

## Policy 2 Development Management

**All development in Chichester Harbour will continue to conserve and enhance the Area of Outstanding Natural Beauty and be consistent with all other designations. Determinations on applications for planning permission and forms of consent will be consistent with the relevant policies of the relevant adopted Local Plan. Development outside of the Area of Outstanding Natural Beauty, but sufficiently close to the boundary, will not detrimentally impact the character and setting of the protected landscape. Mitigation for recreational disturbance will be sought for all new developments for dwellings within 5.6 kilometres of the Special Protection Area.**

Nationally protected landscapes have unique characteristics which make them attractive places to live, work and spend leisure time. This has led to pressure to increase the size of settlements, to infill within Settlement Policy Areas and, increasingly, to the construction of more substantial dwellings. This trend has become a dominant force in changing the landscape. Local Planning Authorities need to ensure that all new developments do not erode the special qualities that make Chichester Harbour an Area of Outstanding Natural Beauty. Increased instances of recreational disturbance in Chichester Harbour, as a result of new developments within 5.6 kilometres of the Special Protection Area, is a serious concern and is further considered in Policy 8, Thriving Wildlife.

The relatively small size of Chichester Harbour has generally precluded any large developments inside the AONB in recent years, although this has resulted in added pressure on the land directly outside the AONB, which affects the character and setting. Urban extensions around Apuldram, Fishbourne, Bosham, Chidham & Hambrook, Southbourne, Emsworth and Hayling Island, could potentially lead to the loss of the distinctive identity of associated smaller settlements, the erosion of rural character and the loss of open views into and out of the AONB.

**Local communities have a key role to play in the planning process.** Their involvement in the development of Neighbourhood Plans and Village Design Statements is seen as important in identifying local needs and local design and these documents offer useful guidance in the planning process within the AONB. The Itchenor, West Wittering, Bosham, Emsworth, Northney and Tye, and Langstone Village Design Statements have been adopted as Supplementary Planning Documents. Most villages within the AONB also have Neighbourhood Plans, which have considerable weight in the planning process. In 2017 the Joint Chichester Harbour AONB Supplementary Planning Document was adopted by the Local Planning Authorities, which provides design guidance for developments in the AONB.

Chichester Harbour Conservancy is a non-statutory consultee within the planning system. The Conservancy has an established Planning Committee, and employs a Principal Planning Officer, to appraise new planning applications within or directly adjacent to the AONB, and to co-ordinate the Conservancy's response to strategic planning consultations. Recommendations to the respective Local Planning Authority are guided by the Management Plan and the Planning Principles. It is hoped that local communities will also use the Management Plan and Planning Principles as tools to respond to planning applications (see Section 3).



MANAGEMENT CHALLENGES	PRINCIPAL PARTNERS
<ul style="list-style-type: none"> <li>• As a non-statutory consultee, Chichester Harbour Conservancy has limited control over development in the AONB.</li> <li>• The national requirement to build new houses is putting pressure on the environment, particularly in South East England.</li> <li>• There will be an increase in recreational disturbance as a direct consequence of new housing developments within 5.6 kilometres of the Special Protection Area.</li> <li>• New developments put increased pressure on the finite capacity of Waste Water Treatment Works.</li> <li>• Land outside the AONB and close to the boundary does not have the same level of protection, yet new developments in the zone of influence can damage the character and setting of the AONB.</li> <li>• There is a trend for existing large dwellings on the waterfront of the Harbour to be excessively rebuilt with a greater footprint and silhouette.</li> <li>• There are occasional new dwellings built that are out of character in the neighbourhood.</li> <li>• One of the few derelict sites in the AONB is at Burnes Shipyard (Bosham), and there is one long-term building site on the fringe of the AONB, at Yacht Haven (Hayling Island).</li> <li>• The number of greenhouses in and around the AONB contribute towards the high levels of light pollution at night.</li> <li>• Major developments inside the AONB, or sufficiently close to the boundary of the AONB, could have a significant detrimental impact on the protected landscape.</li> <li>• Breaches of planning law have resulted in ongoing enforcement cases, which can damage the landscape of the AONB.</li> <li>• The shortage of affordable housing in Chichester Harbour.</li> </ul>	<ul style="list-style-type: none"> <li>• Bird Aware Solent</li> <li>• British Marine</li> <li>• Campaign to Protect Rural England (CPRE)</li> <li>• Chichester Harbour Conservancy</li> <li>• Chichester Harbour Federation</li> <li>• Chichester Harbour Trust</li> <li>• Environment Agency</li> <li>• Historic England</li> <li>• Individual Residents</li> <li>• Local Authorities</li> <li>• Marine Management Organisation (MMO)</li> <li>• Natural England</li> <li>• Parish Councils</li> <li>• Residents Associations</li> <li>• South Downs National Park Authority</li> <li>• Southern Water</li> </ul>

### Actions to be taken by Chichester Harbour Conservancy:

- 2.1 To appraise and respond to all planning applications in and directly around the AONB.
- 2.2 To offer a pre-application advice service.
- 2.3 To respond to national and local planning consultations.
- 2.4 To participate in all hearings, public inquiries and examinations in public that affect Chichester Harbour.

### Actions to be taken by other stakeholders:

- 2.5 To utilise the planning system to conserve and enhance the AONB (Local Planning Authorities).
- 2.6 To offer a pre-application advice service (Local Planning Authorities, Natural England, etc.).
- 2.7 To take enforcement action where there are breaches of planning law (Local Planning Authorities).
- 2.8 To take enforcement action where there are breaches of statutory consents / permits (Environment Agency, Historic England, etc.).
- 2.9 To work to alleviate traffic congestion around Chichester Harbour.
- 2.10 To utilise the Management Plan to inform local responses to planning applications (parish councils, residents associations, etc.).

