

APPENDIX 7a

Introduction to Current National and Local Planning Policies

All current policies have been placed in this Appendix. We cross reference the VDS to this Appendix by the use of text boxes. The current National and Local Plan Policies of relevance to rural parts of the AONB, and those considered to be most relevant to Itchenor are set out below. We also include Policies in the Chichester Harbour Conservancy Management Plan 2014-19. Extracts from the Chichester Harbour Conservancy Planning Guidelines appear in Appendix 7b:

1. NATIONAL POLICY:

Relevant paragraphs are reproduced below from the National Planning Policy Framework

Supporting a prosperous rural economy

NPPF paragraph 28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Requiring good design

NPPF paragraph 56 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

NPPF paragraph 58 Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

Promoting healthy communities

NPPF paragraph 75 Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

Conserving and enhancing the natural environment

NPPF paragraph 114 : The undeveloped coast

Local planning authorities should:

- set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; and
- maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast

NPPF paragraph 115: Areas of Outstanding Natural Beauty

Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.¹

NPPF paragraph 116: Areas of Outstanding Natural Beauty (cont...)

Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

NPPF paragraph 123: Noise

Planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts² on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established,³ and
- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

NPPF paragraph 125: Light pollution

By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

¹ *English National Parks and the Broads: UK Government Vision and Circular 2010* provides further guidance and information about their statutory purposes, management and other matters.

² See Explanatory Note to the Noise Policy Statement for England (Department for the Environment, Food and Rural Affairs).

³ Subject to the provisions of the Environmental Protection Act 1990 and other relevant law

Conserving and enhancing the historic environment

NPPF paragraph 130: Neglect or damage to a Heritage Asset

Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

NPPF paragraph 131: Determining planning applications:

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

NPPF paragraph 132: Considering the impact on the significance of the heritage asset:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

NPPF paragraph 133: Harm to or loss of significance of a heritage asset:

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

NPPF paragraph 136: Loss of a heritage asset:

Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

NPPF paragraph 137: new development to enhance a heritage asset

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

2. LOCAL POLICY

A) Chichester District Local Plan: Key Policies 2014-2029

(selected extracts are included below from the CDCLP that was adopted on 14th July 2015; this is not an exhaustive list and there may be other relevant policies that are not listed here but may be relevant when looking at any particular planning application)

Policy 1

Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
2. Specific policies in that Framework indicate that development should be restricted. (These appear in the NPPF in footnote 9 on page 4 as follows:

For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion)

Policy 2

Development Strategy and Settlement Hierarchy (extract)

Rest of the Plan Area: Small villages, hamlets, scattered development and countryside

Development in the Rest of the Plan Area outside the settlements listed above is restricted to that which requires a countryside location or meets an essential local rural need or supports rural diversification in accordance with Policies 45-46.

Policy 5

Parish Housing Sites 2012- 2029 (extract)

Small scale housing sites will be identified to address the specific needs of local communities in accordance with the indicative parish housing numbers set out below. Suitable sites will be identified in neighbourhood plans or in a Site Allocation DPD which the Council will prepare following adoption of the Local Plan.

West Itchenor

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*No specific housing provision is made for this parish; however housing may potentially come forward through rural exception sites limited to 100% affordable housing meeting local need. (see Policy 35 and 37)

Policy 26

16.8 Given the limited opportunities for employment uses with direct access to water, particular scrutiny will be given to the marketing evidence for marine related employment sites with the aim of preserving these uses.

Existing Employment Sites

Planning permission will be granted for development of employment floorspace, refurbishment, upgrading or modernisation of existing premises, and/or proposals which make more efficient use of underused employment sites and premises where it has **been demonstrated that:**

1. There is no material increase in noise levels resulting from machinery usage, vehicle movement, or other activity on the site, which would be likely to unacceptably disturb occupants of nearby residential properties or be of a scale that is likely to cause unacceptable harm to the enjoyment of the countryside; **and**

2. The proposal does not generate unacceptable levels of traffic movement, soil, water, odour or air pollution and there is no adverse impact resulting from artificial lighting on the occupants of nearby residential properties or on the appearance of the site in the landscape.

Existing employment sites will be retained to safeguard their contribution to the local economy. Planning permission will be granted for alternative uses on land or floorspace currently or previously in employment generating uses where the following criterion is met:

1. It has been demonstrated (in terms of the evidence requirements accompanying this policy) that the site is no longer required and is unlikely to be re-used or redeveloped for employment uses.

Policy 30

Built Tourist and Leisure Development

Proposals for tourism and leisure development, including tourist accommodation, will be granted where it can be **demonstrated all the following criteria have been considered:**

1. It is sensitively designed to maintain the tranquillity and character of the area;
2. Is located so as to minimise impact on the natural and historic environment, including that of visitors or users of the facility, particularly avoiding increasing recreational pressures on Chichester Harbour AONB and Pagham Harbour and other designated sites;
3. It provides a high quality attraction or accommodation; and
4. Encourages an extended tourist season.

In the countryside planning permission will be granted for new tourism buildings including bed and breakfast, self catering and hotel facilities where the above and following criteria have been met:

1. Be of a scale appropriate to the location and demonstrate they require a rural location and cannot be accommodated elsewhere, or the proposal is associated with the expansion of an existing facility; and
2. Support the objectives of rural regeneration/diversification.

Proposals involving the loss of tourist or leisure development, including holiday accommodation, will only be granted where there is no proven demand for the facility and it can no longer make a positive contribution to the economy.

Policy 31

Caravan and Camping Sites

Proposals for caravan, camping and chalet sites and associated facilities and intensification/alterations to existing sites will be granted, where it can be **demonstrated that all the following criteria are met:**

1. They meet a demonstrable need and require a rural location;
2. They are of an appropriate scale in relation to their setting and would not diminish local amenity;
3. They are sensitively sited and designed to maintain the tranquillity and character of the area;
4. They are sited to be visually unobtrusive and can be assimilated so as to conserve and enhance the surrounding landscape; and
5. The road network and the site's access can safely accommodate any additional traffic generated.

Where planning permission for caravans and chalet sites is granted a condition restricting the type of occupation to holiday use will be used in order to retain the tourist accommodation and ensure it is not used for permanent residential use. The period of occupation will be dependent on:

1. Whether the accommodation is within an area at risk of flooding, as defined by the Environment Agency;
2. The degree of protection considered desirable in order to avoid disturbance to sensitive sites of ecological value or to protect the tranquillity and character of the countryside, Chichester Harbour Area of Outstanding Natural Beauty and the setting of the National Park, Pagham Harbour and the undeveloped coast; and
3. The importance of securing the removal of touring units during the winter period where their permanent presence would be harmful to the landscape.

In the interests of maintaining an adequate supply of touring caravan pitches, proposals for a change of use to static caravan pitches should be accompanied by an assessment of supply and demand.

Proposals for the use of parts of existing caravan sites for winter storage of touring caravans and other forms of touring units will be granted provided that the proposal does not increase the impact of the use of the sites on the landscape or character of the surrounding area.

Policy 35

Affordable Housing Exception Sites

Where there are no available and deliverable sites within a settlement affordable housing may be permitted on exception sites outside of Settlement Boundaries to meet a specific local need where **one of the two following criteria is met:**

1. In settlements that have a defined Boundary, proposals should be located adjacent to the Boundary and in all circumstances be modest in scale and well related to the settlement, local services and facilities; or
2. In the rest of the plan area, schemes will only be permitted where it is considered that the proposal is modest in scale and can be integrated to an existing settlement without damage to its character or setting and is well related to local services and facilities.

And **all the following criteria are met:**

1. The scheme provides 100% affordable housing (unless a robust justification is provided in line with paragraph 17.28);
2. The proposed development would help meet an identified local need by households with a 'local connection' to the parish, and the mix of dwelling sizes, types and tenures is supported by the local housing need;
3. There are insufficient sites available and deliverable within the Settlement Boundary (where applicable) to meet the local need for affordable housing;
4. The proposed scheme is economically viable and deliverable, and is able to be properly managed by a partner Registered Provider or other Approved Body in perpetuity;
5. The proposal does not result in the net loss of existing affordable housing; and
6. The site is subject to an appropriate planning obligation to ensure that the affordable housing will be retained as affordable housing for households with a local connection in perpetuity.

Policy 37

Accommodation for Agricultural and other Rural Workers

Development proposals which are necessary to meet the accommodation needs of full-time workers in agriculture, forestry or other businesses requiring a countryside location should **demonstrate that all the following criteria have been met:**

1. Provision on-site or in the immediate vicinity is essential for the operation of the business;
2. No suitable accommodation exists or could be made available in established buildings on the site or in the immediate vicinity;
3. The proposal does not involve replacing a dwelling disposed of recently as general market housing;
4. The dwelling is no larger than is required to meet the operational needs of the business; and
5. The siting and landscaping of the new dwelling minimises the impact to the character and appearance of the countryside and ensures no adverse impact on designated sites.

Where a new dwelling is granted, this will be the subject of a condition ensuring the occupation will be limited to a person solely or mainly working, or last working in the locality in agriculture, forestry or other rural business.

Policy 43

Chichester Harbour Area of Outstanding Natural Beauty (AONB)

The impact of individual proposals and their cumulative effect on Chichester Harbour AONB and its setting will be carefully assessed. Planning permission will be granted where it can be demonstrated that all the following criteria have been met:

1. The natural beauty and locally distinctive features of the AONB are conserved and enhanced;
2. Proposals reinforce and respond to, rather than detract from, the distinctive character and special qualities of the AONB;
3. Either individually or cumulatively, development does not lead to actual or perceived coalescence of settlements or undermine the integrity or predominantly open and undeveloped, rural character of the AONB and its setting; and

4. Is appropriate to the economic, social and environmental well-being of the area or is desirable for the understanding and enjoyment of the area (where this is consistent with the primary purpose of conserving and enhancing natural beauty); and
5. The policy aims of the Chichester Harbour AONB Management Plan.

Opportunities for remediation and improvement of damaged landscapes will be taken as they arise.

Policy 44

Development around the Coast

Planning permission will be granted for development in the coastal area, outside of Settlement Boundaries, where it can be **demonstrated that all the following criteria have been considered:**

1. There are no harmful effects on or net loss of nature conservation or areas of geological importance within the Chichester and Pagham Harbours and Medmerry Realignment;
2. The development provides recreational opportunities that do not adversely affect the character, environment and appearance of the coast and Chichester Harbour Area of Outstanding Natural Beauty;
3. Regard has been shown to the high quality and inclusive design of new buildings in coastal locations in accordance with other relevant design and historic environment policies;
4. There are measures for mitigation of any detrimental effects including where appropriate the improvement of existing landscapes relating to the proposal;
5. Where appropriate, opportunities have been taken to upgrade existing footpaths and cyclepaths, enhance and protect the National Coastal Footpath and ensure that public access is retained and provided to connect existing paths along the waterfront;
6. The development would result in improvements to or redistribution of moorings, marine berths or launch on demand facilities (dry berths) in the harbours; and
7. The development would not be detrimental to infrastructure for, and quality of, water-based recreation, or be detrimental to the safety of navigation.

The Council will seek to safeguard a minimum of a 15 metre strip of land immediately behind the landward edge of the existing or proposed sea defence or coast protection works to facilitate access for plant and materials used in connection with their maintenance or repair.

The Council will seek to safeguard a minimum of a 25 metre strip of land, measured from the landward edge of the existing or proposed sea defence or coast protection works in harsh marine environment areas in order to prevent storm damage to buildings.

Planning permission will be granted for a replacement dwelling unless there is past evidence that the existing or demolished property has been damaged as a result of the harsh marine environment. Repeat applications for replacement dwellings will be refused unless the applicant can demonstrate no future harm.

Policy 45

Development in the Countryside

Within the countryside, outside Settlement Boundaries, development will be granted where it requires a countryside location and meets the essential, small scale, and local need which cannot be met within or immediately adjacent to existing settlements.

Planning permission will be granted for sustainable development in the countryside where it can be **demonstrated that all the following criteria have been met:**

1. The proposal is well related to an existing farmstead or group of buildings, or located close to an established settlement;
2. The proposal is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses; and
3. Proposals requiring a countryside setting, for example agricultural buildings, ensure that their scale, siting, design and materials would have minimal impact on the landscape and rural character of the area.

Applications for retail development in the countryside will be considered where it has been demonstrated that the appropriate sequential and/or impact assessments have been undertaken. Local/small scale farm shops will be permitted provided they sell goods that have predominantly been produced on the farm.

Policy 46

Alterations, Change of Use and/or Re-use of Existing Buildings in the Countryside

Proposals for the conversion or reuse of a building in the countryside, outside Settlement Boundaries, will be granted where it can be **demonstrated that all the following criteria have been met:**

1. The building is structurally sound and is capable of conversion for employment uses without the need for significant extension, alteration or rebuilding;
2. It has been demonstrated that economic uses, including live/work units, have been considered before residential and are unviable;
3. The proposal is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses;
4. The form, bulk and general design of the building is in keeping with its surroundings and the proposal and any associated development will not harm its landscape character and setting;
5. For residential, including holiday use, the proposal would involve the re-use of a traditional building of architectural or historic merit; and
6. The proposal will not damage the fabric or character of any traditional building or the historic character and significance of the farmstead and in the case of a Heritage Asset, whether designated or not, the proposal will not damage the architectural, archaeological or historic interest of the asset or its setting.

Development/conversions that would create new isolated homes in the countryside will be avoided unless there are special circumstances as outlined in Government guidance. Where appropriate a condition restricting further alterations or rebuilding including extensions may be applied.

Policy 47

Heritage and Design

The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of conservation area character appraisals and management plans and other strategies, and new development which recognises, respects and enhances the local distinctiveness and character of the area, landscape and heritage assets will be supported. Planning permission will be granted where it can be demonstrated that all the following criteria have been met and supporting guidance followed:

1. The proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets including:
 - Monuments, sites and areas of archaeological potential or importance;
 - Listed buildings including buildings or structures forming part of the curtilage of the listed building;
 - Buildings of local importance, including locally listed and positive buildings;
 - Historic buildings or structures/features of local distinctiveness and character;
 - Conservation Areas; and
 - Historic Parks or Gardens, both registered or of local importance and historic landscapes.
2. Development respects distinctive local character and sensitively contributes to creating places of a high architectural and built quality;
3. Development respects existing designed or natural landscapes; and
4. The individual identity of settlements is maintained, and the integrity of predominantly open and undeveloped character of the area, including the openness of the views in and around Chichester and Pagham Harbours, towards the city, the Cathedral, local landmarks and the South Downs National Park, is not undermined.

Policy 47 Supporting Guidance

Proposals affecting designated and undesignated heritage assets and their settings should demonstrate that they meet the following guidance:

- a. The use of traditional, local materials and adherence to local building techniques and details, where appropriate;
- b. The conservation of features and elements that contribute to the special interest of a heritage asset, including structures forming part of the curtilage, in particular the structural integrity and historic plan-form of listed buildings and historic building groups;
- c. Appropriate use of the heritage asset that is compatible with the conservation of its significance;

- d. The location, form, scale, massing, density, height, layout, roofscape, landscaping, use and external appearance of developments within conservation areas should conserve and enhance the special historic and architectural interest of the conservation area;
- e. Development involving substantial harm to or loss of designated heritage assets will only be granted in exceptional circumstances (wholly exceptional circumstances for designated assets of the highest significance);
- f. Proposals for development involving ground disturbance in areas of known archaeological potential will need a desk based archaeological assessment and may also require field evaluation. The recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ, or excavation;
- g. Proposals affecting a non-designated heritage asset (including where identified through the planning process) should not harm its special interest and development involving substantial harm will be resisted unless significant public benefit has been clearly and convincingly demonstrated in accordance with the requirements of the NPPF; and
- h. The condition of an historic building resulting from deliberate damage and neglect will not be taken into account in any decision.

Further detail will be set out in a forthcoming Historic Environment Action Plan/Strategy

Policy 50

Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas

It is Natural England's advice that all net increases in residential development within the 5.6km 'Zone of Influence' are likely to have a significant effect on the Chichester and Langstone Harbours SPA either alone or in-combination with other developments and will need to be subject to the provisions of Regulation 61 of the Conservation of Habitats and Species Regulations 2010. In the absence of appropriate avoidance and/or mitigation measures that will enable the planning authority to ascertain that the development would not adversely affect the integrity of the SPA, planning permission will not be granted because the tests for derogations in Regulation 62 are unlikely to be met. Furthermore, such development would not have the benefit of the presumption in favour of sustainable development in the National Planning Policy Framework. Net increases in residential development, which incorporates appropriate avoidance/mitigation measures, which would avoid any likelihood of a significant effect on the SPA, will not require an 'appropriate assessment'. Appropriate avoidance/mitigation measures will comprise:

- a) A contribution in accordance with the joint mitigation strategy outlined in Phase III of the Solent Disturbance and Mitigation Project; or
- b) A developer provided package of measures associated with the proposed development designed to avoid any significant effect on the SPA; or
- c) A combination of measures in (a) and (b) above.

Avoidance/mitigation measures will need to be phased with development and shall be maintained in perpetuity. All mitigation measures in (a), (b) and (c) above must be agreed to be appropriate by Natural England. They should also have regard to the Chichester Harbour AONB Management Plan.

The provisions of this policy do not exclude the possibility that some residential schemes either within or outside the Zone of Influence might require further assessment under the Habitats Regulations. For example, large schemes, schemes proposing bespoke avoidance/mitigation measures, or schemes proposing an alternative approach to the protection of the SPAs. Such schemes will be assessed on their own merits, and subject to advice from Natural England.

B) Chichester Harbour AONB Management Plan 2014-2019 (selected extracts):

Buildings and Development

BD1 Ensure that all development is appropriate and conserves and enhances the landscape, wildlife and historic environment of the AONB.

BD2 Ensure that development complies with the protective framework for sites designated for nature conservation and that where appropriate, mitigation measures are incorporated.

BD3 Safeguard the socio-economic activities supporting the AONB and its communities.

BD4 Influence the local spatial planning processes.

BD5 Provide guidance and advice to home-owners, developers and businesses to ensure that development is appropriate within the AONB and its setting.

BD6 Support local communities in developing planning-related documents and guidance.

Economic Growth

EG1 Provide support and advice to local businesses which have a traditional association with the AONB, are consistent with the landscape and conservation interests and cater for a balance of users and local communities.

EG2 Support and promote initiatives that develop local produce, encourage local distinctiveness, and enhance the experience of the AONB.

EG3 Provide advice and guidance on planning and design to ensure developments of commercial sites are sympathetic within the AONB.

EG4 Support and encourage marine-related businesses through safeguarding marine sites and employment uses.

Coastal Defence and Sea Level Rise

CD1 Ensure that responses to the impacts of sea level rise have full regard to the landscape, navigation, recreation and nature conservation interests of Chichester Harbour and balance the needs of residents and businesses.

CD2 Explore the potential impacts of climate and sea level rise and provide advice to residents, businesses and users of the AONB.

CD3 Seek opportunities to adapt to the impacts of sea level rise on the landscape, access and nature conservation interests of the AONB.

Enjoying Chichester Harbour on the Water

EW1 Maintain Chichester Harbour as a safe and peaceful estuary for the enjoyment of sailing and boating.

EW2 Minimise the potential for conflict between different forms of water based recreation.

EW3 Minimise the potential impact of recreational boating activities on the designated habitats and species.

EW4 Support and improve the existing boating infrastructure and amenity value of the Harbour.

Enjoying Chichester Harbour on the Land

EL1 Promote opportunities for visitors to access the AONB sustainably through reduced car use and improved public transport and cycling links.

EL2 Improve access for people with restricted mobility and socially excluded groups.

EL3 Minimise potential conflict between all user groups.

EL4 Ensure that public rights of way, permissive paths and wheelchair routes are maintained to the highest standard and are available in the long term.

EL5 Minimise the impact of recreational disturbance on the designated habitats and species.

APPENDIX 7b

C) Chichester Harbour Conservancy - Planning Guidelines for Chichester Harbour AONB (selected extracts):

1.0 Agriculture and Landscape

POLICY A1: Major changes to the landscape (30.4.2012)

The Conservancy will seek to conserve and enhance the natural beauty of the AONB to retain its rural character, opposing applications which involve major changes or which introduce large numbers of people into the landscape. The Conservancy is likely to object to any applications that have an irreversibly damaging effect on the rural and natural character of the landscape. The primary purpose of designation for all AONBs is to 'conserve and enhance natural beauty'. Therefore, planning decisions which affect the AONB should give great weight to the natural beauty and unique characteristics of Chichester Harbour, as defined in the AONB Management Plan and Landscape Character Assessment, as well as the economic and social well-being of the area.

POLICY A2a: Agricultural buildings (30.4.2012)

The Conservancy is likely to object to new or extended agricultural buildings unless it can be demonstrated that there would be no detrimental impact on the AONB landscape.

Proposals should:

- Be located in less exposed positions adjacent to mature planting and/or existing buildings;
- Demonstrate they are reasonably necessary for the purposes of agriculture (this may require confirmation from the Council's Agricultural Advisor);
- Be appropriate in terms of size, design and use of materials (natural materials and/or darker colours are likely to be more appropriate, such as dark green or brown);
- Include details of appropriate screening using native tree and shrub species, typical of the AONB

POLICY A2b: Change of use to horticulture (30.4.2012)

The Conservancy is likely to object to applications for a change of use to horticulture due to the likely detrimental impact on the landscape. Any application for a change of use will need to demonstrate:

- The need for horticulture in that location;
- That there will not be a detrimental impact upon the landscape or nature conservation interests of the AONB;
- That there would not be a significant increase in traffic, light and noise pollution from the proposals

POLICY A2c: Conversion of agricultural buildings (30.4.2012)

The Conservancy is unlikely to object to the conversion of redundant agricultural buildings to an alternative use provided it is demonstrated that:

- An employment or tourism use is considered for the building, before residential;
- The design of any alterations and materials used are sympathetic to the character of the existing building and are appropriate to its rural location;
- The type and level of activity would not be detrimental to the rural character or tranquillity of the area;
- The proposed use can be carried out within the curtilage of the existing building(s) or any new curtilage is of the minimum scale required;
- Protected species are not detrimentally affected (eg bats and owls)

Where the conversion is to holiday accommodation a business plan should be submitted detailing the proposed nature and extent of the use throughout the year.

POLICY A3. The Conservancy will support only those proposals for a change of use from agriculture to other appropriate uses that can be accommodated without harming the open countryside or special landscape characteristics of that particular locality. Chichester Harbour AONB is outside of the areas designated for horticulture in the adopted local plans. Any application for a change of use to horticulture will need to demonstrate the need for horticulture in that location, the impact of the buildings on the landscape, and the increase of light and noise pollution.

POLICY A4. The Conservancy will only support the conversion of agricultural buildings to an alternative use if the Design and Access Statement submitted with the application outlines the following:

- A business or tourism use is considered for the building before residential;
- The design is sympathetic to its landscape context particularly the use of materials, the insertion of additional openings and prevents any urbanisation of the site, particularly if a residential curtilage is to be introduced;
 - Where a conversion is for a self-catering use or holiday home a holiday occupancy condition should be instated as part of the planning permission;
 - Where residential is considered to be the best use, the statement should be submitted explaining why the site is unsuitable for employment or a tourism use, and if the site is suitable as an exception site (as defined in PPS 3) and could be considered for affordable housing;
 - That protected species are not affected, such as bats and barn owls.

POLICY A5. The Conservancy will seek to ensure that any proposed development for the diversification of farming, the conversion of existing redundant buildings, a new industrial or employment site, or a tourist or sports facility will not:

- Cause a detrimental impact on the landscape by creating excess artificial light;
- Cause a detrimental impact on the tranquillity of the AONB by the level of noise generated;
- Be visually intrusive.

POLICY B1a: New Residential Development (30.4.2012)

The Conservancy is likely to object to any proposals for new residential development within or adjacent to the AONB, unless the application can demonstrate that all of the following key issues have been addressed:

- The proposed development is within existing settlement boundaries or is expressly intended to meet the social and economic needs of the local rural communities;
- The proposed development does not adversely affect the landscape or nature conservation interests of the AONB; and
- The proposed development would not lead to an increase in recreational disturbance or cause an increase in flows to Waste Water Treatment Works with insufficient capacity and which are likely to impact upon Chichester Harbour

Policy B2 (New Dwellings and Extensions) (23.1.2012)

The Conservancy is unlikely to object to an extension or replacement dwelling provided the proposal accords with the advice contained in the AONB Design Guidelines for New Dwellings and Extensions (Revised August 2010), the policies and guidelines set out in the AONB Management Plan and the AONB Landscape Character Assessment, and Village Design Statement where applicable. In particular, applications should address the following key issues:

- The increase in size and/or mass would not be detrimental to the landscape (i.e. the proposal should not exceed the recommended maximum increases of 50% to the footprint of the property and 25% to the elevations where these are visible in the wider landscape, as set out in the guidelines);
- The proposal would not increase the developed frontage of the waterside to an extent which detracts from the openness or rural character of the landscape when seen from public vantage points (including public footpaths, the water, the foreshore, roads, views across the harbour and open countryside);
- The proposal is of a sympathetic design and materials which respond to the landscape setting and any local vernacular;
- The proposal respects the pattern of surrounding development and the spaces between buildings.

Policy B3 (Design) (23.1.2012)

Subject to compliance with other policies, the Conservancy is unlikely to object to development where the design, construction and alteration of buildings within or affecting the AONB reflects the landscape and the natural and/or built environment through the use of vernacular styles and materials and good design.

Proposals should accord with the policies and guidelines set out in the AONB Management Plan, AONB Landscape Character Assessment, AONB Design Guidelines for New Dwellings and Extensions, and Village Design Statement where applicable. In particular, proposals should address the following key issues:

- Be of a sympathetic design, scale and massing with appropriate levels of glazing, and relates well to nearby buildings and its setting in the landscape;
- Use materials which are locally distinctive, complement local vernacular and are appropriate to their landscape setting;
- Include the retention of significant trees and planting which contribute to the character of the area and the provision of appropriate supplementary planting where possible;
- Preserve and enhance the character and setting of Conservation Areas and historic buildings (including Locally Listed and Nationally Listed Buildings).

4.0 Built Development – Commercial**INTERIM POLICY: Protection of the Marine Economy (3.12.2012)**

POLICY D1a: The Conservancy is unlikely to object to development, or redevelopment of, existing marine-related sites for business uses associated with boat building, repair, maintenance and other ancillary marine-related uses, provided there is not an adverse impact on the landscape and nature conservation interests of the AONB. (3.12.2012)

POLICY D1b: The Conservancy is likely to raise an objection to the redevelopment of marine-related sites for non-marine business uses, unless it can be demonstrated that the site is not fit for purpose and that a predominantly marine-related business use is not viable. In all cases, proposals should not have an adverse impact on the landscape and nature conservation interests of the AONB. Applicants should take the following sequential approach and refer to 'Requirements of Marketing' below:

1. In the first instance, the site should be marketed for marine-related business use (for large and/or small units);
 2. If this fails, the site should be marketed for a mix of marine-related business use and/or other appropriate commercial/employment uses which are capable of reversion to marine-related use in the future;
 3. Only if both of the above steps have failed, will other uses such as housing be considered. In these instances, an appropriate mix of housing and marine-related or other appropriate commercial/employment use(s) may be acceptable, provided:
 - it can be clearly demonstrated with evidence that the residential element would be necessary to make the scheme viable in financial terms;
 - any proposed non-marine-related employment use is capable of reversion to marine-related use in the future;
 - the marine-related or other appropriate commercial/employment use(s) are of a scale and type that would be viable and sustainable in the long-term (a sufficiently detailed Business Plan should be provided to help demonstrate this);
 - it can be demonstrated that the proposed uses are compatible with each other and the site.
 4. Redevelopment of an existing or historic marine-related site with an entirely residential use is unlikely to be acceptable, unless and until the previous three steps have been taken and evidence provided that the site is no longer fit for purpose for marine-related or other appropriate commercial/employment uses.
- (3.12.2012)

POLICY D2. All applications for a change of use will be considered alongside the need to maintain the landscape and nature conservation interest of the AONB. Any applications for conversion of redundant agricultural buildings to industry will be scrutinised for their landscape and conservation implications and their impact on the vicinity.

POLICY D3. Extension of existing employment units on existing industrial parks or estates within or on the boundary of the AONB need to ensure that the scale of the extension, it's proposed materials are designed to minimise the visual impact of the building. Where an existing building is visually intrusive, any application that seeks an extension to it should ensure some remodelling of the building to improve its appearance and its amenity within the AONB. Existing planting to the site boundaries should be retained and further planting of native species typical of Chichester Harbour AONB should be undertaken to ensure the rural character of the area is maintained.