

**Joint Chichester Harbour Area of Outstanding Natural Beauty
Supplementary Planning Document**

1. Contacts

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2. Recommendations

- 2.1. That the Cabinet approves the draft Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document (set out in the appendix to this report) for public consultation; and**
- 2.2. That the Cabinet delegates authority to the Head of Planning Services to enable minor editorial and typographical amendments to be made to the document prior to public consultation.**

3. Background

- 3.1. In 2007, Chichester District Council, Havant Borough Council and Chichester Harbour Conservancy jointly produced "Design Guidelines for new dwellings and extensions (Chichester Harbour Area of Outstanding Natural Beauty). This was revised in August 2010. No statutory public consultation process was undertaken on the document and it currently therefore has limited weight as a material consideration.
- 3.2. To enable a number of existing guidance documents and more up to date information to be assimilated and have greater weight, it was agreed to produce a joint Supplementary Planning Document (SPD) with Havant Borough Council working closely with Chichester Harbour Conservancy.
- 3.3. The draft Chichester Harbour Area of Outstanding Natural Beauty SPD expands on the vision, objectives and policies of the Chichester Local Plan: Key Policies 2014-2029 and Havant Borough Council Core Strategy March 2011. This document will provide guidance for development proposals in the Chichester Harbour Area of Outstanding Natural Beauty (AONB), within Chichester District and Havant Borough.
- 3.4. The information contained within the SPD will provide useful advice to those preparing planning applications and support the implementation of local planning policy and ensure a consistency of approach towards planning matters across the AONB.

- 3.5. The Development Plan and Infrastructure Panel (DPIP) considered this report at its meeting on 20 October 2016. As that meeting coincided with the publication date for the Cabinet agenda it has not been possible to include a summary of the DPIP's deliberations in this report. Accordingly these will be either circulated in an agenda supplement or reported orally to the Cabinet.

4. Outcomes to be Achieved

- 4.1. The SPD 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 and Havant Borough Councils to ensure that the character of the AONB is conserved and enhanced.
- 4.2. This should lead to higher quality proposals for development and a speedier decision making process in relation to planning applications submitted for the Council's consideration. Where proposals are not appropriate it will assist the local planning authorities in either negotiating revised proposals or defending appeals.

5. Proposal

- 5.1. The proposal is to approve the draft SPD for consultation. The consultation period will run for 6 weeks from 10th November to 22nd December 2016.

6. Alternatives Considered

- 6.1. To not provide further guidance on how the local plan policies will be implemented in the Area of Outstanding Natural Beauty. The Council would then have to continue to rely on the existing Design Guidelines.

7. Resource and Legal Implications

- 7.1. There are no significant resource implications arising from the consultation on the SPD.
- 7.2. Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that prior to adoption of supplementary planning documents, Local Planning Authorities allow representations to be made (Regulation 13).

8. Consultation

- 8.1. The Chichester Harbour Area of Outstanding Natural Beauty SPD will formally go out for consultation for 6 weeks from 10th November to 22nd December 2016.
- 8.2. A summary of the representations received during this period will be included in the Statement of Consultation that will be prepared.

9. Community Impact and Corporate Risks

- 9.1. The Chichester Harbour Area of Outstanding Natural Beauty SPD seeks to conserve and enhance the natural beauty of the landscape and thereby the physical environment of Chichester Harbour. As a valued facility for recreation and enjoyment to residents and visitors alike the impact on the local community is positive.
- 9.2. There are no corporate risks.

10. Other Implications

Are there any implications for the following? If you tick "Yes", list your impact assessment as a background paper in paragraph 13 and explain any major risks in paragraph 9		
	Yes	No
Crime and Disorder The Council has a duty "to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area". Do the proposals in the report have any implications for increasing or reducing crime and disorder?		✓
Climate Change Are there any implications for the mitigation of or adaptation to climate change? If in doubt, seek advice from the Environmental Strategy Unit (ESU).		✓
Human Rights and Equality Impact This Supplementary Planning Document expands on the vision and objectives of the Chichester Local Plan: Key Policies 2014-2029. An Equalities Impact Assessment was been prepared for the Chichester Local Plan: Key Policies 2014-2029 and this showed that the Local Plan had no adverse impacts.		✓
Safeguarding The Council has a duty to cooperate with others to safeguard children and adults at risk. Do these proposals have any implication for either increasing or reducing the levels of risk to children or adults at risk?		✓

11. Appendix

- 11.1. Joint Chichester Harbour Area of Outstanding Natural Beauty Draft Supplementary Planning Document.

12. Background Papers

- 12.1 None