

## **Chichester Harbour Conservancy - Planning Guidelines for Chichester Harbour AONB**

This document is part of an on-going consolidation of what was Appendix 3 to the Chichester Harbour Management Plan.

Where revised, the Policies listed below will be *italicised* with no box around them and the date of revision at the Conservancy's Planning Committee given in brackets after the Policy number/title. Where policies have been deleted or superseded this is noted and all Policy numberings have been revisited to ensure consecutive numbering/lettering.

These Policies will continue to inform comments the Conservancy makes on planning applications in or outside but affecting the setting of the AONB

## **Chichester Harbour Conservancy Planning Guidelines for Chichester Harbour AONB**

### **Purpose of the Planning Guidelines**

The purpose of the Conservancy's Planning Guidelines is to guide its members and officers when assessing planning applications or changes to planning policies at all levels. These Policies interpret the national and local planning policy framework as it applies to Chichester Harbour AONB.

### **The Planning Aims of the Conservancy**

- (i) To protect, conserve and enhance the natural beauty of the Chichester Harbour AONB.
- (ii) To protect, conserve and enhance the value of the area for wildlife.
- (iii) To conserve, maintain and improve the Harbour, and its associated facilities and marine industries, for water-based recreation, where they are consistent with (i) and (ii).
- (iv) To support sustainable forms of industry and agricultural practice where they are consistent with aims (i), (ii) and (iii).
- (v) To support the economic and social needs of the local communities where they are consistent with aims (i), (ii) and (iii).

### **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**

*Farming plays a vital role in managing the landscape of the AONB and the wildlife which depends upon it. However, farming practices continue to change and as such the Conservancy is aware that it must take a flexible approach in response to agricultural change.*

*Whilst it is recognised that some agricultural development is permitted development, the Conservancy will seek to minimise the impact upon the landscape of agricultural structures, including in response to 'prior notification' applications. The General Permitted Development Order 1995 sets out the requirement of prior notification to local planning authorities by a farmer exercising their permitted development rights for agricultural purposes. The Conservancy is also notified of any proposed additional agricultural buildings within the AONB and has the opportunity to influence the proposals.*

*If the Conservancy becomes aware of a growing impact from agricultural permitted development, it will urge local planning authorities to seek an Article 4 direction across the AONB, or within sensitive landscape areas.*

### **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**

*Farming continues to face economic challenges which are encouraging farmers to consider diversifying, which can sometimes lead to a change to horticulture. Horticulture is defined in the*

*Use Classes Order as an agricultural use and therefore it is not seen as a 'formal' change of use in the legislation. However, the Conservancy has concerns over the intrusiveness of horticultural buildings within the landscape with the often large expanses of glass or polytunnels visible for large distances as well as within the immediate landscape. There are very few locations within or immediately adjacent to the AONB which can accommodate horticulture without a long-term detrimental impact upon the landscape.*

**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.**

*The Conservancy supports sustainable forms of economic development that are appropriate to the character of the AONB and recognises that farmers must be able to adapt and evolve. However, farming plays a vital role in helping to manage the landscape and nature conservation interests of the AONB, and agriculture is an important part of the rural economy. Therefore, any applications for the conversion of redundant agricultural buildings will be closely scrutinised.*

*Where conversion to residential is proposed, evidence should be provided which clearly states why the site is not suitable for employment, tourism use or affordable housing.*

*The Conservancy is concerned about the number of applications of this nature which lead to a breach of planning conditions due to the use of the building as permanent private residential accommodation. Therefore, where conversion to holiday accommodation is granted permission, this should be subject to a holiday occupancy condition and the use should be closely monitored by the local planning authority.*

**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.**

*Farming is currently facing economic problems and this is encouraging farmers to diversify. This has included a change to horticulture within the area. Horticulture is still defined in the Use*

Classes Order as an agricultural use and therefore is not seen as a change of use in the legislation. The AONB is seeing a substantial increase in the demand for horticulture and has concerns over the intrusiveness of such buildings within the landscape. Glass itself is a reflective material and is very visible from long distance views or within the immediate landscape setting. This is particularly the case when sited close to waterfront locations. Due to the loss of wooded shoreline and an increase in the openness in the landscape, there are very few locations within the AONB that can accommodate horticulture without a detrimental impact on the landscape.

**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.**

With regard to the alternative uses of agricultural buildings, the Conservancy supports sustainable forms of economic development and recognises that agriculture and local industries must be able to adapt and evolve in response to changing circumstances. However, the landscape and environmental qualities of the AONB are a primary concern and therefore any applications for conversion of redundant agricultural buildings will be scrutinised for their landscape and conservation implications and their impact on the vicinity.

**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.**

The pressure for diversification in farming together with the ubiquitous nature of industry means that Chichester Harbour AONB has locations that are attractive to industrial development. This type of development can be intrusive in the landscape and create light or noise pollution. Part of the reason for designating Chichester Harbour as an AONB is to retain its tranquillity and landscape character. The AONB Landscape Character Assessment (2005) has identified areas where tranquillity should be protected and sensitive areas where the cumulative effect of lighting will be damaging.

***Policy A6: Telecommunication masts (19.12.2011)***

***The Conservancy is likely to object to telecommunication masts within and adjacent to the AONB unless the application includes evidence to demonstrate the following:***

- **The essential need for the mast or masts in the proposed location;**
- **That other, less sensitive locations or co-location have been fully considered and why these have been discounted;**
- **The height, colour and design of the mast have been designed to reduce visual impacts; and**
- **Details of natural, or appropriate other screening are included.**

Telecommunication masts can have a detrimental impact on the wider landscape of the AONB, whether they are located within or adjacent to the boundary. Applicants are encouraged to consider reducing the impacts of these often intrusive vertical features in the landscape and will need to demonstrate the need for the mast or masts in the location proposed, including information regarding existing signal coverage.

**Policy A7: Horse and pony grazing (19.12.2011)**

**The Conservancy is likely to object to horse-related development that has a detrimental impact on the AONB landscape and nature conservation interests. To avoid these impacts, proposals should:**

- **Locate new buildings in existing groups of buildings or in less exposed positions where visual impact is minimised;**
- **Be a structure necessary for grazing of horses or ponies, be of a simple design using appropriate materials and have a low ridge height;**
- **Include details of any appropriate screening using native tree and shrub species typical to the AONB.**

The use of agricultural land for horse and pony grazing can change the character of the AONB and erode its rural qualities. This is particularly true where paddocks are poorly managed, fields are subdivided with inappropriate fencing and horse shelters are prolific, poorly constructed and maintained. These together with other paraphernalia such as jumps and horse equipment stored outside of the buildings can have a detrimental impact, particularly in exposed locations. The Conservancy is likely to seek a temporary permission only for any buildings; a restriction on the outside storage of equipment, and the use of post and rail fencing rather than plastic.

**2.0 Built development - Land based**

**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***

*Development within the countryside, outside of the defined urban or settlement areas, has the potential to have significant and long-lasting impacts upon the rural character and landscape of the AONB.*

*The Conservancy supports the prioritisation of development within the existing urban areas or defined settlement boundaries, as set out in the adopted Development Plans. Whilst it is understood that the planning authorities have approved infill or replacement dwellings outside of these areas, the Conservancy will not normally support residential development in these locations unless it can be clearly demonstrated that the development will not cause a detrimental impact on the AONB.*

*In some circumstances there may be an overriding socio-economic need for a rural exception site for affordable housing, in accordance with the local housing needs survey. The Conservancy acknowledges the policy of rural exception sites provided that there are no detrimental impacts on the AONB or nature conservation interests.*

#### ***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.***

*The pressure for the construction of more substantial dwellings through replacement or extension has become the dominant force in changing the landscape of the AONB. The landscape quality and attractiveness of the area fuel the demand for extending homes or creating much larger, grander replacements, particularly in waterside locations, which can be out of keeping with the landscape. The Conservancy's report on small-scale incremental changes shows that the cumulative impacts of small developments within a concentrated area can be seriously damaging to the rural character and natural beauty of the area. The Conservancy has produced and updated the AONB Design Guidelines for New Dwellings and Extensions in response to the*

*number of applications for significantly larger dwellings, often of unsympathetic designs and materials. The Guidelines encourage sympathetic, locally distinctive designs and materials which respond to their landscape setting, and provides advice on ways of reducing visual impacts, including by limiting increases in size and mass.*

### **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).**

*Proposals for new development should conserve and enhance the natural beauty and local distinctiveness of the AONB. The special qualities of the AONB are summarised on page 8 of the AONB Management Plan (2009-2014) and are described in some detail in the AONB Landscape Character Assessment (2005), which divides the AONB into different character areas. These character areas are reflected in the AONB Design Guidelines for New Dwellings and Extensions, which provides details of locally distinctive designs and materials found within each character area. Village Design Statements, produced by the local communities within the AONB also provide detailed guidance on respecting local identity and ensuring development is harmonious within its setting and makes a positive contribution to the local environment. Adopted Village Design Statements within the AONB include Bosham (2011), Emsworth (2008), Langstone (2008), Northney and Tye (2008), West Wittering (2006), West Itchenor (2004).*

### **Policy B4 – Signage (23.1.2012)**

**The Conservancy is unlikely to object to applications for signage where:**

- The proposal does not result in a cluttered appearance which would be harmful to the rural character of the AONB;**
- Opportunities are sought for a shared, coordinated sign on business premises;**
- Proposals are of an appropriate size (including lettering), materials, colour and design in relation to the building and/or its surroundings;**
- Proposals are in an appropriate location in terms of visual impacts;**

**- Any illumination considered to be necessary is kept to a minimum and internal illumination or tube lighting is avoided.**

Chichester Harbour AONB is a Special Area of Advertisement Control and proposals for new signage to properties/business should be located and designed to ensure minimal impact on the AONB landscape. Further signage should be avoided on premises where a clustering of signage at the site or in the immediate vicinity is already eroding the quality of the area. The Conservancy in conjunction with its partners hope to produce Design Guidance on new non-highway signs to promote appropriate signs and identify areas where clustering is already an issue and harmful to the AONB landscape, this can be adjacent to as well as within the AONB. The Conservancy will encourage the use of natural materials such as wood and hand-painted signs which are more appropriate to the rural character of the AONB.

**Policy B5a: Renewable energy: micro-generation (19.12.2011)**

**The Conservancy in principle supports the installation of small-scale<sup>\*1</sup> solar technologies, small-scale wind turbines, heat exchange systems and other renewable energy technologies, provided there is no detrimental impact on the AONB, its setting and nature conservation interests. Applications should:**

- **Take opportunities to site discreetly or out of view from public vantage points;**
- **Be designed as far as practicable to minimise their impact on the appearance of the site and/or building;**
- **Be of an appropriate scale in relation to the site and/or building and its setting in the wider landscape; and**
- **Operate at noise levels appropriate to their location.**

The need for formal planning consent varies depending upon the type, size and location of the renewable energy installation proposed. Many installations also benefit from permitted development rights, although all domestic wind turbines within the AONB will require planning consent. Potential applicants are referred to the Conservancy's Renewable Energy Guidelines for advice on the permissions required, information on key considerations for installation and examples of best practice. Any applications should accord with the advice contained within the Guidelines.

<sup>\*1</sup>Primarily on or associated with residential properties and small businesses. For example, small arrays of solar panels, roof-mounted wind turbines or free standing wind turbines up to 20 metres to the blade tip.

**Policy B5b: Renewable energy: medium-scale<sup>\*2</sup> (19.12.2011)**

**The Conservancy is likely to raise an objection to medium-scale renewable energy installations within and adjacent to the AONB, unless they are sited in a suitable location where visual impacts would be limited and appropriate mitigation measures to reduce impacts are identified, so that there is no detrimental impact on the AONB, its setting and nature conservation interests.**

As the scale of the technology increases, so does the potential for greater visual and other impacts. Potential applicants are referred to the Conservancy's Renewable Energy Guidelines for advice on reducing visual and other impacts. Any applications should accord with the advice contained within the Guidelines. In certain circumstances, the long-term impacts of the technologies may be capable of being mitigated and applicants would be required to provide further details.



<sup>\*2</sup> *Medium sized installations in terms of size and extent. For example, solar arrays on large commercial or municipal buildings or single or clustered turbines between 20 to 65 metres to blade tip.*

**Policy B5c: Renewable energy: large-scale<sup>\*3</sup> (NB replaces previous B6 – 19.12.2011)**

***The Conservancy is likely to raise an objection to large-scale renewable energy installations within and adjacent to the AONB due to their detrimental impacts on the landscape and its enjoyment, and conflict with the purposes of the AONB designation.***

*Given the scale of the technologies, it is likely that there will be a detrimental impact on the landscape of the AONB and its setting in the coastal plain and therefore a conflict with the purposes of the AONB designation. With respect to wind turbines, this impact can be experienced over considerable distances. In addition, large wind turbines or a large installation of turbines is likely to have impacts upon nature conservation interests and the tranquillity of the AONB. Given the scale of these technologies it is unlikely that their wider impacts could be successfully mitigated.*

<sup>\*3</sup> *Larger sized installations in terms of size, number and extent. For example, solar arrays in the form of solar farms or wind turbines, singularly or grouped, with a height to blade tip of between 65 and 135 metres.*

**POLICY B6 ~~B7~~. Natural England is the statutory consultee responsible for advising on whether an Appropriate Assessment is required under the Habitats Regulations. Local Planning Authorities are responsible for undertaking a screening opinion to establish whether an Environmental Impact Assessment (EIA) is required for Schedule 2 or 3 developments within the AONB. The Conservancy will normally be consulted in these situations and will assess the potential impacts based on its own data and guidance such as the Biodiversity Action Plan and Landscape Character Assessment (2005) and will seek to ensure there will be no harm to the designated sites for nature conservation.**

**POLICY B7 ~~B8~~. The presence of protected species on a site is a material consideration in planning terms. The extent of protected species and how they may be affected by any proposed development should be assessed prior to development being permitted and appropriate conditions suggested through survey if these would make the development acceptable. Areas around existing designated sites can also be part of an overall habitat network as defined in *Sections 11 and ID 8 of the NPPF/NPPG respectively*. Where development affects these areas and the integrity of a designated site the Conservancy is likely to raise an objection to the proposals.**

The impact of development within the AONB on designated sites for nature conservation is a key issue and the Conservancy seeks to ensure that no harm to designated sites occurs through the development process. Designated sites are an important part of the Harbour's ecology and character and the legislation contained in the Habitat Regulations (1994), the EIA Regulations, the Crow Act (2000) and the Wildlife and Countryside Act (1981), all provide a stringent legislative framework to ensure this avoided unless it is in the overriding national interest. The Conservancy will comment on all planning proposals that affect wildlife and will seek to inform the process based on its own data and survey work.

**POLICY B8: Protected species (29.4.2013)**

***The Conservancy is likely to object to development proposals that would have an adverse impact on protected species. The presence of such species and how they may be affected***

**by a proposed development should be full surveyed and assessed and any suitable mitigation identified through the survey process should be implemented.**

*A number of species of animal and plant are specially protected in UK, either by virtue of our domestic legislation (primarily the Wildlife and Countryside Act 1981 (as amended) or also through European legislation (Conservation of Habitats and Species Regulations 2010). Some species can only be disturbed under special licence and/or by trained and licensed individuals. All species of bird are fully protected from disturbance during the nesting season.*

*Protected species scoping studies should be undertaken to identify the likelihood of presence of protected species. Guidance including the Natural England standing instructions for protected species (or groups of species), the Conservancy would seek to ensure that the relevant guidance is followed.*

### **3.0 Infrastructure and Integrated Access**

**POLICY C1. To improve integrated access within the AONB, the Conservancy will expect appropriate new development to make contributions to improving local public transport services and cycling or walking opportunities within the AONB as identified in the Local Transport Plans. Major employment and tourism uses will be expected to produce Green Travel plans to show how workers and visitors will be using alternative methods of travel.**

The accessibility issues around parts of the AONB are mainly in the peninsula locations of Hayling Island and the Manhood. The improvement of the infrastructure and accessibility in these areas will be supported in principle. .

The Hampshire and West Sussex Local Transport Plans do encourage greater use of public transport, walking and cycling, both for visitors and local people. The Conservancy and its partners are promoting several initiatives including a new cycle network and the provision of a rambler bus, as well as improving facilities for horse-riders. In addition, the Conservancy will work together with its partners to provide more integrated access links and information for the AONB. This will include leaflets showing train times, bus times around the AONB and links for pedestrians and cyclists from main public transport nodes.

The diversification of farming and conversion of redundant agricultural buildings can often be for employment or tourism uses that make an important contribution to the economic vitality of the AONB. Where such uses are compatible with the landscape the Conservancy will look for the submission of Green Travel Plans and some funding towards routes and links for the AONB.

**POLICY C2. The Conservancy will seek early consultation with the appropriate highway and planning authorities on any new road proposals within or adjacent to the AONB.**

Although alternative methods of transport to the car are being promoted in Local Transport Plans, there is still pressure for new roads within or just outside the AONB that will affect the rural quality and tranquillity of the area.

**POLICY C3. The Conservancy will support small, screened and well-sited, car parks and some extension of the existing car parking areas where these are significant to the needs of the AONB.**

The Conservancy is aware of the demand for additional parking in the area. Being mindful that car parks can be an attraction to visitors, the siting and screening of these should be very

carefully considered. The Conservancy will look to reduce parking pressure in small village environments.

#### **4.0 Built Development – Commercial**

##### ***INTERIM POLICY: Protection of the Marine Economy (3.12.2012)***

*The Conservancy is committed to protect existing and historic sites for marine-related business use given their importance to the Harbour's marine infrastructure. For these reasons, the Conservancy views a change of use of a marine-related site to residential development with concern and is unlikely to support a solely residential development of an existing or historic marine-related site. The Conservancy may consider alternative commercial/employment uses, where they are appropriate to the character of the site and its surroundings and do not have an adverse impact upon the landscape and nature conservation interests of the AONB and are capable of reversion to marine-related business use in the future.*

***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)**

**Requirements of Marketing (3.12.2012):**

**Applicants should provide evidence that the site has been vigorously and exhaustively marketed for between a year and 18 months, in line with the steps set out in Policy D1b.**

**It is important that the marketing of the land, buildings or site explores appropriate employment uses; that the marketing price is competitive; the marketing has been appropriate and genuine (this is likely to be in the form of an independent valuer with relevant qualifications); and that a record of all the marketing is presented with the application proposal. The type and scale of marketing should be commensurate with the scale of the facility proposed to be lost.**

**The period of marketing must have ended on a date within the six to nine months prior to the date the planning application was submitted. The advice of the Local Planning Authority and Conservancy should be sought prior to the commencement of any marketing campaign to ascertain the period and extent of marketing required and to discuss the extent of alternative uses that are required to be explored.**

**In all cases the marketing process requires as a minimum:**

- **Confirmation by an appropriate marketing agent on headed company paper that the premises were appropriately and extensively marketed for the required length of time.**
- **Dated photographs of marketing board/s on the premises of an appropriate quality, size, scale, location and number during this time.**
- **An enquiry log, how it was followed up and why it was unsuccessful.**
- **A copy of all advertisements in the local press and trade journals (should be at least four weeks' worth of advertisements, spread across a six month period).**
- **Evidence of marketing via the internet.**

**Further Guidance (3.12.2012)**

**In order to demonstrate that proposals would not have an adverse impact on the landscape of the AONB, applicants should refer to the relevant development plan policies, the AONB Landscape Character Assessment (2005), the AONB Management Plan, and if applicable, the AONB Design Guidelines for New Dwellings and Extensions for further guidance. Applications should include sufficient information to demonstrate that there would be no adverse impact on the landscape, which may include harbour-scene drawings, photo-montages and comparative drawings with the existing site.**

**Applicants should seek pre-application advice from both Natural England and the 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 may require compensation for any net loss of intertidal habitat.***

***In all instances applicants are encouraged to seek the advice of the Conservancy prior to submitting an application, to ensure that all potential issues can be raised and appropriately addressed.***

**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.**

It is contrary to the purposes of the AONB designation to allow major industrial or commercial development in Chichester Harbour AONB. In Chichester Harbour it should be assessed whether the proposed commercial development is necessary to sustain the rural economy and this should be balanced with the need to protect the countryside. In addition, any new commercial uses should be accessible by a variety of transport modes, unless the development would only create modest traffic movements.

In this context the Conservancy is concerned that industrial development should be confined to existing sites and suitable activities where these have established rights. With regard to the conversion of such sites, the Conservancy recognises that the main impetus for such a change arises from the difficulty in maintaining the financial viability of boatyards in the face of increased land development values. However, the Conservancy is also aware that a policy, which resisted any change of use, could lead to a derelict site and the loss of employment. Therefore the Conservancy is sympathetic to applications for alternative industrial uses where these do not harm the AONB and where reversion to marine industrial use is possible.

There are existing industrial estates on the edge of the AONB and also smaller rural employment sites within the AONB. Any application to extend or alter these buildings in these locations will be assessed on its visual impact on the AONB and the need for that extension will need to be described in any supporting statement to ensure the new extension is of an appropriate, scale and form to its landscape setting.

## **5.0 Jetties and Slipways, Navigational Facilities and Sea Defences**

### **Intertidal structures (28.5.2012)**

*The Harbour is designated as internationally important for nature conservation and the Habitats Regulations 2010 require any likely significant effects to be assessed by the competent authority. Natural England will assess whether any proposed development within the intertidal area will have a significant adverse impact on the features and species of interest within the European Site.*

*In all cases, applicants should discuss their proposals with Natural England and the Local Planning Authority to ensure that all relevant issues and consents are identified and applied for. All proposals below mean-high-water will require a Works Licence from the Conservancy. Applications for both planning permission and a Works Licence should be accompanied by a detailed method statement which outlines the construction process in detail and how adverse impacts on the designated sites will be avoided. In some instances an Appropriate Assessment will be required to more fully assess the potential impacts before the local planning authority, Natural England and the Conservancy can determine whether the development is acceptable and if so what conditions may be necessary. A licence will also be required from the Marine Management Organisation and in some cases a licence will be required from the Environment Agency.*

*Where a significant impact on the designated sites would arise (for example, from an increase in footprint / shading as a result of the proposed structure), this will need to be compensated for to ensure that there is no net loss of intertidal habitat. Examples of such compensation include the removal of existing structures or material from the intertidal area, the provision of additional intertidal habitat elsewhere, and the surrendering of existing swinging moorings or other boat storage facilities. The AONB designation covering almost the entire Harbour also means that the landscape can be extremely sensitive to change.*

***POLICY E1: 'Like for like' replacements and/or refurbishment of existing intertidal structures (28.5.2012)***

***The Conservancy is unlikely to object to proposals for 'like-for-like' \* replacement and/or refurbishment of existing jetties, pontoons and slipways provided they do not have an adverse impact upon the landscape or nature conservation interests of the AONB.***

*(\* 'Like for like' shall mean that any replacement and/or refurbishment of an existing structure shall be of the same size, design and materials and in the same location as the existing structure).*

***POLICY E2: Changes to existing intertidal structures (28.5.2012)***

***The Conservancy is likely to object to proposals for replacements of or alterations to existing jetties, pontoons and slipways where these would result in significant changes to the size, design or materials of the existing structure, unless the application can demonstrate that there would be no adverse impacts on the landscape or nature conservation interests of the AONB or the safety of navigation.***

*Each application would be assessed on a case by case basis in terms of its location, scale and design. However, significant changes to existing structures are unlikely to be supported by the Conservancy (unless they are essential for public or commercial use and any impacts can be mitigated) because of their long-term impact on the landscape and nature conservation interests of the AONB. There may also be impacts upon navigational safety.*

***POLICY E3: New intertidal structures (28.5.2012)***

***The Conservancy will raise an objection to new jetties, pontoons or slipways unless it can be demonstrated that they are essential for public use, and there are no adverse impacts on the landscape or nature conservation interests of the AONB or the safety of navigation. Where it has been demonstrated that the new structure is essential for public use, adequate compensation will need to be provided to offset any impacts on nature conservation interests from the introduction of a new structure. The application will also need to demonstrate that there are***

*no adverse impacts on the landscape of the AONB or the safety of navigation. Where a new structure is only for private use, the Conservancy would object to such a structure because of the significant impacts upon the landscape of the AONB and the nature conservation interests. There is also likely to be impacts upon navigational safety.*

**POLICY E4: Replacements of or alterations to dilapidated/collapsed intertidal structures (28.5.2012)**

***The Conservancy is likely to object to proposals to replace or alter existing intertidal structures which are dilapidated and/or partly collapsed or have been almost entirely lost, unless sufficient evidence can be presented to demonstrate that the structure was fully functioning less than 10 years prior to the present day.***

*In these instances, proposals will be considered on a case-by-case basis, subject to Policies E1 and E2. Depending upon the extent of collapse and dilapidation and the timeframe, this type of application can mean the reintroduction of a new structure. As such, adequate compensation will need to be provided to offset any impacts on nature conservation interests and it should be demonstrated that such a structure would not have a detrimental impact upon the landscape of the AONB or navigational safety.*

*The cumulative impact of private householders installing new structures which extend into the Harbour could be seriously damaging to this highly sensitive coastal landscape as well as to the wildlife interest of the Harbour and to the safety of navigation. For these reasons, the Conservancy exercises a presumption against the introduction of new intertidal structures for private use, unless it can be demonstrated with evidence that there was a fully functioning structure in that location within the last 10 years. In order to support marine-related businesses, the Conservancy will not apply this presumption where it can be demonstrated that the structure is essential for public use and it would not have an adverse impact on the environment in accordance with the above policies.*

**Maintenance Dredging (12.3.2012)**

**POLICY E5. The Conservancy is likely to grant a Dredging Licence for maintenance dredging proposals from existing marine-related businesses, provided that:**

- ***the proposed method is appropriate and does not adversely impact upon the nature conservation interests;***
- ***the timing of the works does not adversely impact upon the nature conservation interests, in particular overwintering birds;***
- ***where appropriate, the arisings are disposed of beneficially within the Treloar Hole to accord with Policy E7 (Beneficial Disposal of Dredging Materials and the Chichester Harbour Baseline Document (Dredging Protocol)).***

*Maintenance dredging, i.e. regular dredging of such areas as approach channels or marina berths, is considered a Tier 2 activity under the SEMS MS (Solent European Marine Site Management Scheme) and therefore generally does not require a full Appropriate Assessment or Environmental Impact Assessment, provided the proposals accord with the Chichester Harbour Baseline Document : Dredging Protocol. In order for a dredge to be deemed 'maintenance' it has to be done on a frequency of less than 10 years; beyond this and the dredge is seen as 'capital' (see Policy E6). The Conservancy is likely to grant a Dredging Licence for appropriate maintenance dredging schemes as they help marinas and marine-related businesses within the*

*Harbour to continue to function, provided the method and timing of the proposed works do not impact upon the nature conservation interests.*

*Wherever possible, dredge arising should be disposed of beneficially within the Treloar Hole (in accordance with Policy E7) and the Chichester Harbour Baseline Document: Dredging Protocol which details the protocol for maintenance dredging in Chichester Harbour.*

### **Capital Dredging (12.3.2012)**

**POLICY E6. The Conservancy is unlikely to grant a Dredging Licence for capital dredging proposals, unless:**

- **evidence is provided for the operational need for the capital dredge;**
- **a full assessment of the impact on nature conservation interests is undertaken and adequate compensation habitat provided;**
- **the timing of the proposed works does not adversely impact on the nature conservation interests (in particular overwintering birds);**
- **the proposals are supported by Natural England and Marine Management Organisation (MMO)**

*If an intertidal area has never been dredged, or not dredged for 10 years or more, any new dredging is deemed likely to be a 'capital' dredge. The potential nature conservation impacts of such an operation are significant and therefore the Conservancy will require evidence of the operational need of the capital dredge. The applicant will also need to undertake a full assessment of the nature conservation impacts of the capital dredge and provide adequate compensation habitat.*

*For such proposals, the Conservancy will liaise closely with Natural England and the Marine Management Organisation (MMO) to make sure that the capital dredge proposals are appropriate and will not adversely impact upon the nature conservation interests.*

*Because of the nature of the arisings from capital dredges, it is not appropriate to dispose of them beneficially in the Treloar Hole (due to such issues as potential heavy metal contamination or type of material).*

### **Policy E7: Beneficial disposal of dredging materials (19.12.2011)**

**The Conservancy will require the disposal of dredging materials derived from within the Harbour to be in accordance with its Beneficial Disposal Study, wherever possible.**

*The Conservancy recognises the need for maintenance dredging to be carried out within the Harbour to enable marine-related businesses to continue to use their facilities to their designed depths. In addition, the Conservancy has a duty to maintain and improve navigational facilities within the Harbour and this includes the duty to maintain the present navigable depth of water in the main channels. However, we also recognise that the intertidal mudland is an irreplaceable conservation resource and that any dredging application should be fully justified and, wherever possible, sediments not lost to the Harbour intertidal habitat.*

*Therefore, wherever reasonable dredge arisings should be disposed of within the Harbour at the Treloar Hole, to allow their redistribution over the intertidal habitats. Wherever practicable dive surveys should be carried out at the disposal site before and after sediment*



placement. However, the Conservancy acknowledges that due to the nature of the sediments and the capacity of the Treloar Hole, in certain circumstances alternative disposal methods may be more appropriate.

**Policy E8 (Sea Defences) (23.1.2012)**

**Policy E8a: The Conservancy will promote the use of darker Purbeck Stone rip-rap for sea defences wherever possible.**

**Policy E8b: The Conservancy is unlikely to raise an objection to small-scale or like-for-like sea defence schemes, or where it is proven to not be detrimental to the landscape or nature conservation interests of the AONB.**

**Policy E8c: The Conservancy will require larger-scale schemes to fully address landscape and nature conservation impacts and provide appropriate compensation habitat to be created or secured where sea defence works are shown to have an impact upon the adjacent nature conservation sites.**

**Policy E8d: The Conservancy is unlikely to support sea defence works which have an adverse impact on navigation within the Harbour.**

**Policy E8e: The Conservancy is unlikely to support new sea defence schemes where defences do not exist, or have not existed.**

**Policy E8f: The Conservancy is likely to support appropriate managed realignment schemes.**

Coastal policy for Chichester Harbour is set at a strategic level by the North Solent Shoreline Management Plan and at a local level through Coastal Defence Strategies.

The Conservancy's preferred sea defence design is darker Purbeck Stone rip-rap, which helps to minimise erosion of the intertidal habitats, weathers well and encourages vegetation to grow in the gaps between the rocks, thereby avoiding detrimental impacts on the landscape and nature conservation.

The majority of the Harbour shoreline has sea defences, constructed of many different materials. Many have degraded over time and will require repair or enhancement to keep in line with sea level rise in the future. Where works on existing sea defences are modest in scale or constitute 'like for like' repairs, these are likely to be supported by the Conservancy as they are unlikely to have an adverse effect on the adjacent habitats or a harmful visual impact.

Larger-scale works are likely to have greater landscape and nature conservation impacts. The Conservancy will require justification for the works and details of how landscape and nature conservations impacts will be addressed, avoided or compensated for. The Conservancy will also seek the opportunity to replace the existing defence with preferred Purbeck stone rip-rap.

The Conservancy will also need to consider the potential impacts of any sea defence works on navigation within the harbour, both from direct impacts and those arising from any change in hydro-dynamics and sediment movement.

Where sea defences do not currently or historically exist, the Conservancy is unlikely to support an application for new defences because of the landscape and nature conservation impacts.

*In order to address the gradual loss of intertidal habitats over time as sea levels rise (known as 'coastal squeeze'), the Conservancy is likely to support appropriate managed realignment sites as a preference to maintaining existing coastal defences. Any such scheme should also adequately address the outer defences, which should not just be abandoned and left to degrade to the detriment of the landscape and nature conservation interests.*

*This policy relates to sea defence work both within and outside of the AONB.*

**POLICY E9.** If shown to be necessary, the sea defence must be well engineered and capable of withstanding with the forces acting on the sea defence. Any impacts on nature conservation interests should be mitigated.

**POLICY E10.** The sea defence works should be as sympathetic to the landscape as possible and the materials and style chosen must be carefully considered in each location and not selected purely by cost. The Conservancy's recommended form of replacement sea defence is rip-rap style revetment. This method of construction helps to reduce erosion by absorbing the impact of the waves; it also enables vegetation to grow over it in time making it more natural part of the landscape.

**POLICY E11.** Sea defence works should not have an adverse impact on navigation.

Chichester Harbour's shoreline is continuously eroding as it has always done as part of the natural coastal process. The whole area is slowly sinking due to geological movements in the South East area. With the onset of global warming and sea level rise, the inter-tidal mud-land is being squeezed between rising sea levels and coastal defences. This leads to a significant reduction in the area of mudflats and salt marshes that support plants, invertebrates and birds. Because of the European and national nature conservation designations in the Harbour, Relevant Statutory Authorities have to take reasonable steps consistent with their functions to further the conservation and enhancement of Sites of Special Scientific Interest and to not undertake or give permission for any works that adversely affect the integrity of the European site.

When considering applications for new sea defences several factors should be considered:

- Movement of material along the coastline
- The effects on economic activity
- The introduction of managed retreat in low-lying coastal areas.
- Cumulative effects.
- Navigation.

Local planning authorities in conjunction with partner organisations have a responsibility for improving and enhancing the coast in areas of natural beauty and high conservation value and to restore stretches of the despoiled coastline.

As a consequence of global warming, the threat of increased flood risk means that Harbour side landowners are increasingly seeking to defend their boundaries. Farmers of low-lying areas also wish to carry out works and improvements to their sea defences. Where sea defence works are sought it is likely that an Appropriate Assessment will be required.

## 6.0 Waste disposal

**POLICY F1. The Conservancy will recommend refusal of any applications for dumping waste materials and urge the planning authorities and where appropriate the waste regulation authorities to take action against unlicensed tipping.**

The dumping of rubble and unsightly material, sometimes being proposed as a sea defence, creates blight on the landscape and has reduced the size and quality of habitats for wildlife and nature conservation in the past.

## 7.0 Formal Recreation and Tourism

### **Moorings, access to the water and boat facilities (28.5.2012)**

#### ***POLICY G1: New public access to the water (28.5.2012)***

***The Conservancy will object to any new facility which will provide new public access to the water for vessels or will increase the number of vessels using the Harbour.***

*The Conservancy recognises that the Harbour is close to capacity in terms of water-based recreational use, which can lead to issues of safety of navigation and start to detract from the recreational experience itself. Therefore, the Conservancy will continue to maintain its moratorium on the total of deep water moorings, object to proposals for new marinas at the heads of the channels and any new facilities which will provide new public access to the water for vessels.*

#### ***POLICY G2: Increase in the number of moorings (28.5.2012)***

***The Conservancy will object to proposals for a net increase in the number of moorings or marina berths.***

*Since the Conservancy was formed in 1971 there has been a 'moratorium' on the number of moorings and marina berths due to congestion in the Harbour at peak periods. As such, there cannot be a net increase in their total. Therefore, any schemes which propose to increase the number of marina berths will need to be offset by 'wasting' an appropriate number and type of moorings.*

#### ***POLICY G3: Relocation of existing moorings (28.5.2012)***

***The Conservancy is unlikely to object to the relocation of existing moorings onto marina berths, provided that they do not have an adverse impact upon landscape and nature conservation interests.***

*Whilst the net total of moorings is fixed, the Conservancy will support in principle the relocation of moorings into marinas, which often has nature conservation and landscape benefits.*

#### ***POLICY G4: New launch-on-demand facilities (28.5.2012)***

***The Conservancy will object to new launch-on-demand facilities.***

*Given concerns over the capacity of the Harbour, the safety of navigation and impacts on the landscape, the Conservancy will object to any new launch-on-demand facilities, which will act to increase the number of boats within the harbour.*

**POLICY G5. The Conservancy will support the replacement of existing moorings with marina berths.**

Whilst recreation is not an objective of AONBs, the demand for recreation can be met as long as it is consistent with maintaining its natural beauty. All estuary plans have to manage the rapid growth of the demand for marinas, boat moorings, parking, and dry berthing and launching.

For some time, the Conservancy has recognised that water-based recreation in the Harbour has reached a point of congestion at peak periods, which can be dangerous and detracts from the value of recreation. The Conservancy will oppose any further proposals for marinas at or near the heads of channels. It has a moratorium on further deepwater moorings and will recommend refusal of any applications, which permit additional public access to the water for vessels, in order to keep this crowding to a minimum. However, the Conservancy feels that a blanket ban on moorings or the movement of moorings would reduce its ability to manage the Harbour in response to changes in patterns of use. Additional marina berths, boat racks and other facilities can only be created by wasting existing moorings or other boat storage facilities.

**POLICY G6: New marinas (29.4.2013)**

***The Conservancy is likely to object to any new proposals for new marinas in Chichester Harbour unless it can be demonstrated that there would be no adverse impacts on the safety of navigation and the landscape and nature conservation interests of the AONB.***

*For some time the Conservancy has recognised that water-based recreation in the harbour has reached a point of congestion at peak times, which can be dangerous and detracts from the value of recreational experience. Proposals for new marinas, of any size, will need to be carefully considered given their potential impact. In some instances, a new marina at the head of the channel will have a greater impact in terms of safety of navigation, as the majority of boats will head out of the harbour from the marina. All proposals for new marinas are likely to require adequate compensation in the form of the relocation of existing moorings and provision of compensatory habitat and applications will need to demonstrate no adverse affects on safety of navigation, nature conservation and the AONB landscape.*

**POLICY G7: Visiting yachts (29.4.2013)**

***The Conservancy is unlikely to object to the provision of additional facilities for visiting boats or the improvement of appropriate water-based recreational facilities, provided that there is a justified need and the proposal will not have an adverse impact on the safety of navigation and the landscape and nature conservation interests of the AONB.***

*Given the popularity of Chichester Harbour as a recreational boating venue, the Conservancy is likely to support in principle proposals which provide additional facilities for visiting boats. However, any such proposals will be considered on a case-by-case basis and should justify the need for such facilities. It will also need to be demonstrated that such facilities will not result in localised congestion or have an adverse impact on the safety of navigation, nature conservation or the AONB landscape. It is also likely that the provision of new visitor facilities in the form of moorings or berths will require the provision of compensatory habitat and discussions with Natural England will be required.*

## 8.0 Informal Recreation and Tourism

### **Policy H1: Recreation and tourism: public access (19.12.2011)**

***The Conservancy is unlikely to raise an objection to maintenance, enhancement and improvements to the public access network or the provision of appropriate visitor information and structures where they are consistent with Chichester Harbour AONB's landscape and nature conservation designations.***

*The Conservancy supports the maintenance, enhancement and improvement of the public access network within and adjacent to the AONB. Schemes such as public or permissive footpath enhancements to increase accessibility are likely to be supported, so too the provision of additional cycle access or the creation of new bridleways. However, a careful balance needs to be struck between providing access and the long-term impacts on the nature conservation interests through increased recreational disturbance.*

### **POLICY H2: New or extended tourist sites (30.4.2012)**

***The Conservancy is likely to object to applications for new or extended caravan or tourism accommodation sites within or adjacent to the AONB, unless it can be demonstrated that there would be no harm to the AONB from visual intrusion, noise, increased recreational activity or erosion of rural character.***

### **POLICY H3: Caravan rallies and camping activities (30.4.2012)**

***The Conservancy is likely to object to any applications for caravan rallies or other caravanning / camping-related activities unless it can be demonstrated that:***

- ***The location is appropriate and does not have a detrimental impact upon the AONB or nature conservation interests.***
- 
- ***They are for a duration, frequency and extent which is appropriate to the rural character of the AONB;***

*The presence of caravans and tents, even in small numbers for short periods of time, can have a detrimental impact upon the AONB landscape, particularly given the tendency for white structures located in exposed, coastal sites. The entire AONB is subject to an Article 4 Direction which removes permitted development rights for tented camping, in recognition of the sensitivity of the landscape. To ensure that the impact of proposals is reduced, exposed or visually sensitive sites should be avoided and the scale, colour and design of structures should be carefully considered. In addition, sympathetic planting should be considered to soften visual impacts*

*The frequency and duration of events or rallies should be maintained at a level appropriate to the sensitive landscape and the tranquillity of the AONB. The Conservancy will continue to work with the planning authorities, landowners and the Caravanning and Camping Club to ensure that there are no detrimental impacts on the landscape and nature conservation interests of the AONB.*

**POLICY H4.** The Conservancy will seek to ensure that caravan rallies, establishment of Certified Locations or other caravanning / camping related activities be for a duration, frequency and extent which is appropriate to the AONB. In addition, the location of such facilities should not have a detrimental impact upon the AONB, and visually sensitive and exposed sites should be avoided.

The presence of caravans, even in small numbers for short periods of times, can have a detrimental impact upon the AONB landscape. To ensure that their impact is reduced, exposed or visually sensitive sites should be avoided. In addition, the frequency and duration of events or rallies should be maintained at a level appropriate to the sensitive landscape of the AONB. The Conservancy will continue to work with the local Planning Authorities, landowners and the Caravanning and Camping Club to ensure that there are no detrimental landscape impacts from caravanning / camping within the AONB.

## **9.0 Environmental management and improvements through planning conditions and Section 106 Agreements**

**POLICY 11. The Conservancy wishes to see landscape proposals conform to the guidelines laid down in the Landscape Character Assessment (2005) and the Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions (2007).**

Particular attention will be paid to the siting, design and landscaping of all applications. Landscape proposals involving tree planting will be scrutinised to ensure that the planting is in keeping with the existing landscape and uses species typical of the AONB, and has a nature conservation value. Mechanisms to achieve the implementation of improvements to the objectives of the AONB include Section 106 agreements and planning conditions. The Conservancy will support their use where appropriate.

**POLICY 12. If proposals to fell trees are made in areas identified by the landscape assessment and the tree and hedgerow survey as significant to conservation or the landscape, the Conservancy will request the local planning authority to make whatever Tree Preservation Order is necessary to enable more time for landscape and conservation considerations to be assessed.**

Where trees add special interest or areas of woodland are identified as being under threat the Conservancy will seek a Tree Preservation Order where appropriate. It is recognised that protection for trees and hedgerows will at times, be required at short notice.

**POLICY 13. The Conservancy will work in conjunction with its local planning authority partners to ensure that Section 106 agreements and planning conditions are used to mitigate negative impacts on the environment of the AONB and secure positive, social, economic and environmental benefits to fulfil the purposes of the designation.**

The Conservancy will seek the co-operation of the local planning authorities in obtaining the necessary legal agreements to protect locations affected by development and to achieve some gains. Such agreements could cover:

- Improvements in access to the countryside, including access by the disabled.
- Sympathetic management of land of conservation value, excluding it from further pressure.
- Improvements to the general infrastructure, which encourage acceptable levels of use.