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HAVANT BOROUGH COUNCIL

CABINET

28 June 2017

Chichester Harbour AONB Supplementary Planning Document (SPD)

Report by: Jacqueline Boulter

**FOR RECOMMENDATION
TO COUNCIL**

Cabinet Lead: Cabinet Lead for Economy, Planning, Development and Prosperity Havant

Key Decision: No

1.0 Purpose of Report

- 1.1 To propose the Chichester Harbour Area of Outstanding Natural Beauty (AONB) Supplementary Planning Document (SPD) for adoption by the Council.
- 1.2 The SPD consolidates existing guidance. It has been produced working in partnership with Chichester District Council so as to achieve a consistent approach for the AONB.
- 1.3 Adoption of the SPD will provide further guidance as to how Policy CS12 (Chichester Harbour Area of Outstanding Natural Beauty) of the Havant Borough Local Plan and its replacement will be implemented. It will provide clear guidance to applicants and planning officers across the two districts, which should
- Allow speedier decision making process in relation to planning applications submitted for consideration;
 - Result in higher quality proposals for development
 - Assist in conserving and enhancing the character of the AONB.

2.0 Recommendation

RECOMMENDED that the Cabinet recommends to the Council that it adopts the Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document.

3.0 Subject of the Report

- 3.1 Chichester Harbour is a unique landscape comprising sheltered open water areas with contrasting narrow channels. The flatness of the landscape makes the AONB particularly vulnerable to visual intrusion from inappropriate development which can often be seen from significant distances across inlets, the main harbour channels or open countryside.

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- 3.2 In 2007, Chichester Harbour Conservancy produced *Design Guidelines for New Dwellings and Extensions Chichester Harbour Area of Outstanding Natural Beauty*. This was revised in August 2010. These guidelines were endorsed by the Borough Council.
- 3.3 These guidelines have been successful and have influenced a large number of development management decisions in the AONB section of the borough. However, no statutory public consultation process was undertaken on the document and it currently therefore has limited weight as a material consideration.
- 3.4 To update the guidance and give it greater weight, it was agreed that a joint Supplementary Planning Document (SPD) should be produced with Chichester District Council, working closely with Chichester Harbour Conservancy. Like the design guidelines, the proposals within the SPD focus on small-scale householder applications such as extensions, but also apply to replacement dwellings.
- 3.5 The final version of the SPD proposed for adoption is at Appendix 1. These takes into account changes made following consultation (see section 5 of this report).
- 3.6 Once adopted the joint SPD will replace the 2010 design guidelines, and will become a material consideration in the determination of planning applications.

4.0 Implications

- 4.1 **Resources:** The production of the SPD has been covered within existing resources of both councils. The adoption of the SPD or application of its contents will not result in any additional costs being incurred by the Planning Service.
- 4.2 **Legal:** The process by which the Borough Council prepares Supplementary Planning Documents, including public consultation, is regulated by the provisions of The Town and Country Planning (Local Planning) (England) Regulations 2012 (“the Regulations”). Once adopted the joint SPD will replace the 2010 design guidelines, and will become a material consideration in the determination of planning applications.
- 4.3 **Strategy:** There are extensive links between the SPD and the Corporate Strategy. In particular, the strategy refers to “*enhance(ing) our area as a great place to live and work*”. This section describes enhancing our countryside, harbours and coastline as an asset to attract tourists and economic development whilst also treasuring and protecting it. The SPD would be a significant tool in the Borough Council’s drive to protect and enhance Chichester Harbour.
- 4.4 **Risks:** If this document is not taken forward then the adequacy of the existing guidance may be subject to challenge. As an SPD, the guidance will have more weight than the current informal guidelines. There was a risk in taking forward a

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joint SPD with the neighbouring local authority, that the proposed approach towards the topic matters in the SPD could be different between the authorities. However, constant engagement between officers to discuss the content of the SPD has resulted in agreement on the SPD. Chichester District Council adopted the SPD on 16 May 2017.

- 4.5 **Communications:** The production of the SPD has been a joint project with Chichester District Council.
- 4.6 **For the Community:** please see the main body of the report.
- 4.7 **The Integrated Impact Assessment (IIA) has been completed and concluded the following:** The SPD provides detailed design guidance for small scale development in the AONB. It has the potential to provide some positive effects on the matters considered in the IIA. No negative effects have been identified.

5. Consultation

- 5.1 The Cabinet Lead for Economy, Planning, Development and Prosperity Havant approved the draft SPD under delegated powers, and consultation on the draft SPD took place between 10 November 2016 and 22 December 2016. A total of 23 respondents commented, making a total of 66 representations.
- 5.2 All the representations have been considered and where appropriate amendments have been made to the SPD. Amendments made to the document do not make any change the draft fundamentally – rather they are textual changes with seek to improve the clarity of the wording. Full details of the representations received and the councils' responses are published in the Statement of Consultation at www.havant.gov.uk/planning-policy/draft-chichester-harbour-area-outstanding-natural-beauty-spd. The final version with these changes is at Appendix 1.

Appendix: Chichester Harbour AONB SPD proposed for adoption

Agreed and signed off by:

Head of Planning: Andrew Biltcliffe, 14/06/2017

Director of Operations: James Hassett, 14/06/2017

Cabinet Lead for Economy, Planning, Development and Prosperity Havant: Cllr David Guest, 14/06/2017

Legal and Democratic Services: Abe Ezekiel, 30/05/2017

Finance: Craig Smith, 13/06/2017

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