the websites of the relevant local authorities.

29 . Telecommunication development

29.1 There is potential for telecommunication development, especially masts, to have a detrimental impact on the wider landscape of the AONB, whether they are located within or adjacent to the AONB boundary.

29.2 Applicants are encouraged to consider reducing the impacts of these often intrusive vertical features in the landscape by considering **their location along with** the height, colour and design of the scheme. **Where opportunities arise, mast sharing is also encouraged.**

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.

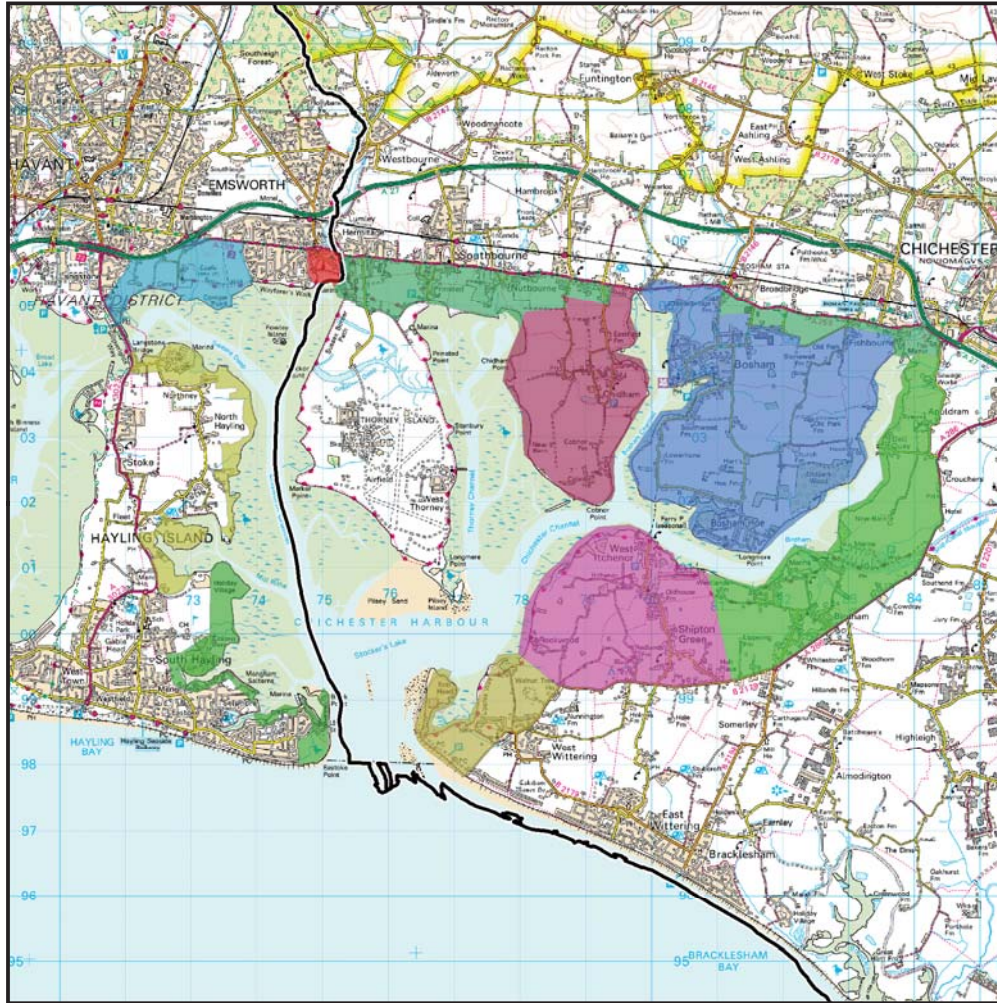
30.2 A statement outlining where the light will shine; when the light will shine; how much light will shine; the possible ecological impact and a series of mitigation measures, if appropriate, should accompany a planning application.

30.3 Applicants are encouraged to include evidence to demonstrate the following:

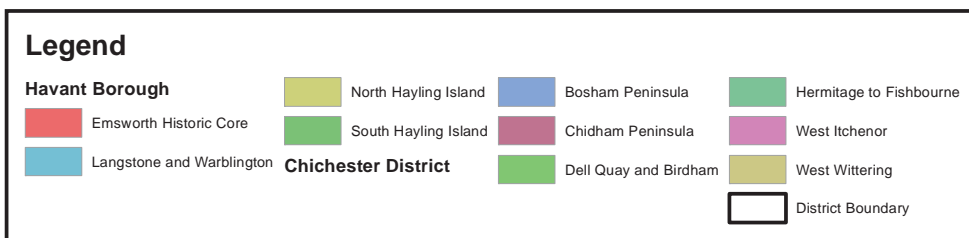
- The lighting proposals are the minimum needed for security and/or working purposes.
- Any obtrusive light from glare or light trespass is an acceptable level.
- Light beams will not be pointed out of windows.
- Security lights are fitted with passive infra-red detectors (PIRs) and/or timing devices 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](#).

31 . Character Area Map

Map 31.1



CHICHESTER HARBOUR
Area of Outstanding Natural Beauty
Character Areas



31.1 Thorney Island occupies a central position within the Harbour and has a distinct character, largely derived from its military use. There is currently a requirement for Thorney Island to be retained for military purposes and that the need for new development, as well as its design and location will therefore be heavily dictated by military requirements.

31.2 The Local Planning Authority will work with the Ministry of Defence to identify areas of the site that are less sensitive for development and to identify measures that might help to mitigate any impact of new military development on the AONB.

32 . Coastal Strip: South Hayling Island

32.1 The area is predominantly low lying and flat and is set within the context of extensive coastal urban development including bungalows, detached houses in larger plots and holiday villages.

32.2 Generally dwellings are predominantly brick or render, with some timber clad buildings: mostly bungalows and detached two storey. Detached shore side Art Deco villas to the south of the area have a strong marine character and distinctive flat roofs. Single storey shore side dwellings shelter behind with boundary vegetation.

32.3 Gardens are mostly open to the harbour with no fenced boundaries. There are a few trees on the shore side; taller trees tend to form a backdrop to the houses on the inland side.

Key Issues:

- Avoid the removal of mature trees and planting.
- Resist the pressure to introduce suburban walls, fences and sheds.
- Avoid the introduction of backland buildings such as garages and boat storage in exposed harbour side contexts i.e. Cockle Rythe and My Lords Pond.
- Avoid “imitation” styles of development for example mock Georgian.
- Maintain, update or extend Art Deco properties to the original style only, other contemporary styles are less successful in this location.
- Avoid reintroducing Art Deco style of housing away from Bracklesham Road and Wittering Road. Smaller housing in a marine style is generally more appropriate in other areas such as Eaststoke Avenue, Marine Walk and Salterns Lane.

References:

This area is covered by the Havant Borough Council Landscape Character Assessment Areas LCA 36i and 36ii and Chichester Harbour AONB Landscape Character Assessment Area F1.

33 . Coastal Strip: North Hayling Island

33.1 North Hayling is predominantly arable and pasture farmland with small hedged paddocks associated with settlements and a network of copses, small woodlands and tree belts giving a strong sense of enclosure.

33.2 Panoramic views of harbour are possible from the coastal path. Settlements are both historic and linear patterns of cottages and farms. The coastal edge of the area is mostly undeveloped. Development is predominantly linear of mainly semi-detached two storey dwellings, mainly brick and render, built between the wars with a suburban feel.

33.3 There are older traditional style thatched and tiled detached cottages with rural character.

Key Issues:

- There is pressure for additional extensions to shore side development.
- Avoid the loss of trees and hedges.
- Opportunities with semi detached houses for rear and side extensions to 'even up' and unify pairs and adjacent properties. Keep door and window styles the same within pairs. Discourage pairs with different masonry finishes.
- Front extensions should be discouraged so as not to lose valuable garden space and compromise the line of housing.
- Extensions should have similar roof angles to the main house.
- Discourage the use of timber fencing to boundaries; encourage use of locally distinctive materials such as flint or brick for walls.
- Try to ensure that new development responds to the existing settlement patterns, locally distinctive styles and patterns, locally distinctive styles and materials.

References:

This area is covered by the Havant Borough Council Landscape Character Assessment Areas LCA 29, 30 and 31 and Chichester Harbour AONB Landscape Character Assessment Area G1.

34 . Lower Coastal Plain: Langstone and Warblington

34.1 The villages are set on the flat coastal plain, with dense urban development of suburban Langstone and Havant to north. Langstone is a historic waterfront development with tightly packed buildings, some of which are associated with the former port industry of the village.

34.2 There are open views across the Harbour from the shoreline. Some of the properties have access governed by the tide. The buildings are mainly two storey with taller buildings forming prominent landmarks. Older properties tend to have first floor windows tight under eaves and roofs tend to be steep pitched. Whilst dwellings have a predominantly brick and render finish, there is some use of white and black weatherboard on newer dwellings.

Key Issues:

- There is a pressure for infill development extending the village.
- Try to ensure that historic character is not 'diluted' further by uncharacteristic new development; conservation of the historic village character is essential.
- Try to ensure new development responds to existing settlement patterns, locally distinctive styles and materials.
- The rural character of Warblington should be preserved.
- The use of flint and brick walls rather than wooden fencing should be encouraged.
- Extensions should have similar roof angles to the main house.
- Aim to keep door and window styles similar within terraced rows of similar within terraced rows of dwellings.

References:

This area is covered by the Havant Borough Council Landscape Character Assessment Areas LCA 26 & 27 and the Chichester Harbour AONB Landscape Character Assessment Area H1

35 . Lower Coastal Plain: Emsworth Historic Core

35.1 Emsworth is a historic dense urban development surrounded by water on three sides. There are occasional views of water from within the settlement and panoramic views of shore side development can be seen from shoreline paths and water.

35.2 There is a medieval street pattern to core of town which has a relatively uniform urban scale and massing. Streets are lined by predominantly linked two and three storey buildings with doors opening directly onto the street, giving a strong vertical emphasis to buildings.

35.3 The predominant materials within the built up area are light coloured render or brick facades, however the shoreline of the historic core is predominantly brick.

Key Issues

- There is pressure of infill development within the town.
- Try to conserve the historic character of the town.
- Try to ensure new development responds to existing settlement patterns, locally distinctive building styles, materials and landscape setting.
- Avoid wherever possible 'imitation' styles of development (for example mock Georgian).
- Generally maintain, update or extend inland dwellings to reflect historic character typical of the area.
- Rooms in roofs with skylights and dormer windows should be carefully considered to minimise visual impact.

References:

This area is covered by the Havant Borough Council Landscape Character Assessment Areas LCA 24 and Chichester Harbour AONB Landscape Character Assessment Area H1.

36 . Lower Coastal Plain: Hermitage to Fishbourne

36.1 Linear historic settlements along A259 set on flat coastal plain with occasional harbour views possible. Farmland character is mainly open with strong rectangular patterns. There are some smaller hedged paddocks within villages, and pockets of orchards and small copses on the settlement edges.

36.2 The various villages within the area have distinct and different characters. There is a distinctive traditional and historic character to the village centres with some thatched and timbered buildings.

36.3 Dwellings are mostly two storey dwellings, with some extending to three, predominantly using brick, flint, render, tile and slate materials.

Key Issues:

- There is pressure for infill development threatening to extend villages.
- Settlement is becoming very linear and continuous along roadside.
- Try to conserve the landscape setting of historic villages.
- Try to ensure new development responds to existing settlement patterns, locally distinctive building styles, materials and landscape setting.
- Raise the quality of development along the A259 corridor.

References:

This area is covered by Chichester Harbour AONB Landscape Character Assessment Area H1.

37 . Harbour Peninsula: Chidham

37.1 Chidham is a narrow peninsula edged by Thorney and Bosham Channels.

37.2 The peninsula has a gently sloping land form and is mainly rich agricultural land with large arable fields. The field boundaries are mainly low hedgerows, ditches and lines of wind sculpted trees. Lanes have a distinctive sunken appearance and the area has a strongly rural and slightly isolated character.

37.3 There are a number of attractive and traditional styled brick and flint manor houses, farm buildings and cottages, with materials being mainly brick and flint in a traditional style. Larger detached manor houses are set within walled grounds

Key Issues:

- New development should respond to existing settlement patterns, locally distinctive building styles, materials and landscape setting.
- Avoid further loss of trees and hedges.
- Any new development should be within the clusters based on 'original hamlets' rather in outlying positions.
- Use of traditional materials and building styles should be encouraged to reflect rural character.

References:

This area is covered by the Chichester Harbour AONB Landscape Character assessment Area G3.

38 . Harbour Peninsula: Bosham

38.1 The area is predominantly wide flat arable fields with a complex and irregular pattern. There is a concentration of woodland to south around Bosham Hoe. Remnants of parkscapes and historic farmhouses are scattered across the area. Larger twentieth century shore side houses, set in large garden plots, can have a more suburban character.

38.2 Bosham is a picturesque village with a historic core, clustered around landmark church. Predominant materials in the historic core include render, brick and flint, tile and thatch. Properties in central historic core are closely knit and mostly terraced.

38.3 Larger detached properties have important landscape settings that soften visual impact and views of landmark buildings across agricultural areas on edges of settlements are important to retain.

Key Issues:

- There is a great demand for the redevelopment of detached houses.
- Many extensions to existing properties, with large areas of reflective glazing are very unsympathetic to surroundings.
- Sympathetic management of shore side gardens is required to ensure a natural edge. Avoid loss of waterside trees and hedges.
- Development should respond to existing settlement patterns, locally distinctive building styles, materials and landscape setting.
- Replacement features should reflect adjacent properties where appropriate and be sympathetic to the character of area, where possible renewing period features.
- Rooms in roofs, skylights and dormer windows should be carefully designed to minimise visual impact.

References:

This area is covered by Chichester Harbour AONB Landscape Character Assessment Area G4.

39 . Manhood Peninsula: Dell Quay and Birdham

39.1 The area is a predominantly open arable farmland with large to medium scale field patterns. There are distinctive clusters of flint and brick cottages within the village cores. Westlands is a parkland estate enclosed by tree belts and copses. Wide views are possible across farmland towards landmark buildings and the South Downs.

39.2 Shore side maritime character housing on open coastal areas with larger detached houses set within woodland areas. The predominant materials of historic core are brick and flint. There is a 1970's large estate comprising of chalet bungalows and mock Georgian two storey houses.

39.3 There are views of landmark buildings across agricultural areas on edges of settlements. The landscape setting of larger houses is very important.

Key Issues:

- Potential pressure for additional shore side housing development and extensions.
- Development in the village cores should respond to local distinctiveness.
- The landscape setting of villages and small estates should be conserved and enhanced.
- Massing and roofscapes should be carefully designed to minimise impact.

References:

This area is covered by the Chichester Harbour AONB Landscape Character Assessment Area I1.

40 . Manhood Peninsula: West Itchenor

40.1 West Itchenor and Shipton Green form a linear village set within predominantly open arable farmland, with large to medium scale field patterns.

40.2 The long ribbon development along the north-south road orientation, leads to the historic village centre, focused on the shore side.

40.3 ~~The Spinney,~~ **Spinney Lane** is an estate of modern large detached properties, runs along the shoreline to the east.

40.4 Predominant materials of historic core are ~~render, hung tiles, brick and flint~~ **lime plaster, local red brick, brick and un-knapped flint/beach flint, painted brick, and cambered plain clay tile roofs**, and there is an occasional thatched property.

Key Issues:

- There is some visual intrusion from larger shore side houses and pressure for redevelopment of older and smaller shore side housing.
- Development in the historic village cores should respond to local character, existing settlement patterns, locally distinctive styles and materials.
- Wooded setting of larger houses should be conserved and enhanced. Loss of trees and hedges should be avoided.
- Try to ensure that the historic character is not 'diluted' by uncharacteristic new development. Conservation of the historic village character is essential.
- Massing and roofscapes should be carefully designed to minimise visual impact.

References:

This area is covered by the Chichester Harbour AONB Landscape Character Assessment Area I1.

41 . Manhood Peninsula: West Wittering

41.1 The village is set within predominantly open arable farmland with large to medium scale field patterns. There is a pleasant piecemeal feel to village with the central historic core around the church. No views of sea or harbour are available from the central core. The settlement edge has significant areas of scrub and trees, so the village is not often visible in the wider landscape.

41.2 Larger housing in diverse styles on estate developments to edge of village has glimpse views of harbour. The predominant materials used within the historic core are render, brick and flint and there is the occasional thatched property.

41.3 Predominantly flint walls or hedging forms strong garden boundaries to frontages and attractive front gardens add to the village character.

Key Issues:

- There is pressure for redevelopment of larger and older shore side housing.
- Development in the historic village cores should respond to local character, existing settlement patterns, locally distinctive styles and materials.
- The wooded setting of larger houses should be conserved and enhanced. The loss of trees and hedges should be avoided.
- Try to ensure that historic character is not 'diluted' by uncharacteristic new development. Conservation of the historic village character is essential.
- Massing and roofscapes should be carefully designed to minimise visual impact

References:

This area is covered by the Chichester Harbour AONB Landscape Character Assessment Area I1 and F2

42 . Glossary of Terms

Ancillary: Subsidiary or subservient, to the purposes of the main building. For example a building used for a variety of purposes, providing support to the use of the main building such as garages and outbuildings in relation to a house.

Articulation (architecture): Breaking down of a building's design into elements and the method of modelling these elements in terms of the shape or manner in which the elements come together and are connected. The articulation of a building reveals how the parts fit into the whole by emphasizing each part separately.

Building elements: Doors, windows, cornices and other features which contribute to the overall design of a building.

Building footprint: The area of ground covered by a building.

Canopy: A projecting or suspended hood over a door or window.

Complementary: Complements or enhances the original without necessarily copying it.

Conservation style rooflight: Low profile skylight with slim sections and fitting flush fitting with the roof coverings. They have an authentically traditional appearance and often comply with planning requirements for listed buildings and conservation areas.

Dormer: Any window projecting from the pitch of a roof.

Eaves: The lower edge of a sloping roof, where it overhangs the wallhead.

Erosion: In the Harbour context, the loss of land as a result of the shoreline due to tidal and wave forces.

Fascia: A board carrying the rainwater gutter.

Feature brickwork: Brickwork that emphasises the corners of walls or door and window openings often in a different colour from the main walls.

Foreshore: The zone between the low water and the high water marks.

Gable: The vertical part of the end wall of a building contained within the roof slope, usually triangular.

Hipped roof: A hipped roof has no gables, it consists of four sloping sides where the ends of the roof are sloped rather than vertical.

Hold the line: Maintain or upgrade the standard of protection provided by the existing defences. This covers situations where work or operations are carried out in front of the existing defences (such as beach recharge or groynes) to improve or maintain the standard of protection provided by the existing line of defence. This policy also involves operations to the back of existing defences (such as building secondary defences) where they form an essential part of maintaining the current shoreline defence system.

Landscape: The appearance of land, including its shape, form, colours and elements, the way these (including those of streets) components combine in a way that is distinctive to particular localities, the way they are perceived, and an area's cultural and historical associations.

Layout: The way buildings, routes and open spaces are placed in relation to each other.

Local distinctiveness: The positive features of a place and its communities which contribute to its special character and sense of place.

Mass / Massing: The combined effect of the arrangement, volume and shape of a building or group of buildings. This is also called bulk. Defined by a combination of height, bulk and silhouette of a building or group of buildings.

Managed Realignment: Managed Realignment (Retreat) involves the construction of a new defence landward of the existing defence and either removing the existing defence or allowing it to deteriorate in a controlled manner.

Scale: The size of a building in relation to its surroundings, or the size of parts of a building or its details, particularly in relation to the size of a person. Sometimes it is the total dimensions of a building, which give it its sense of scale. At other times it is the size of the elements and the way they are combined. The concept is a difficult and ambiguous one. Often the word is used simply as a synonym for 'size'.

Setting: The surroundings in which a building or landscape or other feature is experienced. Its extent is not fixed and may change as the building or feature and its surroundings evolve. Elements of a setting may contribute or detract from the appearance of the building or feature and may affect the way a building or feature is appreciated.

Silhouette: The overall shape of a building from a viewpoint in relation to its landscape setting, backdrop, other landmarks, adjacent buildings or groups of buildings.

Soffit: The underside or lining beneath a beam, or lintel, or of any projection from the face of a building.

Subservient / subordinate: Visually preserving the form and outline of the existing building by setting any extensions back from the main front wall of the existing building and keeping the height of the roof ridge and eaves below those of the existing building.

Topography: ~~A description or representation of artificial or natural features on or of the ground.~~ **The arrangement of the natural and artificial physical features of an area.**

Vernacular: ~~The way in which ordinary buildings were built in a particular place before local styles, techniques and materials were superseded by imports.~~ **Indigenous buildings traditionally constructed to local detail from locally available materials, usually without the benefit of an architect, that reflect custom and tradition rather than mainstream architectural fashions.**

Links to:

- National Planning Policy Framework - <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Planning Practice Guidance - <http://planningguidance.communities.gov.uk/blog/guidance/>
- Chichester Local Plan - <http://www.chichester.gov.uk/newlocalplan>
- Chichester District Council Supplementary Planning Documents and Policy Guidance - <http://www.chichester.gov.uk/policyguidance>
- Chichester District Council Neighbourhood Plan - <http://www.chichester.gov.uk/neighbourhoodplan>
- Chichester District Council Conservation - <http://www.chichester.gov.uk/conservation>
- Chichester District Council Planning Advice - <http://www.chichester.gov.uk/planningadvice>**
- Havant Borough Council Conservation - <https://www.havant.gov.uk/planning-and-environment/planning-policy>
- Havant Borough Council Conservation - <https://www.havant.gov.uk/planning-and-environment/planning-policy/conservation-areas-and-listed-buildings/detail-conservation-areas-borough-havant>
- Havant Borough Council Planning Services - <https://www.havant.gov.uk/planning-and-environment/planning-services/submit-a-planning-applications>**
- Chichester Harbour Conservancy Management Plan - <http://www.conservancy.co.uk/page/management-plan/307/>
- Chichester Harbour Conservancy Planning Guidelines - <http://www.conservancy.co.uk/assets/assets/CHC%20Planning%20Guidelines%20-%20consolidated%2029%20-%202014%20and%20corrected%2028.5.14.pdf>
- Chichester Harbour Conservancy (Planning) - <http://www.conservancy.co.uk/page/planning/365/>
- Solent Recreation Mitigation Partnership - <https://www.portsmouth.gov.uk/ext/environment/solent-recreation-mitigation-strategy.aspx>**

West Sussex County Council "Local distinctiveness Study of West Sussex - <https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/local-distinctiveness-study-of-west-sussex/>

West Sussex County Council "Sussex Historic Landscape Characterisation - <https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/sussex-historic-landscape-characterisation/>

Night Blight: Mapping England's light pollution and dark skies - <http://nightblight.cpre.org.uk/resources>

Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document

Statement of Consultation



<http://www.chichester.gov.uk/policyguidance>

May 2017

Purpose and background

- 1.1 This Statement of Consultation has been prepared in accordance with Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 which requires, alongside the publication of a Supplementary Planning Document, a statement setting out:
 - The persons the local planning authority initially consulted when preparing the SPD;
 - A summary of the main issues raised by those persons; and
 - How those issues have been addressed in the SPD.
- 1.2 This statement sets out detail of the consultation that has taken place, which has informed the development and modification of the Supplementary Planning Document (SPD).
- 1.3 It provides details of the formal consultation, including details of how, when and with whom this consultation took place; the issues that were raised and how they have been addressed in the final version of the Joint Chichester Harbour Area of Outstanding Natural Beauty SPD that will be adopted by Chichester District and Havant Borough Councils.
- 1.4 The Planning and Compulsory Purchase Act 2004 sets out the requirements of the new planning system. This enables SPDs to be prepared to expand upon existing planning policy.
- 1.5 The preparation of an SPD is not a statutory requirement, but a decision for each Planning Authority. Chichester District and Havant Borough Councils consider it necessary to prepare a Joint Chichester Harbour Area of Outstanding Natural Beauty SPD to enable a number of existing guidance documents and more up to date information to be assimilated and have greater weight.
- 1.6 The National Planning Policy Framework (NPPF) supports the production of SPDs where they can help developers make successful applications or aid infrastructure delivery.
- 1.7 The Joint Chichester Harbour Area of Outstanding Natural Beauty SPD expands on the vision, objectives and policies of the adopted development plan documents of Chichester District and Havant Borough Councils. This document will provide guidance for development proposals in the Chichester Harbour Area of Outstanding Natural Beauty (AONB), within Chichester District and Havant Borough.
- 5.1 The information contained within the joint SPD will provide useful advice to those preparing planning applications and ensure a consistency of approach towards planning matters across the AONB.

Consultation process

- 2.1 The purpose of the consultation was to seek comments from stakeholders and members of the public on the draft Joint Chichester Harbour Area of Outstanding Natural Beauty SPD. All statutory consultees were notified (City/Town/Parish Councils including those in Havant Borough Council and which adjoin the Districts in neighbouring local authority areas, relevant county authorities, adjoining local authorities, specific consultation bodies) as well as registered individuals and organisations on the Local Plan database, local agents, Elected members and various District Council and West Sussex County Council staff.
- 2.2 The consultation was advertised on Chichester District Council's website and the local press giving all those not on the Council's database an opportunity to take part in the consultation. The consultation ran for a period of six weeks from 10th November to 22nd December 2016.
- 2.3 A total of 23 respondents made representations to the consultation and raised a total of 66 representations. Appendix 1 below provides details of the consultee representation and Chichester District and Havant Borough Councils' responses.

Comment

Consultee	Mr Alex Medhurst (841435)
Email Address	alex@medhursts.com
Company / Organisation	Chichester City Centre Partnership
Address	4 Northgate Chichester PO19 1BA
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Chichester City Centre Partnership (Mr Alex Medhurst)
Comment ID	CHSPD1
Response Date	10/11/16 16:35
Consultation Point	25 Marine Enterprise (View)
Status	Processed
Submission Type	Web
Version	0.9
Is the Marine enterprise section of the document clear and understandable?	No

Please provide any additional comments and/or amendments.

25.2 and 25.3 need to be clearer. What does 'All uses' mean- all marine related uses or any use?

NPPF para 22 states that sites should not be protected if there is no long term possibility of their continued use. As with agriculture- the marine industry has diversified and relocated to larger industrial type areas and where there is better tidal launching depths and 'windows' than available in Chichester Harbour. So the use of terminology like 'vital marine sites' is no longer appropriate.

What about buildings not close enough to have access to the water or have special features? This needs redrafting in the context of other possible commercial uses/development.

Policy should encourage and permit reuse, change of use, and or development of alternative and appropriate commercial uses within the AONB to fulfill Employment objectives and counter further losses to residential development.

Council's Response

The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document expands on the objectives and policies set out in the respective adopted Development Plan Documents for Havant Borough and Chichester District Councils, it does not set policy. All uses is not restricted to marine uses, but all uses, such as employment generating and residential. No amendment proposed.

Comment

Consultee	Mr Nick Williams (756010)
Email Address	Nick.Williams@naturalengland.org.uk
Company / Organisation	Natural England
Address	International House Dover Place Ashford TN23 1HU
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Natural England (Mr Nick Williams)
Comment ID	CHSPD2
Response Date	21/11/16 14:15
Consultation Point	7 Licences (View)
Status	Processed
Submission Type	Email
Version	0.3
Is the Licences section of the document clear and understandable?	Yes

Please provide any additional comments and/or amendments.

We have suggested below some slight alternations to wording;

7.13 '*...there is a charge for their advice.*' should read '*there is a charge for their **non-statutory** advice.*'

7.14 our email address for general enquires (non-planning) is enquiries@naturalengland.org.uk

Council's Response

Amend 7.13 to read as follows "there is a charge for their **non-statutory** advice."

Amend email address in 7.14 as follows "consultation**enquiries**@naturalengland.org.uk"

Comment

Consultee	Miss Anne de Potier (1039376)
Email Address	annedp@waitrose.com
Address	6 Brook Gardens Emsworth PO10 7JY
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Miss Anne de Potier
Comment ID	CHSPD3
Response Date	22/11/16 19:45
Consultation Point	3 Overarching Principle (View)
Status	Processed
Submission Type	Web
Version	0.6
Is the Overarching Principle of document clear and understandable?	No

Please provide comments and/or amendments.

An AONB is an area of countryside which has been designated for conservation due to its significant landscape value. It is therefore an landscape designation, not a wildlife designation. I think that paragraph 3.1 section should begin with this short definition of an AONB, as the AONB is the basis for the SPD.

In Table 3.1 the words 'Nature Conservation' should be deleted, and the Table entitled 'Designations'

.

In the cell explaining Conservation Area, delete 'of'.

Council's Response

Amend paragraph 3.1 as follows " **The landscape of Chichester Harbour was formerly recognised as being of national importance in 1964 when it was designated an Area of Outstanding Natural Beauty (AONB)** . Any development proposed in the Chichester Harbour Area of Outstanding Natural Beauty AONB should be".

Amend Table 3.1 as follows " Table 3.1 ~~Nature Conservation~~ Designations"

Amend text relating to Conservation Area within Table 3.1 as follows "Conservation Area, of which protects ..."

Comment

Consultee	Ms Charlotte Mayall (375130)
Email Address	planning.policy@southernwater.co.uk
Company / Organisation	Southern Water
Address	Southern House Lewes Road Brighton BN1 9PY
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Southern Water (Ms Charlotte Mayall)
Comment ID	CHSPD4
Response Date	25/11/16 10:51
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Email
Version	0.4

Please provide comments and/or amendments.

Southern Water has no comments to make at this time.

Council's Response

No amendment proposed.

Comment

Consultee	Captain G. Brian Evans (376781)
Email Address	brisuevans@btinternet.com
Address	Yew Tree Cottage East Harting Petersfield GU31 5LZ
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Captain G. Brian Evans
Comment ID	CHSPD5
Response Date	23/11/16 19:33
Consultation Point	42 Manhood Peninsula: West Wittering (View)
Status	Processed
Submission Type	Email
Version	0.4

Do you have any general comments/suggestions?

As an interested member of the public, I wish to lend my support to the key issues outlined in section 42 of the reference paper.

Not only here but throughout the area, planning applications are frequently put up which entail the demolition of an existing small building or property (frequently old) and its replacement by a large modern house. In spite of the limitations as to size, height, materials etc., these are not always enforced and the consequent impact on the area is detrimental to the character of this AONB.

It should not be necessary to go into great detail to support my claim, but I hope that it will be reflected by support from those who live in the area as well as those who are interested in preserving AONBs.

Council's Response

Support noted. No amendment proposed.

Comment

Consultee	Health and Safety Executive (1043460)
Email Address	LOCAL.PLAN.S.CEMDH.5@hse.gsi.gov.uk
Address	CEM HD5E 2.2 Redgrave Court Bootle L20 7HS
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Health and Safety Executive
Comment ID	CHSPD6
Response Date	14/11/16 13:37
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Email
Version	0.4

Please provide comments and/or amendments.

We have concluded that we have no representation to make on this occasion. This is because the land allocated in your consultation document does not appear to encroach on the consultation zones of major hazard establishments or MAHPs. If there is no encroachment HSE does not need to be informed of the next stages in the adoption.

Council's Response

Comments noted. No amendment proposed.

Comment

Consultee	Mr Stephen Southgate (1043936)
Email Address	s.g.southgate@gmail.com
Address	6 Beech Grove Hayling Island PO11 9DP
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Mr Stephen Southgate
Comment ID	CHSPD7
Response Date	05/12/16 13:17
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Email
Version	0.4

Please provide comments and/or amendments.

It is very appropriate that the two Local planning authorities consult on the AONB protection of Chichester Harbour.

What I suggest is a review of local decisions and current planning policy policies for the development of any land alongside the conservancy border land that sits outside the control of the Chichester harbour protected AONB lands.

Planning policies require modifying to formally recognise and place power of planning decision to the two local authorities to enable them to dictate that a 20 metre green zone must be donated by any developer building along the AONB protected Border ensuring authorities control and long term protection and retention of any such Green Wild life protection Buffer.

We require an enhanced legal planning frame work to enable control of AONB boundaries in the hand of planning authorities whereby via binding policy guidelines they can control and restrict all development action by developers and home owners that border AONB land.

Decisions and control in the hands of the two local authorities and not them relying upon goodwill gestures from the developer.

The current planning situation for development green zones are at the discretion of the developers has led the Havant planning team to concede to an aggressive developer to push Hayling Island Halyards houses and subsequent garden structures to within 5 metres of Chichester Conservancy AONB land adjacent to My Lords Pond AONB.

Despite all the efforts of Havant planning, Chichester conservancy local councillors and local people to convince the Halyards developer of the benefits of introducing a wildlife green protection zone at the Southeast corner of Halyards development and despite the developer conceding to the existence

of a land covenants protection area their financial risk assessment at executive level determined that Eco friendly was UnEconomic.

Current planning legislation requires change from good will to the formally introduction of powers to insist upon developers providing Green Buffer Zones on land that borders AONB land avoiding any further Chichester Conservancy flora fauna and wildlife stress from future development constructions.

Please note that despite the land in question having a covenant for a 70ft Green Buffer Zone the developers were willing to risk prosecution by ignoring this covenant safe in the knowledge that neighbouring land owners are unable to financially challenge them in the high courts.

Because green buffer covenants are not covered by planning policy local authorities cannot take them into consideration enabling the developers of Halyards to use existing planning policies to build within a few metres of the Chichester conservancy AONB land. Whereby today the only remaining green buffer zone protection is a decimated hedgerow a public footpath and the work being undertaken by the land owners to introduce a secondary buffer for the wildlife within their AONB area.

Something Chichester Conservancy could help with working with land owners to reduce the current impact on AONB wildlife and hedge row species by offering a secondary green zone opposite the development.

A walk along the eastern footpath will enable all to see the Halyards development impact upon the AONB Chichester Harbour area of My Lords Pond. From the raising of the houses foundations, the late increase in size of houses and there close proximity due to them having a small garden. It can be seen that the green buffer for ground dwelling animals has been eroded between hedgerow and the garden encouraging wildlife transition into the development.

We currently have local planning policies that leave Green Buffer for wildlife and hedgerow protection in a grey area reliant upon goodwill on the part of the developer and in the hope that environmentally sympathetic home owners will respect the hedgerows put in place to protect the wildlife and limit transference into the development.

Chichester Conservancy have no direct control of development Green buffer zones being outside their AONB area of control. A development Green Buffer Zone is currently unenforcable by Planning authorities because there are no enforcable policies relating to such a green zone enabling any determined developers to build up to the edge of their land placing pressure on flora fauna and wildlife within the AONB designated area. Planning Policy change is required that recognises and protects AONB land via the introduction of policies that have the power to introduce AONB external border Wildlife Green Protection Zone for all new developments.

Council's Response

Comments noted. It is not for the Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document to set policy. The proposal that you suggest would need to be undertaken as part of the review of both Local Planning Authority's Local Plans/Development Plan Documents. No amendment proposed.

Comment

Consultee	(669118)
Email Address	consultations@marinemanagement.org.uk
Company / Organisation	Marine Management Organisation
Address	Lancaster House Hampshire Court Newcastle upon Tyne NE4 7YH
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Marine Management Organisation ()
Comment ID	CHSPD8
Response Date	11/11/16 13:04
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Email
Version	0.4

Please provide comments and/or amendments.

The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing European grants.

Marine Licensing

Activities taking place below the mean high water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009 . Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that that would affect a UK or European protected marine species.

Marine Planning

As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial

plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas. On 2 April 2014 the East Inshore and Offshore marine plans were published, becoming a material consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe. For further information on how to apply the East Inshore and Offshore Plans please visit our Marine Information System . The MMO is currently in the process of developing marine plans for the South Inshore and Offshore Plan Areas and has a requirement to develop plans for the remaining 7 marine plan areas by 2021.

Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the Marine Policy Statement for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our online guidance and the Planning Advisory Service soundness self-assessment checklist .

Minerals and waste plans and local aggregate assessments

If you are consulting on a mineral/waste plan or local aggregate assessment, the MMO recommend reference to marine aggregates is included and reference to be made to the documents below:

- 1 The Marine Policy Statement (MPS), section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK) construction industry.
- 2 The National Planning Policy Framework (NPPF) which sets out policies for national (England) construction minerals supply.
- 3 The Managed Aggregate Supply System (MASS) which includes specific references to the role of marine aggregates in the wider portfolio of supply.
- 4 The National and regional guidelines for aggregates provision in England 2005-2020 predict likely aggregate demand over this period including marine supply.

The NPPF informed MASS guidance requires local mineral planning authorities to prepare Local Aggregate Assessments, these assessments have to consider the opportunities and constraints of all mineral supplies into their planning regions – including marine. This means that even land-locked counties, may have to consider the role that marine sourced supplies (delivered by rail or river) play – particularly where land based resources are becoming increasingly constrained.

Council's Response

Comments noted. No amendment proposed.

Comment

Consultee	Mr Christopher Mead-Briggs (383360)
Email Address	christophermead-briggs@itchenor.plus.com
Address	Homeland The Street Chichester PO20 7AH
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Mr Christopher Mead-Briggs
Comment ID	CHSPD9
Response Date	15/12/16 08:04
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Web
Version	0.7
Is the Purpose of the document clear and understandable?	Yes

Please provide comments and/or amendments.

Comments by the Chichester Society:

The Chichester Society welcomes the Supplementary Planning Document which will assist all those involved in development within the AONB. We do however recommend some additional comment as follows:

The Society is aware that a number of villages within the AONB have prepared Village Design Statements. Within Chichester District there are four:

- 1 Bosham
- 2 Westbourne
- 3 West Itchenor
- 4 West Wittering

In the Havant Borough area there are a further two:

- 1 Emsworth
- 2 Northney and Tye

Although these documents have the status of "material consideration" we consider that the new supplementary planning document should make reference to them because they contain additional guidelines based on the character of each particular village and are better able to express the village context when new development is being considered.

We consider that special protection is needed for land and buildings that are or have recently been used for harbour related businesses. We consider sites that have all tides access should have the highest level of protection from a change of use because they are irreplaceable for future harbour uses. Boatyards for example are an important part of a working harbour and help support the local economy. They provide employment for local people and a service for visitors.

We also draw attention to changes of use of very large and prominent sites which raise a particular problem in a sensitive environment that is largely flat. Therefore substantial expansions or changes of use that detract from the ambience of the AONB need to be approached with particular care. In this context the Society is aware that land and structures at Thorney Island are now being marketed by the Ministry of Defence for future sale.

Council's Response

Support noted. The listed Village Design Statements can be found in Section 43 Further Information under the relevant local planning authority/conservation. The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document expands on the objectives and policies set out in the respective adopted Development Plan Documents for Havant Borough and Chichester District Councils. Section 24 Marine Enterprise expands on policies relating to the marine enterprise and encourages the retention of easy access to water and marine use. No amendment proposed.

Comment

Consultee	Dr Richard Austin (1051362)
Email Address	richard.austin@conservancy.co.uk
Company / Organisation	Chichester Harbour Conservancy
Address	The Harbour Office The Street Chichester PO20 7AW
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Chichester Harbour Conservancy (Dr Richard Austin)
Comment ID	CHSPD10
Response Date	22/12/16 10:11
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Web
Version	0.4
Is the Purpose of the document clear and understandable?	Yes

Please provide comments and/or amendments.

Draft Chichester Harbour Area of Outstanding Natural Beauty SPD

Thank you for the opportunity to respond to the consultation on the above document. The Conservancy appreciates the efforts made by the Local Planning Authorities to advance this important piece of design guidance for new development within the Chichester Harbour Area of Outstanding Natural Beauty.

Once adopted, it will reinforce local distinctiveness in accordance with paragraph 60 of the National Planning Policy Framework and be a strong material planning consideration for local decision makers and the Planning Inspectorate.

The draft document was discussed in some detail at the meeting of the Chichester Harbour Conservancy Planning Consultative Committee on 5 December 2016. There was overall approval of an excellent draft. The Committee resolved to make a number of comments which they feel will strengthen and add clarity to the draft document.

The Members gave a strong direction that wherever possible they wished to see these comments incorporated into the final document, unless there was a good reason not to do so.

As a matter of transparency and openness, next week the Conservancy will publish its response on its website for the benefit of our local Harbour communities.

Once again, thank you very much for your help to-date.

Yours sincerely,

Dr. Richard Austin

AONB Manager

Council's Response

Comments noted. No amendment proposed.

Comment

Consultee	Dr Richard Austin (1051362)
Email Address	richard.austin@conservancy.co.uk
Company / Organisation	Chichester Harbour Conservancy
Address	The Harbour Office The Street Chichester PO20 7AW
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Chichester Harbour Conservancy (Dr Richard Austin)
Comment ID	CHSPD11
Response Date	22/12/16 10:14
Consultation Point	3 Overarching Principle (View)
Status	Processed
Submission Type	Web
Version	0.3
Is the Overarching Principle of document clear and understandable?	No

Please provide comments and/or amendments.

The Conservancy would wish the initials "SPD" of the last bullet point of the green-backgrounded text to be replaced by "Chichester Harbour AONB Management Plan". There is no reference in these overarching principles to the Management Plan. The Management Plan is clearly referenced in both Havant's Policy CS12 and Chichester's Policy 43. Making that change would be consistent with those policy wordings.

The Conservancy has previously requested (1.8.16) that this list of the conservation sites is incorporated into the document:

- 1 Local Nature Reserves;
- 2 Sites of Importance for Nature Conservation; and
- 3 Local Wildlife Sites.

It is suggested that the list is included as an Appendix to the SPD, cross referenced as an additional paragraph 3.6 on page 7.

It is suggested that it would be useful to point out that SAC's are designated to protect habitats, whereas SPA's are designated to protect certain bird species.

Council's Response

The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document expands on the objectives and policies set out in the respective adopted Development Plan Documents for Havant Borough and Chichester District Councils, it does not set policy. The reference to the SPD is appropriate as this relates back to the higher tier development plan documents.

The designations are already included in Table 3.1. No amendment proposed.

Comment

Consultee	Dr Richard Austin (1051362)
Email Address	richard.austin@conservancy.co.uk
Company / Organisation	Chichester Harbour Conservancy
Address	The Harbour Office The Street Chichester PO20 7AW
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Chichester Harbour Conservancy (Dr Richard Austin)
Comment ID	CHSPD12
Response Date	22/12/16 10:15
Consultation Point	4 Planning Permission (View)
Status	Processed
Submission Type	Web
Version	0.3
Is the Planning Permission section of the document clear and understandable?	No

Please provide comments and/or amendments.

4.3 This paragraph could easily be illustrated by an O.S. based map showing the AONB boundary and the administrative boundary between Chichester District and Havant Borough.

Council's Response

Map 1 Chichester Harbour AONB shows the AONB and administrative boundary, and can be seen in Section 2. No amendment proposed.

Comment

Consultee	Dr Richard Austin (1051362)
Email Address	richard.austin@conservancy.co.uk
Company / Organisation	Chichester Harbour Conservancy
Address	The Harbour Office The Street Chichester PO20 7AW
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Chichester Harbour Conservancy (Dr Richard Austin)
Comment ID	CHSPD13
Response Date	22/12/16 10:17
Consultation Point	7 Licences (View)
Status	Processed
Submission Type	Web
Version	0.4
Is the Licences section of the document clear and understandable?	No

Please provide any additional comments and/or amendments.

7.1 – Can the LPAs please refer to the additional requirement under Section 40 of the Chichester Harbour Act of 1971, whereby the written Consent of the Conservancy, in addition to any needed from the LPA, is also required to moor a houseboat in the designated harbour area.

Council's Response

Add the following text as a new paragraph to Section 5 Consents " **There is also a requirement under Section 40 of the Chichester Harbour Act of 1971, whereby written consent of the Conservancy, in addition to any required from the local planning authority, is also required to moor a houseboat in the designated Harbour area.**"

Comment

Consultee	Dr Richard Austin (1051362)
Email Address	richard.austin@conservancy.co.uk
Company / Organisation	Chichester Harbour Conservancy
Address	The Harbour Office The Street Chichester PO20 7AW
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Chichester Harbour Conservancy (Dr Richard Austin)
Comment ID	CHSPD14
Response Date	22/12/16 10:20
Consultation Point	13 Guidance on size increase (View)
Status	Processed
Submission Type	Web
Version	0.13
Is the Guidance on size increase section of the document clear and understandable?	No

Please provide any additional comments and/or amendments.

13.1 – 2nd line, delete the word "landscape".

The Conservancy is not really sure of the relevance of footnote (4) to this sentence. Suggest deletion, as permitted development rights are already covered elsewhere in the document, unless the LPAs are making specific reference to the prior approval process for householder extensions or the relevant permitted development criterion. (I.e. the one setting out if works result in more than 50% plot coverage then the requirement for planning permission will be triggered).

13.2 – 1st line, delete "are encouraged to" and insert "should".

Please add "Applicants should include their calculations of the percentage increases of footprint and silhouette on their submitted plans and drawings.", between "obvious." and "The increase..".

Add new 13.3 and 13.4 - (re-numbering the existing 13.3 and 13.4) - reading – "The overall intention is to limit visual impact in the landscape. Planning control and the need for planning permission first came into force by Act of Parliament on 1 July 1948. Statutory policy within Chichester District on this issue has been in force since 1999. The overall approach will be to assess how a building's footprint - (including outbuildings) – and silhouette has altered since 1948 or have regard to changes permitted between 1948 and lodging of a new planning application."

(13.4) – "It will generally not be acceptable to treat an extended property as being allowed to have further increases above the suggested percentages. Consideration may also be given to removing permitted development rights for further extensions or outbuildings, where thought necessary and appropriate. Regard will be had to flood risk assessments and this impact on new and replacement dwelling silhouettes."

13.4 – insert " including their colour and shade, " between "materials,"and " height".

Council's Response

The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document expands on the objectives and policies set out in the respective adopted Development Plan Documents for Havant Borough and Chichester District Councils, it does not set policy. Consequently the terminology of "are encouraged to" rather than "should" is considered more appropriate.

The requirement of the percentage increase is already included in the Community Infrastructure Levy form.

Amend final sentence of paragraph 13.4 as follows " ...facing and roofing materials, **including their colour and shade**, height, massing and".

No other amendments proposed.

Comment

Consultee	Dr Richard Austin (1051362)
Email Address	richard.austin@conservancy.co.uk
Company / Organisation	Chichester Harbour Conservancy
Address	The Harbour Office The Street Chichester PO20 7AW
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Chichester Harbour Conservancy (Dr Richard Austin)
Comment ID	CHSPD15
Response Date	22/12/16 10:21
Consultation Point	14 Materials and finishes (View)
Status	Processed
Submission Type	Web
Version	0.3
Is the Materials and finishes section of the document clear and understandable?	No

Please provide any additional comments and/or amendments.

14.1 – insert "naturally finished timber boarding," after "timber".

Council's Response

Amend paragraph 14.1 as follows " ... include: timber, **naturally finished timber boarding**, tiles, slate,"

Comment

Consultee	Dr Richard Austin (1051362)
Email Address	richard.austin@conservancy.co.uk
Company / Organisation	Chichester Harbour Conservancy
Address	The Harbour Office The Street Chichester PO20 7AW
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Chichester Harbour Conservancy (Dr Richard Austin)
Comment ID	CHSPD16
Response Date	22/12/16 10:22
Consultation Point	20 Reducing the impact of windows (View)
Status	Processed
Submission Type	Web
Version	0.7

Is the Reducing the impact of windows section of the document clear and understandable? No

Please provide any additional comments and/or amendments.

20.2 – It is considered that National Planning Practice Guidance note ID31 (Light pollution) is worth cross-referencing at the end of the last sentence, promoting the 'dark skies' agenda in the AONB and also cross-referencing to section 31 of the SPD.

Council's Response

Delete final sentence of paragraph 20.2 " ~~Night time lighting can also be a visual intrusion~~ ". Cross referencing is now not needed either to the National Planning Practice Guidance or Section 31 of the SPD.

Comment

Consultee	Dr Richard Austin (1051362)
Email Address	richard.austin@conservancy.co.uk
Company / Organisation	Chichester Harbour Conservancy
Address	The Harbour Office The Street Chichester PO20 7AW
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Chichester Harbour Conservancy (Dr Richard Austin)
Comment ID	CHSPD17
Response Date	22/12/16 10:23
Consultation Point	25 Marine Enterprise (View)
Status	Processed
Submission Type	Web
Version	0.4
Is the Marine enterprise section of the document clear and understandable?	No

Please provide any additional comments and/or amendments.

25.2 – re-write/order to read "Any application to change the use of buildings or equipment from marine use should demonstrate the retention of easy access to the water and of special features of any buildings. The applicant must demonstrate how any proposed uses are compatible with each other, so as not to prevent or constrain marine business use in the future."

25.3 – delete words "may be provided to help demonstrate this" and insert "should be submitted if the applicant is seeking to evidence this to the local planning authority, who have specific policies on this subject in their Development Plans". Also delete the word "ultimately".

Council's Response

The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document expands on the objectives and policies set out in the respective adopted Development Plan Documents for Havant Borough and Chichester District Councils, it does not set policy. Consequently the terminology of "are encouraged to" rather than "should" is considered more appropriate.

Amend paragraph 25.3 as follows " ...redevelopment so as to ultimately affect its".

Comment

Consultee	Dr Richard Austin (1051362)
Email Address	richard.austin@conservancy.co.uk
Company / Organisation	Chichester Harbour Conservancy
Address	The Harbour Office The Street Chichester PO20 7AW
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Chichester Harbour Conservancy (Dr Richard Austin)
Comment ID	CHSPD18
Response Date	22/12/16 10:25
Consultation Point	27 New Moorings and Intertidal Structures (View)
Status	Processed
Submission Type	Web
Version	0.7
Is the New Moorings and Intertidal Structures section of the document clear and understandable?	No

Please provide any additional comments and/or amendments.

27.2, 3rd line, add the words "or compensation" between the words "...unless mitigation" and measures in...". This is to make a subtle distinction between the two terms owing to caselaw saying it is not possible to mitigate for harm within an SPA, by providing other mitigation within the SPA, but it is possible to compensate for harm outside the SPA.

27.4 – 1st line, delete words "are encouraged to" and insert "must". Also add final sentence at end – "It is the policy of Chichester Harbour Conservancy to maintain the current level of moorings in the Harbour."

27.4 – add a new sentence at the start:

"Chichester Harbour Conservancy are responsible for all licenced moorings in Chichester Harbour."

Add one new paragraph –

27.5 – The viability of any existing marine enterprise may also be a material planning consideration. Clear evidence should be presented by the applicant on these matters. New private jetties and pontoons, not associated with sailing clubs, marine enterprises or existing public slipways, will not normally be permitted."

Council's Response

Amend paragraph 27.2 as follows "... circumstance, unless mitigation measures **or compensation** in the form ...".

The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document expands on the objectives and policies set out in the respective adopted Development Plan Documents for Havant Borough and Chichester District Councils, it does not set policy. Consequently the terminology of "are encouraged to" rather than "should" is considered more appropriate.

Section 7 paragraph 7.1-7.4 explain the role of Chichester Harbour Conservancy with regard to types of licences.

No further amendments proposed.

Comment

Consultee	Dr Richard Austin (1051362)
Email Address	richard.austin@conservancy.co.uk
Company / Organisation	Chichester Harbour Conservancy
Address	The Harbour Office The Street Chichester PO20 7AW
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Chichester Harbour Conservancy (Dr Richard Austin)
Comment ID	CHSPD19
Response Date	22/12/16 10:26
Consultation Point	30 Telecommunication development (View)
Status	Processed
Submission Type	Web
Version	0.6
Is the Telecommunication development section of the document clear and understandable?	No

Please provide any additional comments and/or amendments.

30.2 – suggest add sentence at end – "Where possible, masts should be sited amongst existing landscape features such as tall trees or stands of trees, to help screen the development". Also add "The options of mast sharing must also first be considered." at the end.

Council's Response

Amend paragraph 30.2 as follows " ... considering **theirlocation along with the** height, colour **Where opportunities arise, mast sharing is also encouraged.**" .

Comment

Consultee	Dr Richard Austin (1051362)
Email Address	richard.austin@conservancy.co.uk
Company / Organisation	Chichester Harbour Conservancy
Address	The Harbour Office The Street Chichester PO20 7AW
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Chichester Harbour Conservancy (Dr Richard Austin)
Comment ID	CHSPD20
Response Date	22/12/16 10:27
Consultation Point	31 Dark Skies (View)
Status	Processed
Submission Type	Web
Version	0.7
Is the Dark Skies section of the document clear and understandable?	No

Please provide any additional comments and/or amendments.

At the beginning of 31.1, start with this new sentence - "A 2016 report published by the Campaign to Protect Rural England ('Night Blight: Mapping England's light pollution and dark skies') showed Chichester Harbour to have the third highest level of light pollution of all England's AONBs (<http://nightblight.cpre.org.uk/resources>)."

31.1 – 1st line, delete "are encouraged to" and insert "should".

31.3 – 1st line, delete "are encouraged to" and insert "should".

2nd bullet point, delete existing text and reword to read – "There is no obtrusive glare or light trespass arising from the development, especially from glazing proposed along roof ridges or in the form of large rooflight windows".

Council's Response

Add the following to Section 43 Further Information " **Night Blight: Mapping England's light pollution and dark skies** - <http://nightblight.cpre.org.uk/resources>.

The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document expands on the objectives and policies set out in the respective adopted Development Plan Documents

for Havant Borough and Chichester District Councils, it does not set policy. Consequently the terminology of "are encouraged to" rather than "should" is considered more appropriate.

No further amendments proposed.

Comment

Consultee	Dr Richard Austin (1051362)
Email Address	richard.austin@conservancy.co.uk
Company / Organisation	Chichester Harbour Conservancy
Address	The Harbour Office The Street Chichester PO20 7AW
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Chichester Harbour Conservancy (Dr Richard Austin)
Comment ID	CHSPD21
Response Date	22/12/16 10:28
Consultation Point	33 Coastal Strip: South Hayling Island (View)
Status	Processed
Submission Type	Web
Version	0.5

Do you have any general comments/suggestions?

Between pages 41 and 42, suggest inserting a further section – Public Access Improvements as Section 32 and renumbering sections thereafter. Section to read –

"32.1 – Proposals to improve, restrict or stop-up public or permissive footpaths and public bridleways should be discussed with the relevant Hampshire/West Sussex County Rights of Way Teams and Chichester Harbour Conservancy".

Between the page heading and the sub-heading of "Map 32.1" it is considered there should be some text explaining the purpose why – the rationale behind – identifying the different character areas. The following text is suggested –

"The Map below shows various character areas within the Chichester Harbour AONB, stemming from the Chichester Harbour Conservancy commissioned 2005 Landscape Character Assessment. These areas are locally distinct and contain differing vernacular style of built form, to which it is appropriate to have regard".

Map 32.1 – It is suggested that a bold line running along the bottom of Hayling Island, indicating the administrative areas of Havant Borough Council and Hampshire County Council is missing from the map and that "District Boundary" in the key, should instead be changed to "Local Authority Boundary" to reflect the fact that both County Councils also have jurisdiction in the AONB on certain planning matters.

Council's Response

Comments noted. It is not for the Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document to set other legislative requirements. The proposals are not restricted to just apply within the AONB, they have a wider remit and therefore it would be for the relevant authorities to provide any appropriate guidance. No amendment proposed.

Comment

Consultee	Mrs Laura Lax (986973)
Email Address	laura.lax@environment-agency.gov.uk
Company / Organisation	Environment Agency
Address	Romsey Depot Canal Walk Romsey SO51 8DU
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Environment Agency (Mrs Laura Lax)
Comment ID	CHSPD22
Response Date	22/12/16 10:41
Consultation Point	7 Licences (View)
Status	Processed
Submission Type	Web
Version	0.4
Is the Licences section of the document clear and understandable?	Yes

Please provide any additional comments and/or amendments.

Paragraph 7.17 states that "the Environment Agency must also have received notice that you have applied to the MMO for a marine licence". As far as we are aware it is not a requirement that the Environment Agency should be notified when a marine licence application is made. We are a consultee in the decision process on applications that are relevant to our remit in the same way as we are for planning applications but are unlikely to be notified of every marine licence application that is made. We suggest that this paragraph is altered to reflect this.

Council's Response

Amend paragraph 7.17 as follows "The Environment Agency ~~must also have received notice that you have applied to the Marine Management Organisation for a marine licence~~ **is a consultee in the decision process on licence applications and may be notified if a marine licence application is made** ."

Comment

Consultee	Mrs Laura Lax (986973)
Email Address	laura.lax@environment-agency.gov.uk
Company / Organisation	Environment Agency
Address	Romsey Depot Canal Walk Romsey SO51 8DU
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Environment Agency (Mrs Laura Lax)
Comment ID	CHSPD23
Response Date	22/12/16 10:45
Consultation Point	26 Sustainable Shoreline: General Guidance (View)
Status	Processed
Submission Type	Web
Version	0.4
Is the Sustainable Shoreline section of the document clear and understandable?	Yes

Please provide any additional comments and/or amendments.

We specifically support paragraph 26.2 which promotes and encourages applicants to seek pre-application advice from the Environment Agency along with other key stakeholders.

Council's Response

Support noted. No amendment proposed.

Comment

Consultee	Mrs Laura Lax (986973)
Email Address	laura.lax@environment-agency.gov.uk
Company / Organisation	Environment Agency
Address	Romsey Depot Canal Walk Romsey SO51 8DU
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Environment Agency (Mrs Laura Lax)
Comment ID	CHSPD24
Response Date	22/12/16 10:51
Consultation Point	27 New Moorings and Intertidal Structures (View)
Status	Processed
Submission Type	Web
Version	0.9
Is the New Moorings and Intertidal Structures section of the document clear and understandable?	Yes

Please provide any additional comments and/or amendments.

We specifically support paragraph 27.2 regarding structures on intertidal mud and the fact that they should not cover more than the existing circumstance unless mitigation is provided. We would however suggest that this could be more ambitious and look to promote improvements where possible by reducing the coverage of structures.

Council's Response

Amend paragraph 27.2 as follows " ... existing circumstances, unless mitigation measures **or compensation** in the form of new habitat **or enhancement** within the...".

Comment

Consultee	Mrs Laura Lax (986973)
Email Address	laura.lax@environment-agency.gov.uk
Company / Organisation	Environment Agency
Address	Romsey Depot Canal Walk Romsey SO51 8DU
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Environment Agency (Mrs Laura Lax)
Comment ID	CHSPD25
Response Date	22/12/16 11:07
Consultation Point	26 Sustainable Shoreline: General Guidance (View)
Status	Processed
Submission Type	Web
Version	0.6
Is the Sustainable Shoreline section of the document clear and understandable?	Yes

Please provide any additional comments and/or amendments.

Paragraph 26.11 - We are unsure as to why such a prescriptive list of defence types has been included. We would suggest that this section should be left much more open to ensure that all types of flood risk management are considered. This may be consideration of different defence types, including the ones listed here, but there are also other flood risk management measures that can be used such as land raising. We recognise that in some of these areas there may already be existing defences but each proposal should consider the existing situation and look at the full range of flood risk management measures. It may be that those defence types listed could be given as examples but recognition given that it is not an exhaustive list of the measures that can be used.

Council's Response

Comments noted. However the text has been drafted in accordance with the spirit of existing guidance published by Chichester Harbour Conservancy. No amendment proposed.

Comment

Consultee	Mrs Joy Housham (396971)
Email Address	joy.housham@cprehampshire.org.uk
Company / Organisation	CPRE Hampshire
Address	89a St Cross Road Winchester SO23 9RJ
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	CPRE Hampshire (Mrs Joy Housham)
Comment ID	CHSPD26
Response Date	13/12/16 12:20
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Email
Version	0.7
Is the Purpose of the document clear and understandable?	Yes

Please provide comments and/or amendments.

CPRE Hampshire would like to thank you for notification of the consultation period for the Chichester Harbour AONB draft supplementary planning document.

We have now had the opportunity to review the document and it receives our full support.

Council's Response

Support noted. No amendment proposed.

Comment

Consultee	Ms Elizabeth Cleaver (781429)
Email Address	planningse@highwaysengland.co.uk
Company / Organisation	Highways England
Address	Federated House London Road Dorking RH4 1SZ
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Highways England (Ms Elizabeth Cleaver)
Comment ID	CHSPD27
Response Date	20/12/16 14:36
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Email
Version	0.8

Please provide comments and/or amendments.

Having reviewed the document, we do not have any comments.

Council's Response

Comment noted. No amendment proposed.

Comment

Consultee	Mr Rob Sanderson (375150)
Email Address	DIOSEE-EPSTCP4@mod.uk
Company / Organisation	Defence Estates (MOD)
Address	Safety Environment and Engineering Kingston Road Sutton Coldfield B75 7RL
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Defence Estates (MOD) (Mr Rob Sanderson)
Comment ID	CHSPD28
Response Date	21/12/16 11:23
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Email
Version	0.5

Please provide comments and/or amendments.

MOD owns a significant area of land within Chichester Harbour – Thorney Island – which occupies a central position within the Harbour and has a distinct character, largely derived from its military use. However, the site does not feature in the draft SPD and is an obvious omission in a document considering the Harbour as a whole.

Notwithstanding that there is an enduring requirement for Thorney Island to be retained for military purposes and that the need for new development, as well as its design and location will therefore be heavily dictated by military requirements, the SPD could usefully suggest that the LPA will work with MOD to identify areas of the site that are less sensitive for new development and to identify measures that might help to mitigate any impact of new military development on the AONB. (Areas suitable in principle for new development could include infill sites within the existing Technical and Service Family Accommodation areas, for example, whereas the generally open character of the airfield and shore might require particular care to be taken over location and design).

Council's Response

Comments noted. Add new paragraph to Section 32 Character Areas, before Map 32.1 as follows:
"Thorney Island occupies a central position within the Harbour and has a distinct character, largely derived from its military use. There is currently a requirement for Thorney Island to be retained for military purposes and that the need for new development, as well as its design and location will therefore be heavily dictated by military requirements.

The Local Planning Authority will work with the Ministry of Defence to identify areas of the site that are less sensitive for development and to identify measures that might help to mitigate any impact of new military development on the AONB. "

Comment

Agent	Mr Haydn Morris (1050909)
Email Address	haydn.morris@hmpcltd.co.uk
Address	8 Charborough Road Broadstone Poole BH18 8NE
Consultee	Julie Hopes (375199)
Email Address	Julie.Hopes@goodwood.com
Company / Organisation	Goodwood Estate Company Limited
Address	Goodwood Chichester PO18 0PX
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Goodwood Estate Company Limited (Julie Hopes)
Comment ID	CHSPD29
Response Date	20/12/16 11:31
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Email
Version	0.6

Please provide comments and/or amendments.

This representation on the Chichester Harbour Area of Outstanding Natural Beauty

Supplementary Planning Document is submitted on behalf of the Goodwood Estate (Company) Ltd. The Estate has a long-term connection with Chichester and the surrounding area and has an interest in the fortunes of the district both at an altruistic and a commercial level.

Goodwood has become a major economic driver in West Sussex, successfully balancing environmental and heritage conservation with economic growth and innovation. A sensitive balance of environment, social assets and economics is key to everything, which Goodwood stands for and does in terms of its business interests. The Estate is a major user of and contributor to local goods and services, and a major local economic multiplier. However, the Estate lies within a wide hinterland and is subjected to external influences over which it has little or no control. The Estate is therefore proactive in promoting its requirements to ensure that any development in the area will not harm its interests and objectives, nor have a consequential adverse impact upon the local businesses and community interests that rely upon the continued work of the Estate.

As steward of a large landholding in the local area for over 300 years, the Estate has over time created a unique and very special landscape that contributes significantly to Chichester and the South Downs area that led initially to AONB, and latterly National Park status. These designations, together with the special protection offered to Chichester Harbour and its environs, make the district distinctive and underlie the economic success of the area. While the district must make appropriate provision for growth, this must be carefully managed to ensure that the very matters, which make the area distinctive and successful are not harmed. Sustained growth is all about planning balance and there is a real and significant risk that without a sound and robust policy base, the economics of the region could be irreversibly harmed through insensitive development. At a time of significant housing pressure, where the supply of unit numbers appears paramount and is often given primacy over other important material considerations, there is a real danger that inadequate planning policy will give rise to a less-sustainable future.

Although the Goodwood Estate no longer controls land up to the shores of Chichester Harbour, it is very aware of the consequences which an inadequate planning policy will have for the area lying between the Estate and the coast and the very serious consequences this could have for the long term health and objectives of the Estate, for the setting and vitality of Chichester and the neighbouring National Park.

Policies contained within both the Chichester and South Downs National Park local plans must ensure that a correct planning balance is maintained and supporting documents such as the draft SPD should offer full support. It is vital that this SPD recognises the importance of the harbour to the setting of the cathedral city and has policies to protect the vital resource that will allow the economic base of the city to flourish.

It is in this context that the Estate submits supporting representations on the draft SPD for Chichester Harbour Area of Outstanding Natural Beauty. Goodwood Estate is located just over 5km from the AONB and it is important to the Estate that the special landscape character and natural beauty of the harbour area is maintained and enhanced as an essential element of the area's sustained growth.

The SPD is welcomed as a vital tool to ensure that any development proposal within the AONB is judged in the context of protecting, conserving and enhancing the natural beauty and wildlife, while guiding much needed growth to the areas that can best accommodate it in a sustainable manner. The guidance on design and suitability of proposals is particularly welcomed, as they provide a framework in which development proposals in the AONB can be judged, yet equally important is robust guidance on areas that must be kept clear of development or where only limited forms of development are deemed appropriate.

The harbour must not be viewed or protected in isolation as it is a key element in the mosaic of elements that comprise the Chichester economic area. It is important that there is consistency in planning policy to ensure the protection of the setting of the cathedral city of Chichester, which extends around the city to include the AONB at Chichester Harbour as well as the South Downs. The Estate therefore supports the approach followed by the Harbour SPD as part of the concerted effort to conserve the setting of an internationally important cathedral city. This approach should be mirrored in the preparation of Local Plans and supporting policy documents in Chichester District and the South Downs National Park.

Council's Response

Support noted. No amendment proposed.

Comment

Consultee	Mr Martin Small (375142)
Email Address	martin.small@historicengland.org.uk
Company / Organisation	Historic England
Address	Eastgate Court 195-205 High Street Guildford GU1 3EH
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Historic England (Mr Martin Small)
Comment ID	CHSPD30
Response Date	21/12/16 15:38
Consultation Point	3 Overarching Principle (View)
Status	Processed
Submission Type	Email
Version	0.7

Please provide comments and/or amendments.

We note that there is no mention of the historic environment in any of the four principles intended to guide development within the AONB. Paragraph 115 of the National Planning Policy Framework explains that the conservation of cultural heritage is an important consideration in Areas of Outstanding Natural Beauty and we are disappointed not to see this reflected in the principles.

Table 3.1: Conservation Areas are a heritage designation, not a nature conservation designation.

Council's Response

Amend paragraph 3.5 as follows "to refer to **the conservation of cultural heritage, an important consideration in AONB, where relevant, and** to the landscape character assessment".

Amend Table 3.1 as follows " ~~Table 3.1 Nature Conservation Designations~~"

Comment

Consultee	Mr Martin Small (375142)
Email Address	martin.small@historicengland.org.uk
Company / Organisation	Historic England
Address	Eastgate Court 195-205 High Street Guildford GU1 3EH
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Historic England (Mr Martin Small)
Comment ID	CHSPD31
Response Date	21/12/16 15:38
Consultation Point	4 Planning Permission (View)
Status	Processed
Submission Type	Email
Version	0.4

Please provide comments and/or amendments.

4.1: Reference could also be made to listed building consent and scheduled monument consent.

Council's Response

Comments noted. The second bullet point of paragraph 4.1 "other local authority consents" covers the requirements for listed building consent and scheduled monument consent. No amendment proposed.

Comment

Consultee	Mr Martin Small (375142)
Email Address	martin.small@historicengland.org.uk
Company / Organisation	Historic England
Address	Eastgate Court 195-205 High Street Guildford GU1 3EH
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Historic England (Mr Martin Small)
Comment ID	CHSPD32
Response Date	21/12/16 15:38
Consultation Point	6 Consents (View)
Status	Processed
Submission Type	Email
Version	0.8

Please provide any additional comments and/or amendments.

6.3: Planning permission is required for the demolition of a building with a volume of more than 115 cubic metres in a Conservation Area.

6.4: Listed building consent is required for any works to alter, extend or demolish a listed building in any way that affects its character as a building of special interest. Planning permission is also, in principle, required for the demolition of listed buildings – permission cannot be gained through the prior approval process.

Council's Response

Amend paragraph 6.3 as follows " ...Planning permission **may be** is required for demolition ...".

Amend paragraph 6.4 as follows "required for demolition of **and any extensions or alterations to**, a listed building **likely to affect its character as a building of special architectural or historic interest, irrespective of whether planning permission is required**or part of it . This may ...".

Comment

Consultee	Mr Martin Small (375142)
Email Address	martin.small@historicengland.org.uk
Company / Organisation	Historic England
Address	Eastgate Court 195-205 High Street Guildford GU1 3EH
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Historic England (Mr Martin Small)
Comment ID	CHSPD33
Response Date	21/12/16 15:38
Consultation Point	7 Licences (View)
Status	Processed
Submission Type	Email
Version	0.5

Please provide any additional comments and/or amendments.

Section 7: Although this section deals with licences, it might be appropriate to widen this out to “other consents” and include details of Historic England for scheduled monument consents.

Council's Response

Amend the final sentence of paragraph 6.4 as follows "website, **along with details of any relevant required consents.**"

Comment

Consultee	Mr Martin Small (375142)
Email Address	martin.small@historicengland.org.uk
Company / Organisation	Historic England
Address	Eastgate Court 195-205 High Street Guildford GU1 3EH
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Historic England (Mr Martin Small)
Comment ID	CHSPD34
Response Date	21/12/16 15:38
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Email
Version	0.10

Please provide comments and/or amendments.

Section 8: This does not make it clear what the “design guidelines” are, other than the encouragement of applicants to submit a full written schedule of external facing and roofing materials. Are sections 9 – 24 meant to be the guidelines ?

We welcome sections 9-24, although a separate page for each seems excessive and unnecessary. We would also welcome an overarching reference to the need for any alterations to listed buildings, or within their setting, to have regard to the significance of the building, which might affect the choice of materials, finishes and features such as doors and windows.

Sections 33 – 42: We welcome the references to historic architectural styles, features and characteristics in paragraphs 33.2, 33.3, 34.3, 35.2, 36.2, 36.3, 37.2, 37.3, 38.3, 39.2, 39.3, 40.3, 41.4 and 42.3.

Council's Response

Section 8 is the lead in to the subsequent sections. The final document will contain photos as examples. Support noted. No amendment proposed.

Comment

Consultee	Mr Chris Murray (722902)
Email Address	planning@hants.gov.uk
Company / Organisation	Hampshire County Council
Address	Economy, Transport & the Environment Department Elizabeth II Court West - 1st Floor Winchester SO23 8UD
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Hampshire County Council (Mr Chris Murray)
Comment ID	CHSPD35
Response Date	22/12/16 10:01
Consultation Point	3 Overarching Principle (View)
Status	Processed
Submission Type	Letter
Version	0.6

Please provide comments and/or amendments.

Hampshire County Council's Countryside Service (which in addition to its statutory responsibility for public rights of way manages countryside sites and country parks throughout the county) supports the SPD's aims of conserving and enhancing the area's natural beauty and wildlife. However HCC note that 'rights of way' are not referred to within the document, even though a number of them fall within the Hampshire part of the Chichester Harbour AONB. The rights of way that reference is made in the document to the following rights of way:

- 1 Wayfarers Walk and the Solent Way promoted routes (Havant Footpath 56)
- 2 Havant Footpaths 54b, 55b, 86, 129 and 515
- 3 Havant Bridleway 132

Additionally, there are two HCC Countryside Sites which fall within the AONB and reference should also be added to them in the document:

- 1 Gutnor Point Local Nature Reserve
- 2 Sandy Point Local Nature Reserve

Council's Response

Support noted. The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document expands on the objectives and policies set out in the respective adopted Development Plan Documents for Havant Borough and Chichester District Councils. It provides advice to those preparing planning applications to ensure their development complies with planning policies

applying specifically to the AONB. The proposed amendment falls outside of the remit of the SPD. No amendment proposed.

Comment

Consultee	Mr Chris Murray (722902)
Email Address	planning@hants.gov.uk
Company / Organisation	Hampshire County Council
Address	Economy, Transport & the Environment Department Elizabeth II Court West - 1st Floor Winchester SO23 8UD
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Hampshire County Council (Mr Chris Murray)
Comment ID	CHSPD36
Response Date	22/12/16 10:01
Consultation Point	6 Consents (View)
Status	Processed
Submission Type	Email
Version	0.4

Please provide any additional comments and/or amendments.

HCC Countryside Services request that the document also has an informative paragraph added that informs applicants that:

Consent is required from the County Council to alter the surface of a right of way. Any closure / diversion / creation / extinguishment of a right of way will require an order to be made. Temporary Closure Orders (for up to 6 months) should be applied for at least 6 weeks prior to the works commencing.

Applicants can check whether their proposal would affect a right of way by viewing Hampshire Rights of Way Online: <http://localviewmaps.hants.gov.uk/LocalViewmaps/Sites/ROWOnline/#>

For any development sites which contain or abut a right of way, the County Council would expect to see the existing route retained within a green corridor which conserves the amenity, landscape and biodiversity value of the route, or an alternative route of equal or higher value provided.

Diversions of rights of way which are necessary for development to occur should be made by the Local Planning Authority under Section 257 of the Town and Country Planning Act 1990, unless the development is substantially complete, in which case the County Council can make a Diversion Order under Section 119 of the Highways Act 1980. S119 diversions will attract a fee and there is currently a waiting list to process them.

HCC Countryside Service would also like to be consulted on any proposals which could impact on Gutnor Point or Sandy Point Nature Reserves, and would expect to see mitigation measures from any developments which are likely to have an adverse impact upon the integrity of these sites

Council's Response

Add a new paragraph 6.7 as follows "**Consent will required from the relevant County Council with regard to works to a right of way. More information can be found on Hampshire County Council and West Sussex County Council websites.**"

Comment

Consultee	Mrs Sue Talbot (781731)
Email Address	talbot1017@hotmail.co.uk
Address	2 Marsh Cottages Prinsted Lane Emsworth PO10 8HS
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Mrs Sue Talbot
Comment ID	CHSPD37
Response Date	22/12/16 16:55
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Email
Version	0.6

Please provide comments and/or amendments.

Para 2.4the relevant Local and Neighbourhood Plan policies (reason: Neighbourhood Plans are becoming increasingly important).

Map 32.1 Character Areas.ThorneyIslandis left blank. While this may be due to its military use, it makes an important contribution to the Harbour landscape and wildlife conservation. Advice on development is sought by the military authorities and there should be some explanation of this.

Council's Response

Amend paragraph 2.4 as follows " ... relevant Local **and Neighbourhood** Plan policies, Management Plan ..."

Comment

Consultee	Mrs Sue Talbot (781731)
Email Address	talbot1017@hotmail.co.uk
Address	2 Marsh Cottages Prinsted Lane Emsworth PO10 8HS
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Mrs Sue Talbot
Comment ID	CHSPD38
Response Date	22/12/16 16:55
Consultation Point	3 Overarching Principle (View)
Status	Processed
Submission Type	Email
Version	0.10

Please provide comments and/or amendments.

Para 3.2 within the AONB. Public access is also important, and needs to be managed in accordance with conservation and recreation objectives. More information can be found (reason: this reinforces the social and sustainable elements of principle four).

Council's Response

Amend paragraph 3.2 as follows "... within the AONB. **Public access is also important and needs to be managed in accordance with conservation and recreation objectives.** More information..".

Comment

Consultee	Mrs Sue Talbot (781731)
Email Address	talbot1017@hotmail.co.uk
Address	2 Marsh Cottages Prinsted Lane Emsworth PO10 8HS
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Mrs Sue Talbot
Comment ID	CHSPD39
Response Date	22/12/16 16:55
Consultation Point	9 Landscape (View)
Status	Processed
Submission Type	Email
Version	0.6

Please provide any additional comments and/or amendments.

Para 9.2 I fully support the guidance on using planting to soften the profile of new buildings in this way. (reason: The impact of a recent replacement dwelling on the shore at Prinsted would be significantly softened by exactly this form of planting).

Council's Response

Support noted. No amendment proposed.

Comment

Consultee	Mrs Sue Talbot (781731)
Email Address	talbot1017@hotmail.co.uk
Address	2 Marsh Cottages Prinsted Lane Emsworth PO10 8HS
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Mrs Sue Talbot
Comment ID	CHSPD40
Response Date	22/12/16 16:55
Consultation Point	10 Gardens and boundaries (View)
Status	Processed
Submission Type	Email
Version	0.5

Please provide any additional comments and/or amendments.

Para 10.4 replacements planted of an appropriate species and to heavy nursery If there is insufficient space within the plot for a second tree this could be planted elsewhere in agreement with the Local Authority. (reason: to secure a continuing increase in tree planting).

Insert a section on "residential curtilages" between sections 10 and 11. It be useful to draw attention to the need for planning to extend residential curtilages into the rural area, and to emphasise that curtilages associated with residential should be limited to the area actually used for domestic and not extend to the limits of land ownership. (reason: to control the encroachment of residential uses into the countryside).

Council's Response

Amend paragrph 10.4 as follows " with replacements planted **of an appropriate species and to a heavy ...**".

It is not for the Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document to set policy. The proposal that you suggest would need to be undertaken as part of the review of both Local Planning Authority's Local Plans/Development Plan Documents.

Comment

Consultee	Mrs Sue Talbot (781731)
Email Address	talbot1017@hotmail.co.uk
Address	2 Marsh Cottages Prinsted Lane Emsworth PO10 8HS
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Mrs Sue Talbot
Comment ID	CHSPD41
Response Date	22/12/16 16:55
Consultation Point	13 Guidance on size increase (View)
Status	Processed
Submission Type	Email
Version	0.11

Please provide any additional comments and/or amendments.

Para 13.1 When considering substantial increases, the proposals will bewith the original footprint and "silhouette" of the defined as being its size on the date of issue of this Guidance. A maximum guideline of some 50% over the original footprint, and a maximum 25% increase over the existing "silhouette" (on any elevation (reason: to control any succession of increases over time, and be clearer about the scale of increase. 50% is generous and may not be appropriate in some circumstances where large properties could dominate the locality).

Para 13.3pattern , including size and height , of development and spaces (reason: height is becoming more of an issue with dwellings now being commonly built to accommodate a third floor in the roofspace).

Council's Response

Amend paragraph 13.1 as follows " ... When considering substantial increases, ~~a guideline of there~~ **should be no more than** a 50% increase above the original footprint, ~~and~~ **or** a 25% increase above the existing 'silhouette' (on any elevation visible from the wider landscape). ~~is likely to be the maximum increase that may be acceptable~~

Comment

Consultee	Mrs Sue Talbot (781731)
Email Address	talbot1017@hotmail.co.uk
Address	2 Marsh Cottages Prinsted Lane Emsworth PO10 8HS
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Mrs Sue Talbot
Comment ID	CHSPD42
Response Date	22/12/16 16:55
Consultation Point	23 Dormers (View)
Status	Processed
Submission Type	Email
Version	0.11

Please provide any additional comments and/or amendments.

Para 23.1 There should be a preference for traditional pitched roof dormers over flat roofed dormers (reason: pitched roofs generally soften the overall effect and are less intrusive).

Council's Response

The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document expands on the objectives and policies set out in the respective adopted Development Plan Documents for Havant Borough and Chichester District Councils. Each planning application/proposal would be assessed on its own merit within the AONB and therefore a preference cannot be specified. No amendment proposed.

Comment

Consultee	Mrs Sue Talbot (781731)
Email Address	talbot1017@hotmail.co.uk
Address	2 Marsh Cottages Prinsted Lane Emsworth PO10 8HS
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Mrs Sue Talbot
Comment ID	CHSPD43
Response Date	22/12/16 16:55
Consultation Point	25 Marine Enterprise (View)
Status	Processed
Submission Type	Email
Version	0.4

Please provide any additional comments and/or amendments.

Para25.1 end of paragraph include Proposals to change the use of existing maritime-related development should be accompanied by a viability assessment to demonstrate whether the loss of these activities is justified. (reason: to protect maritime activities from more lucrative residential development to the detriment of the character of the Harbour area).

Council's Response

The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document expands on the objectives and policies set out in the respective adopted Development Plan Documents for Havant Borough and Chichester District Councils. The proposed amendment not in the remit of the SPD and is included within both development plan documents. No amendment proposed.

Comment

Consultee	Mrs Sue Talbot (781731)
Email Address	talbot1017@hotmail.co.uk
Address	2 Marsh Cottages Prinsted Lane Emsworth PO10 8HS
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Mrs Sue Talbot
Comment ID	CHSPD44
Response Date	22/12/16 16:55
Consultation Point	26 Sustainable Shoreline: General Guidance (View)
Status	Processed
Submission Type	Email
Version	0.5

Please provide any additional comments and/or amendments.

Para26 A reference to the impact on Nature Conservation would provide some balance in relation to engineering requirements. (reason: this section relates to sustainability).

Council's Response

No amendment proposed.

Comment

Consultee	Mrs Sue Talbot (781731)
Email Address	talbot1017@hotmail.co.uk
Address	2 Marsh Cottages Prinsted Lane Emsworth PO10 8HS
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Mrs Sue Talbot
Comment ID	CHSPD45
Response Date	22/12/16 16:55
Consultation Point	27 New Moorings and Intertidal Structures (View)
Status	Processed
Submission Type	Email
Version	0.5

Please provide any additional comments and/or amendments.

Para 27 A reference to possible congestion in the channels caused by both moorings and active sailing would draw attention to the potential difficulty in accommodating more moorings (reason: this paragraph appears to imply that more moorings might be acceptable. In practice, it appears that some channels are already heavily used and space for sailing relies to some extent on many boats kept in the Harbour not being actively used).

Council's Response

Applications for additional moorings would be assessed on a case by case base, potential congestion is therefore irrelevant. No amendment proposed.

Comment

Consultee	Ms Jess Price (781202)
Email Address	swtconservation@sussexwt.org.uk
Company / Organisation	Sussex Wildlife Trust
Address	Woods Mill Henfield BN5 9SD
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Sussex Wildlife Trust (Ms Jess Price)
Comment ID	CHSPD46
Response Date	22/12/16 11:44
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Email
Version	0.7

Please provide comments and/or amendments.

We feel that the SPD lacks guidance regarding biodiversity. Given the high biodiversity value of the AONB and the number of designated sites it contains, the Trust would like to see a specific section relating to biodiversity. This would allow Chichester District Council (CDC) and Havant Borough Council (HBC) to emphasise the need to plan for biodiversity at a landscape scale and protect coherent ecological networks; to recognise the wider benefits of ecosystem services and deliver net gains to biodiversity as per NPPF paragraphs 9 and 109.

Council's Response

The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document expands on the objectives and policies set out in the respective adopted Development Plan Documents for Havant Borough and Chichester District Councils. It provides advice to those preparing planning applications to ensure their development complies with planning policies applying specifically to the AONB. No amendment proposed.

Comment

Consultee	Ms Jess Price (781202)
Email Address	swtconservation@sussexwt.org.uk
Company / Organisation	Sussex Wildlife Trust
Address	Woods Mill Henfield BN5 9SD
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Sussex Wildlife Trust (Ms Jess Price)
Comment ID	CHSPD47
Response Date	22/12/16 11:44
Consultation Point	3 Overarching Principle (View)
Status	Processed
Submission Type	Email
Version	0.6

Please provide comments and/or amendments.

3. Overarching Principle

The NPPF and the Government's Biodiversity 2020 Strategy are clear that we must aim to achieve net gains in biodiversity. We recommend that this is reflected in the wording of paragraph 3.1 point 1: to ensure that all development conserves and enhances the natural beauty of Chichester Harbour and aims to deliver net gains in biodiversity.

It is now standard in Sussex to refer to SNCI's as Local Wildlife Sites. Therefore we recommend that the designation of 'SINC/SNCI' is removed from Table 3.1 and an explanation is added to the Local Wildlife Site section along the lines of:

Local Wildlife Sites – In Hampshire these may be referred to as SINCS, in Sussex these may be referred to as SNCIs.

Council's Response

The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document expands on the objectives and policies set out in the respective adopted Development Plan Documents for Havant Borough and Chichester District Councils. It provides advice to those preparing planning applications to ensure their development complies with planning policies applying specifically to the AONB, which includes improvements/enhancements to biodiversity.

Amend Table 3.1 as follows "Local Wildlife Site - **these are also known as SINCS or SNCIs** .".

Comment

Consultee	Ms Jess Price (781202)
Email Address	swtconservation@sussexwt.org.uk
Company / Organisation	Sussex Wildlife Trust
Address	Woods Mill Henfield BN5 9SD
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Sussex Wildlife Trust (Ms Jess Price)
Comment ID	CHSPD48
Response Date	22/12/16 11:44
Consultation Point	10 Gardens and boundaries (View)
Status	Processed
Submission Type	Email
Version	0.4

Please provide any additional comments and/or amendments.

It is recognised in the NPPF that gardens should be protected from inappropriate development and that the planning system should contribute to the creation of coherent ecological networks (paragraphs 53 and 109). To reflect this, we recommend the following additional wording in section 10.1: Loss of garden space and boundary vegetation may lead to adverse impacts on local character and ecological functioning at a landscape scale. Existing hedging...

We would also recommend an additional point that reflects the importance of gardens as green infrastructure:

10.5 New developments should consider the design and orientation of gardens and boundary features to ensure ecological connectivity with the wider landscape. Attention should be paid to impacts on sensitive habitats that lay adjacent to the development site to reduce the potential for negative impacts.

Council's Response

Comments noted. It is not for the Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document to set policy. There are existing policies within the adopted development plans documents that address the proposed amendment. No amendment proposed.

Comment

Consultee	Ms Jess Price (781202)
Email Address	swtconservation@sussexwt.org.uk
Company / Organisation	Sussex Wildlife Trust
Address	Woods Mill Henfield BN5 9SD
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Sussex Wildlife Trust (Ms Jess Price)
Comment ID	CHSPD49
Response Date	22/12/16 11:44
Consultation Point	27 New Moorings and Intertidal Structures (View)
Status	Processed
Submission Type	Email
Version	0.5

Please provide any additional comments and/or amendments.

We are concerned that section 27.2 makes no reference to SACs. Additionally this section could be expanded on to ensure that applicants are aware of the requirements to assess adverse impacts on designated sites. We recommend additional wording: **Intertidal structures will be assessed for their visual land/seascape, nature conservation and navigational safety impact. Where it cannot be ascertained that proposals will not adversely affect the integrity of the Natura 2000 site (either alone or in combination with other plans or projects) or there are no imperative reasons of overriding public interest to permit the plan or project, they will not be permitted.** The viability of

Council's Response

Comments noted. It is not for the Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document to set policy. There are existing policies within the adopted development plans documents that address the proposed amendment. No amendment proposed.

Comment

Consultee	Ms Lucy Howard (743931)
Email Address	Lucy.Howard@southdowns.gov.uk
Company / Organisation	South Downs National Park Authority
Address	South Downs Centre North Street Midhurst GU29 9DH
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	South Downs National Park Authority (Ms Lucy Howard)
Comment ID	CHSPD50
Response Date	19/12/16 14:54
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Email
Version	0.12

Please provide comments and/or amendments.

The SDNPA and all relevant authorities including Chichester and Havant are required to have regard to the dual Purposes and Duties of the National park as set out in Section 62 of the Environment Act 1995.

As you will be aware, the SDNPA published and consulted on the South Downs Local Plan: Preferred Options in September 2015. Through the preparation of this plan a set of strategic cross boundary planning issues have been identified by the Authority:

i. Conserving and enhancing the natural beauty of the area ii. Conserving and enhancing the region's biodiversity iii. The delivery of new homes iv. The promotion of sustainable tourism v. Improving the efficiency of transport networks vi. Development of the rural economy

The SDNPA consider that the issue of conserving and enhancing the natural beauty of the area is that most relevant to this draft SPD and, as such, our response focuses on this issue, although there is clearly relevance to each of the other issues.

The draft SPD identifies (Paragraph 3.1) four key principles including: '*To consider where the development will be seen in the wider landscape and from the water and demonstrate how any adverse impacts have been positively mitigated*'.

However, by virtue of the absence of both identifying the South Downs National Park (SDNP) and outlining the potential implications for the conservation and enhancement of the natural beauty of the

national park, the draft SPD has critically failed in suitably addressing the spatial relationship between these two nationally designated landscapes.

As such, the SDNPA is concerned by the absence of any suitable reference to the SDNP in the draft SPD and the failure to properly account for the potential impact of development on both nationally designated landscapes. Essentially, the SPD fails to both suitably address its own key principle and the key issue of conserving and enhancing the natural beauty of the national park.

Therefore, in order to overcome the objection, it is recommended that the draft SPD is suitably revised to take full account of the SDNP, the conservation and enhancement of its natural beauty and the dual Purposes and Duty of National Parks. It is recommended that CDC and HBC review the SDNPA 'Viewshed Analysis' which sets out the key views to and from the SDNP .

Of particular importance (alongside their own respective settings) is the inter-visibility between the two protected landscapes, with examples being the view from Kingley Vale down to Fishbourne Channel and the view from West Itchenor up towards the National Park. Whilst such considerations will relate to some potential development within the AONB, the greatest risk comes from developments along the A259 corridor and major development on the fringes of Havant and Chichester. It would therefore be worth including references to the setting of the two landscapes, considerations regarding inter-visibility between the two, and considerations relating to development outside of the protected landscape(s).

It is also recommended that the structure of the SPD is revised to be focused around the identified character areas, rather than the more generic design issues set out in page 8 onwards. It is also considered that the draft SPD would clearly benefit from more and better illustrations and photographs.

Some types of development – notably agricultural buildings or equestrian uses do not appear to be directly addressed. Are there any such development pressures within the AONB? Suggest including guidance on agricultural buildings and/or equestrian uses.

Lack of reference to Thorney Island, are there any consideration for applications relating to the existing military use?

Council's Response

Comments noted. It is not for the Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document to set policy. There are existing policies within the adopted development plans documents that address the concerns relating to the South Downs National Park.

Add new paragraph to Section 32 Character Areas, before Map 32.1 as follows: "**Thorney Island occupies a central position within the Harbour and has a distinct character, largely derived from its military use. There is currently a requirement for Thorney Island to be retained for military purposes and that the need for new development, as well as its design and location will therefore be heavily dictated by military requirements.**

The Local Planning Authority will work with the Ministry of Defence to identify areas of the site that are less sensitive for development and to identify measures that might help to mitigate any impact of new military development on the AONB. "

Photos will be included in the adopted Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document.

Comment

Consultee	Ms Lucy Howard (743931)
Email Address	Lucy.Howard@southdowns.gov.uk
Company / Organisation	South Downs National Park Authority
Address	South Downs Centre North Street Midhurst GU29 9DH
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	South Downs National Park Authority (Ms Lucy Howard)
Comment ID	CHSPD51
Response Date	19/12/16 14:54
Consultation Point	13 Guidance on size increase (View)
Status	Processed
Submission Type	Email
Version	0.7

Please provide any additional comments and/or amendments.

It is suggested that the formatting of the draft SPD would be best served by condensing the pages. Most pages after page 23 are an unnecessarily blank. The document would also benefit from more illustrations.

Council's Response

Photos will be included in the adopted Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document. No amendment proposed.

Comment

Consultee	Ms Lucy Howard (743931)
Email Address	Lucy.Howard@southdowns.gov.uk
Company / Organisation	South Downs National Park Authority
Address	South Downs Centre North Street Midhurst GU29 9DH
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	South Downs National Park Authority (Ms Lucy Howard)
Comment ID	CHSPD52
Response Date	19/12/16 14:54
Consultation Point	9 Landscape (View)
Status	Processed
Submission Type	Email
Version	0.8

Please provide any additional comments and/or amendments.

This would be a good opportunity to seek a reference to considerations of indivisibility between the two protected landscapes of Chichester Harbour AONB and South Downs National Park – not only in terms of development within either landscape, but more so in terms of developments on the coastal plain between the two landscapes. Potential to link with Viewshed Analysis work?

Amend to read: "Landscape **and** Visual Impact Assessment".

The diagrams are very poor quality, it is suggested that photograph examples would better serve future users of the SPD.

Council's Response

Photos will be included in the adopted Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document.

Amend the last sentence of paragraph 9.1 as follows "A Landscape **and** Visual Impact ...".No further amendment proposed.

Comment

Consultee	Ms Lucy Howard (743931)
Email Address	Lucy.Howard@southdowns.gov.uk
Company / Organisation	South Downs National Park Authority
Address	South Downs Centre North Street Midhurst GU29 9DH
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	South Downs National Park Authority (Ms Lucy Howard)
Comment ID	CHSPD53
Response Date	19/12/16 14:54
Consultation Point	10 Gardens and boundaries (View)
Status	Processed
Submission Type	Email
Version	0.5

Please provide any additional comments and/or amendments.

Include more detail on boundary materials rather than just hedges: brick and flint wall with gates for example are typical of the boundary treatment which is not typical and does not contribute to positive character.

Council's Response

This section relates to the impact of the loss of garden space and boundary vegetation and its replacement rather than the hard forms of boundary treatment. No amendment proposed.

Comment

Consultee	Ms Lucy Howard (743931)
Email Address	Lucy.Howard@southdowns.gov.uk
Company / Organisation	South Downs National Park Authority
Address	South Downs Centre North Street Midhurst GU29 9DH
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	South Downs National Park Authority (Ms Lucy Howard)
Comment ID	CHSPD54
Response Date	19/12/16 14:54
Consultation Point	14 Materials and finishes (View)
Status	Processed
Submission Type	Email
Version	0.7

Please provide any additional comments and/or amendments.

Elaborate on, for example, flint, what type is appropriate (field/quarry/beach) and what styles and methods of finish are used locally. Are there any materials that are considered inappropriate for example artificial weatherboarding? As currently worded this section adds nothing that is not covered in Section 18.

Council's Response

This section will be illustrated with photos. It is not necessary to list the types of flint and the character areas give more detail on local finishes. No amendment proposed.

Comment

Consultee	Ms Lucy Howard (743931)
Email Address	Lucy.Howard@southdowns.gov.uk
Company / Organisation	South Downs National Park Authority
Address	South Downs Centre North Street Midhurst GU29 9DH
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	South Downs National Park Authority (Ms Lucy Howard)
Comment ID	CHSPD55
Response Date	19/12/16 14:54
Consultation Point	3 Overarching Principle (View)
Status	Processed
Submission Type	Email
Version	0.8

Please provide comments and/or amendments.

The four principles set out also need to address impacts on the SDNP, given its close proximity as well as to the Chichester Harbour AONB.

The heading in Table 3.1 needs reviewing as the AONB is not a nature conservation designation. The SDNP should be added to the table.

Council's Response

The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document expands on the objectives and policies set out in the respective adopted Development Plan Documents for Havant Borough and Chichester District Councils. It provides advice to those preparing planning applications to ensure their development complies with planning policies applying specifically to the AONB. The South Downs National Park is not a designation within the Area of Outstanding Beauty, therefore does not need to be included in either the Overarching Principles or Table 3.1 of Designations. No amendment proposed.

Comment

Consultee	Ms Lucy Howard (743931)
Email Address	Lucy.Howard@southdowns.gov.uk
Company / Organisation	South Downs National Park Authority
Address	South Downs Centre North Street Midhurst GU29 9DH
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	South Downs National Park Authority (Ms Lucy Howard)
Comment ID	CHSPD56
Response Date	19/12/16 14:54
Consultation Point	6 Consents (View)
Status	Processed
Submission Type	Email
Version	0.4

Please provide any additional comments and/or amendments.

In line with NPPF para 132, are there any wreck sites?

Council's Response

There is no justification for the Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document to reference wreck sites. No amendment proposed.

Comment

Consultee	Mr Trevor Codlin (1053413)
Email Address	Trevor.Codlin@hiwwt.org.uk
Address	Beechcroft House Vicarage Lane Curdrige SO32 2DP
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Mr Trevor Codlin
Comment ID	CHSPD57
Response Date	19/12/16 08:39
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Email
Version	0.4

Please provide comments and/or amendments.

Thank you for consulting the Wildlife Trust on this Supplementary Planning Document (SPD), we welcome the opportunity to comment. As a general comment we acknowledge that this SPD should be read in conjunction with relevant local and national planning policies and the Chichester Harbour AONB Management Plan. However, given the high biodiversity value of the AONB, we consider that it would benefit from the inclusion of a specific section relating to biodiversity. This would provide the opportunity to offer additional guidance to developers operating within the AONB. Guidance notes could be used to re-emphasise the need to plan for biodiversity at a landscape scale and protect coherent ecological networks; to recognise the wider benefits of ecosystem services and deliver net gains in biodiversity.

Council's Response

The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document expands on the objectives and policies set out in the respective adopted Development Plan Documents for Havant Borough and Chichester District Councils. It provides advice to those preparing planning applications to ensure their development complies with planning policies applying specifically to the AONB, which includes improvements/enhancements to biodiversity. No amendment proposed.

Comment

Consultee	Mr Trevor Codlin (1053413)
Email Address	Trevor.Codlin@hiwwt.org.uk
Address	Beechcroft House Vicarage Lane Curdridge SO32 2DP
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Mr Trevor Codlin
Comment ID	CHSPD58
Response Date	19/12/16 08:39
Consultation Point	3 Overarching Principle (View)
Status	Processed
Submission Type	Email
Version	0.5

Please provide comments and/or amendments.

Paragraph 3.1: Protect, conserve and Enhance Natural Beauty and Wildlife:

Given the continuing decline in biodiversity we consider that the overarching principles should require development proposals to go beyond conserving and enhancing the natural beauty of the harbour. We therefore suggest some additional text, as follows;

Point 1, additional suggested text

1 To ensure that all development conserves and enhances the natural beauty of Chichester Harbour ***and strives to deliver a net gain in biodiversity***

Paragraph 3.2: Local wildlife sites are non-statutory nature conservation designations which should be reflected in the text. Suggested wording change;

There are important international, national and local statutory *and non-statutory* nature conservation designations within the AONB.....

Table 3.1 Nature Conservation Designations

Local Wildlife Sites and SINC/SNCI: We consider it confusing to separately list these designations and as we understand it there has been a drive to standardise the term nationally. As such we suggest the following text in the descriptive box adjacent to Local Wildlife Site;

Rows 4 & 9:

In Hampshire these are referred to as Sites of Importance for Nature Conservation (SINCs); in Sussex these are referred to as Sites of Nature Conservation Importance (SNCIs).

In addition, and to further simplify we suggest the removal of the SINC/SNCI row from the table and the use of the term Local Wildlife Site throughout the document, where required.

Row 6:

SAC: we suggest the following addition to the supporting text; Special Area of Conservation, of which Solent Maritime was designated in 1994, **forms part of a coherent network of protected nature conservation sites, known as Natura 2000 sites** .

Row 7:

SPA: we suggest the following addition to the supporting text; Special Protection Area, of which Chichester and Langstone Harbours were designated in 1979, **forms part of a coherent network of protected nature conservation sites, known as Natura 2000 sites**.

Council's Response

The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document expands on the objectives and policies set out in the respective adopted Development Plan Documents for Havant Borough and Chichester District Councils. It provides advice to those preparing planning applications to ensure their development complies with planning policies applying specifically to the AONB, which includes improvements/enhancements to biodiversity. No further amendments proposed.

Amend paragraph 3.2 as follows " .,., local statutory **and non statutory** nature conservation ...".

Amend Table 3.1 as follows "Local Wildlife Site - **these are also known as SINC's or SNCI's** .".

Comment

Consultee	Mr Trevor Codlin (1053413)
Email Address	Trevor.Codlin@hiwwt.org.uk
Address	Beechcroft House Vicarage Lane Curdridge SO32 2DP
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Mr Trevor Codlin
Comment ID	CHSPD59
Response Date	19/12/16 08:36
Consultation Point	7 Licences (View)
Status	Processed
Submission Type	Email
Version	0.4

Please provide any additional comments and/or amendments.

Paragraph 7.11: suggested re-wording for clarity, as follows;

Chichester Harbour has several important **sites that are protected at national (SSSI's), European (SPA's and SAC's) and international (Ramsar) level for their nature conservation value** . For further information.....

Acronyms are provided in Table 3.1 and therefore we consider it unnecessary to repeat them again here.

Council's Response

Amend paragraph 7.11 as follows " ... several important **sites that are protected at national (SSSI's), European (SPA's and SAC's) and international (Ramsar) level for their nature conservation value** protected sites, including Site of Special Scientific Interest (SSSI). In addition it receives European level protection as a Special Protection Area (SPA), Special Area of Conservation (SAC) and as a Ramsar site (wetlands of international importance). For further".

Comment

Consultee	Mr Trevor Codlin (1053413)
Email Address	Trevor.Codlin@hiwwt.org.uk
Address	Beechcroft House Vicarage Lane Curdrige SO32 2DP
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Mr Trevor Codlin
Comment ID	CHSPD60
Response Date	19/12/16 08:39
Consultation Point	11 Plant Species (View)
Status	Processed
Submission Type	Email
Version	0.4

Please provide any additional comments and/or amendments.

We welcome the inclusion of this section. On a point of detail scientific names should be in italics and where they have already been mentioned there is no need to mention again, for example Hawthorn in both paragraphs 11.2 and 11.3.

Council's Response

Comment noted. No amendment proposed.

Comment

Consultee	Mr Trevor Codlin (1053413)
Email Address	Trevor.Codlin@hiwwt.org.uk
Address	Beechcroft House Vicarage Lane Curdridge SO32 2DP
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	Mr Trevor Codlin
Comment ID	CHSPD61
Response Date	19/12/16 08:39
Consultation Point	27 New Moorings and Intertidal Structures (View)
Status	Processed
Submission Type	Email
Version	0.5

Please provide any additional comments and/or amendments.

Paragraph 27.2: We are concerned that this paragraph does not truly reflect the complexities of assessing adverse impacts on the designated sites (SAC/SPA); in addition it also makes no reference to SACs. As such we suggest the following wording change;

Intertidal structures will be assessed for their visual land/seascape, nature conservation and navigational safety impact. **Where it cannot be ascertained that proposals will not adversely affect the integrity of the Natura 2000 site (either alone or in combination with other plans or projects) or there are no imperative reasons of overriding public interest to permit the plan or project, they will not be permitted.** The viability of.....

Council's Response

The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document expands on the objectives and policies set out in the respective adopted Development Plan Documents for Havant Borough and Chichester District Councils, it does not set policy. It provides advice to those preparing planning applications to ensure their development complies with planning policies applying specifically to the AONB. No amendment proposed.

Comment

Consultee	Parish Clerk (375315)
Email Address	parishclerk@westtichenorparishcouncil.org.uk
Company / Organisation	West Itchenor Parish Council
Address	6 Locksash Close West Wittering PO20 8QP
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	West Itchenor Parish Council (Parish Clerk)
Comment ID	CHSPD62
Response Date	22/12/16 10:04
Consultation Point	4 Planning Permission (View)
Status	Processed
Submission Type	Email
Version	0.4

Please provide comments and/or amendments.

Section 4 Para 4.3 Add to final sentence: "*and West Wittering*"

Council's Response

Amend fianl sentence of paragraph 4.3 as follows " and Shipton Green, **and West Wittering**".

Comment

Consultee	Parish Clerk (375315)
Email Address	parishclerk@westtichenorparishcouncil.org.uk
Company / Organisation	West Itchenor Parish Council
Address	6 Locksash Close West Wittering PO20 8QP
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	West Itchenor Parish Council (Parish Clerk)
Comment ID	CHSPD63
Response Date	22/12/16 10:04
Consultation Point	13 Guidance on size increase (View)
Status	Processed
Submission Type	Email
Version	0.4

Please provide any additional comments and/or amendments.

below para 13.4 Add extra paragraph 13.5: *“Acceptability will also depend on meeting design guidelines in any Village Design Statement that has been approved as a material consideration, where these apply to an application site”*

Council's Response

There are a number of other documents, used as material considerations, that would need to be taken account of, more information can be found in Section 43 Further Information. No amendment proposed.

Comment

Consultee	Parish Clerk (375315)
Email Address	parishclerk@westitchenorparishcouncil.org.uk
Company / Organisation	West Itchenor Parish Council
Address	6 Locksash Close West Wittering PO20 8QP
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	West Itchenor Parish Council (Parish Clerk)
Comment ID	CHSPD64
Response Date	22/12/16 10:04
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Email
Version	0.5

Please provide comments and/or amendments.

In all sections numbered 34 to 42, add a reference in each section where Village Design Statements exist and have been approved.

Council's Response

More information on Village Design Statements can be found in Section 43 Further Information. No amendment proposed.

Comment

Consultee	Parish Clerk (375315)
Email Address	parishclerk@westitchenorparishcouncil.org.uk
Company / Organisation	West Itchenor Parish Council
Address	6 Locksash Close West Wittering PO20 8QP
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	West Itchenor Parish Council (Parish Clerk)
Comment ID	CHSPD65
Response Date	22/12/16 10:04
Consultation Point	41 Manhood Peninsula: West Itchenor (View)
Status	Processed
Submission Type	Email
Version	0.10

Do you have any general comments/suggestions?

Para 41.3 Change the first words from "The Spinney" to "*Spinney Lane*"

Para 41.4 Change the first sentence to accord with the West Itchenor Village Design Statement 2 nd edition 2012 page 57 para 2.7 as follows:

"Predominant materials of the historic core are lime plaster, local red brick, brick and un-knapped flint/beach flint, painted brick, and cambered plain clay tile roofs.

Add to Key issues as follows:

Key issues - The West itchenor Conservation Area covers the northern part of the village between the St Nicholas Church and the Harbour

Add to References: *the West Itchenor Village Design Statement 2 nd edition 2012*

Council's Response

Amend paragraph 40.3 as follows " **Spinney Lane is**The Spinney, an estate ..."

Amend paragraph 41.4 as follows " historic core are ~~render, hung tiles, brick and flint~~**lime plaster, local red brick, brick and un-knapped flint/beach flint, painted brick, and cambered plain clay tile roofs**, and there is an occasional thatched property.

No further amendment proposed.

Comment

Agent	Mr Robert Deanwood (735063)
Email Address	n.grid@amec.com
Company / Organisation	AMEC Foster Wheeler
Address	Gables House Kenilworth Road Leamington Spa CV32 6JX
Consultee	National Grid (375126)
Company / Organisation	National Grid
Address	unknown unknown unknown
Event Name	draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document
Comment by	National Grid (National Grid)
Comment ID	CHSPD66
Response Date	22/12/16 17:00
Consultation Point	2 Purpose of the document (View)
Status	Processed
Submission Type	Email
Version	0.6

Please provide comments and/or amendments.

We have reviewed the above consultation document and can confirm that National Grid has no comments to make in response to this consultation.

Council's Response

Comment noted. No amendment proposed.