

Adopted Joint Chichester Harbour Area of Outstanding Natural Beauty

Supplementary Planning Document



Havant
BOROUGH COUNCIL

16th May 2017

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1 . Overview

Purpose of the document

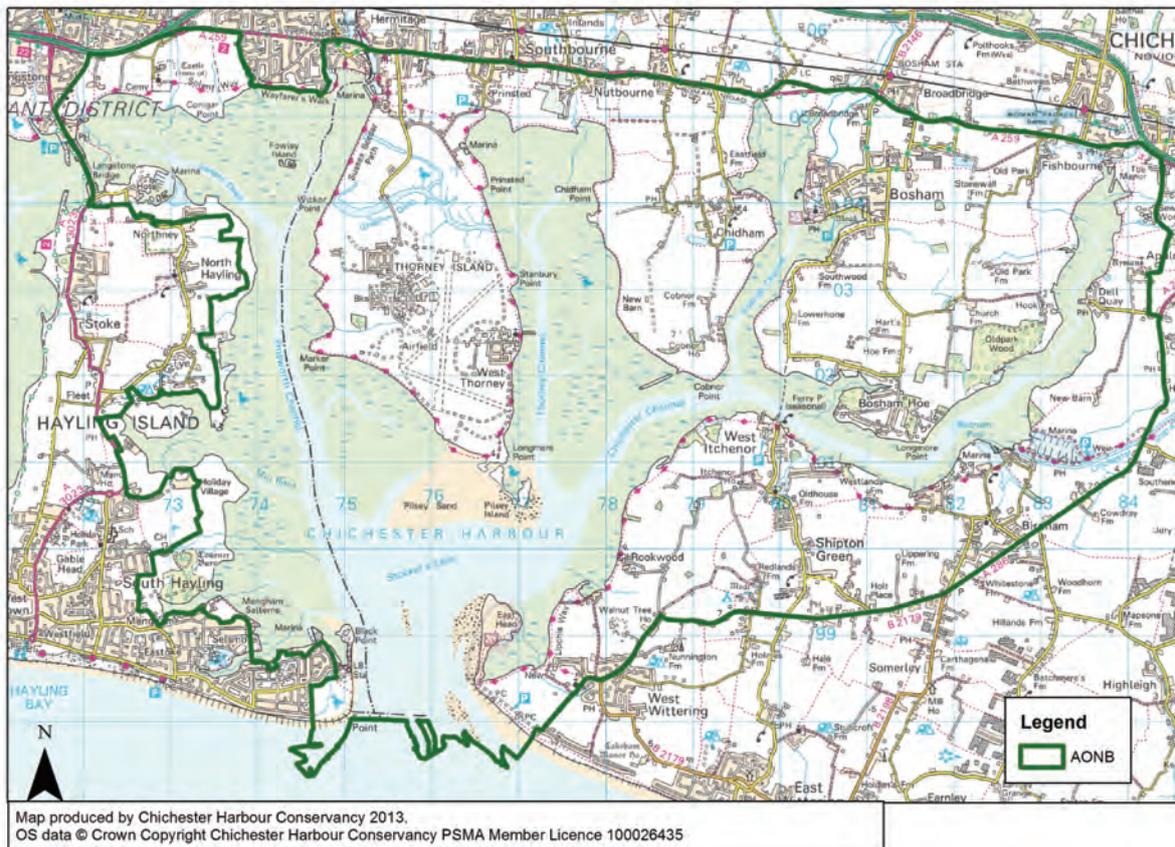
1.1 This document provides guidance for development proposals in the Chichester Harbour Area of Outstanding Natural Beauty (AONB), within Chichester District and Havant Borough. This SPD will be a material consideration when assessing planning applications or appeals and will be reviewed and updated periodically as necessary.

1.2 The information contained within the SPD will provide useful advice to those preparing planning applications to ensure that their development complies with planning policies applying specifically to the Chichester Harbour AONB. The document will also support the implementation of local planning policy and ensure a consistency of approach towards planning matters across the AONB.

1.3 It is specifically designed to provide further explanation to the planning policies relating to the AONB that are contained within the adopted Development Plan Documents for Chichester District Council and Havant Borough Council.

1.4 This document should be read in conjunction with the relevant local and national planning policies and Chichester Harbour AONB Management Plan. Further information on the relevant Local and Neighbourhood Plan policies, Management Plan, Sustainable Shorelines: General Guidance and Chichester Harbour Planning Principles can be found in Section 43.

Map 1. Chichester Harbour AONB



Any further queries

1.5 If you have any further queries regarding any of the issues raised in this document, please contact the Planning Policy Team on 01243 785166 or email planningpolicy@chichester.gov.uk

Data Protection

1.6 All documents will be held at Chichester District Council, and representations will be published online. They will be handled in accordance with Data Protection Act 1998 and kept for three years following adoption of the Chichester Harbour Area of Outstanding Natural Beauty SPD. Personal contact details will be removed from copies of representations published electronically. Please be aware that representations made about this document (including your name and address) cannot be treated as confidential.

Acknowledgement

1.7 The Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document updates and replaces the Design guidelines for new dwellings and extensions revised in August 2010, which was produced by The Terra Firma Consultancy. The photos included in this SPD have been kindly provided by The Terra Firma Consultancy.

2 . Overarching Principle

2.1 The landscape of Chichester Harbour was formerly recognised as being of national importance in 1964 when it was designated an Area of Outstanding Natural Beauty (AONB). Any development proposed in the AONB should be guided by these four principles:

Protect, Conserve and Enhance Natural Beauty and Wildlife:

- To ensure that all development conserves and enhances the natural beauty of Chichester Harbour.
- To stimulate the highest standards of design, conservation and development.
- To consider where the development will be seen in the wider landscape and from the water and demonstrate how any adverse impacts have been positively mitigated to conserve and enhance the AONB.
- To ensure that development will effectively mitigate any adverse impacts on the AONB and to secure positive, sustainable, social, economic and environmental benefits to fulfil the purposes of the SPD.

2.2 There are important international, national and local statutory and non-statutory nature conservation and historic environment designations within the AONB, recognising the importance of the Harbour for wildlife, particularly over-wintering birds. There are also a number of heritage assets, both designated and non-designated, within the AONB. Public access is also important and needs to be managed in accordance with conservation and recreation objectives. More information can be found on [Havant Borough Council](#) and [Chichester District Council](#) websites.

Table 2.1 Designations

| | |
|----------------------|--|
| AONB | Area of Outstanding Natural Beauty, of which Chichester Harbour was designated in 1964. |
| Conservation Area | Conservation Area, which protects notable environmental and historical places of interest. |
| Local Nature Reserve | Local Nature Reserves are particularly appropriate for educational, research or public information purposes. |
| Local Wildlife Site | These are also known as SINCs or SNCIs |
| Ramsar | Ramsar Site, of which Chichester and Langstone Harbours were designated in 1987. |
| SAC | Special Area of Conservation, of which Solent Maritime was designated in 1994. |
| SPA | Special Protection Area, of which Chichester and Langstone Harbours were designated in 1979. |

2 . Overarching Principle

| | |
|-----------|--|
| SSSI | Site of Special Scientific Interest, of which Chichester Harbour was designated in 1970. |
| SINC/SNCI | In West Sussex, the equivalent of a Local Wildlife Site. |

2.3 As a general principle of design in the environment, all proposals should be informed by a clear process of contextual analysis, understanding the site, its features and surroundings. More particularly for the AONB, this will include an understanding of where the finished development will be seen from in the wider landscape, whether on land or water.

2.4 Overall, it is the natural landscape and trees/vegetation which should predominate in rural/coastal locations. To take account of the AONB's landscape character, applicants are encouraged to refer to the conservation of cultural heritage, an important consideration in the AONB, where relevant, and to the advice and guidelines within the landscape capacity/sensitivity studies produced by Chichester District Council (CDC) and Havant Borough Council (HBC). These were produced as part of the evidence base to determine where new development might most appropriately be accommodated in their adopted Local Plans and are available on the local authority's websites.

2.5 West Sussex County Council have also produced some local distinctiveness guidance which complements and expands upon the landscape character assessment of West Sussex and the associated land management guidelines. Further information can be found in Section 43.

2.6 It would also be helpful for applicants to refer to the landscape character assessment of the AONB which Chichester Harbour Conservancy published in 2005. This assessment informs the character areas listed in Section 31, and is available to read on the Conservancy's website.

3 . Planning Permission

3.1 In addition to the guidance within the main part of this SPD, there are a number of further issues to consider if you are proposing to undertake development or works within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). You may need at least one of several consents. These include:

- Planning permission;
- Other local authority consents;
- Works licence from the Chichester Harbour Conservancy
- Marine Licence from the Marine Management Organisation;
- Approval from Natural England; and
- An environmental permit from the Environment Agency.

3.2 Further details of these permissions, licences, and consents are detailed within this section of the SPD.

3.3 The Chichester Harbour AONB covers an area of 3,700 ha, 2,700 of which are in Chichester District with the remaining 1,000 ha in Havant Borough. The part in Havant Borough includes land in southern Langstone, southern Emsworth, Northney, a number of sections of central and southeast Hayling Island as well as Emsworth and Chichester Harbour. In Chichester District it includes land primarily to the south of the A259, including part of Hermitage and Southbourne, Thorney Island, Prinsted, Nutbourne, Chidham, Bosham, Fishbourne, Dell Quay, Birdham, West Itchenor, Shipton Green and West Wittering.

3.4 To ascertain whether your property or proposed development falls within the AONB, please refer to the map on page 4. Alternatively, there is a more detailed interactive map on the 'Where I live' section of Havant Borough Council's website (<http://52.17.42.98/ishare.hbc/havant.aspx>) or on Chichester District Council's website (<http://mydistrict.chichester.gov.uk/mycdc.aspx?tab=maps>) which you can use to check whether it is within the AONB boundary).

Planning permission and permitted development

3.5 The Secretary of State has granted permission for certain development. This is set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), as amended. Otherwise, planning permission is generally required if you want to:

- Build something new
- Make a major change to a building, such as building an extension
- Change the use of a building

3.6 To find out if you need planning permission, visit the government's Planning Portal (<http://www.planningportal.gov.uk/permission/>) which contains details of planning requirements for many common projects. Please note that there are a number of projects which would not require planning permission outside of the AONB but will require planning permission inside the AONB, because certain permitted development rights do not apply there. This is set out in the GPDO 2015, as amended. If you wish, you are able to make an application to a local planning authority for a formal determination as to whether your intended development is 'permitted development'. A Lawful Development Certificate will be granted when the proposed

3 . Planning Permission

development meets the requirement of the GPDO 2015, as amended. This provides legal proof that a proposal does not require planning permission, or that the existing use of a building is lawful for planning purposes. Applications of any kind can be submitted online through the Portal or by email to the relevant local planning authority.

3.7 Links to application forms and accompanying guidance notes on submitting a planning application can be found on the websites of your local planning authority:

Table 3.1

| | |
|------------------------------|---|
| Havant Borough Council: | http://havantstaging.webcurl.co.uk/making-planning-application/how-do-i-make-planning-application |
| Chichester District Council: | http://www.chichester.gov.uk/planningadvice |

3.8 Details of the information and documents needed to support a planning application in the AONB or elsewhere are set out on the above council's websites and also on the Planning Portal ([How to apply](#)). This may include a Flood Risk Assessment. Note that for certain developments involving minerals and waste, the local planning authority will either be Hampshire County Council or West Sussex County Council.

4 . Pre-application advice

4.1 For general advice on the design and suitability of proposals for development, changes of use or extensions within the AONB, Havant Borough Council and Chichester District Council offer a professional pre-application advice service to developers and members of the public on a pre-paid basis. This can include advice on both the detail and broad principle of development and can also include whether a proposal for works would be treated as 'permitted development' i.e. would not require planning permission.

4.2 Obtaining pre-application advice may be even more helpful if you are considering undertaking development or works in Chichester Harbour AONB as there are many design considerations that need to be taken into account to avoid adverse impact on the designation, as highlighted within this document. Depending on the type of proposal, the advice will generally take the form of a) a written response, or b) a meeting with a planner and, as necessary, other specialists, and a follow-up letter.

4.3 Please follow the web links below for further information on the pre-application advice service for the Council area in which you live or are considering applying for planning permission. There are guidance notes available to download from these pages which set out how pre-application advice will be provided, the scale of charges for enquiries and the timescales in which the Councils aim to respond:

Table 4.1

| | |
|------------------------------|--|
| Havant Borough Council: | http://havantstaging.webcurl.co.uk/planning-development-management/ planning-permission-and-advice |
| Chichester District Council: | http://www.chichester.gov.uk/preapplicationchargingscheme |

4.4 Members of the public or developers considering submitting a planning application within, on or outside but visible from the AONB boundary may also if they wish seek advice from Chichester Harbour Conservancy on the proposal's suitability in terms of landscape and nature conservation impacts and the potential effect on the AONB designation. The Conservancy may make a charge for pre-application advice. Please use the contact details below:

Chichester Harbour Conservancy:

Tel: 01243 512301

Email: info@conservancy.co.uk

5.1 A number of other consents may be required from the local authority of the area in which your proposal falls, as follows:

- Building Regulations Approval
- Works in a Conservation Area, including works to trees, even if they are not protected by a Tree Preservation Order
- Listed Building Consent / Certificate of Lawfulness of Proposed Works to a Listed Building

5.2 There is also a requirement under Section 40 of the Chichester Harbour Act of 1971, whereby written consent of the Conservancy, in addition to any required from the local planning authority, is also required to moor a houseboat in the designated Harbour area.

5.3 Most new building work requires approval under Building Regulations. Please see https://www.planningportal.co.uk/info/200125/do_you_need_permission which explains whether Building Regulations Approval is required for common projects. Building Regulations Approval is granted by either Havant Borough Council or Chichester District Council, depending on which part of the AONB your property is located in. For further information and application forms, please visit:

Table 5.1

| | |
|------------------------------|---|
| Havant Borough Council: | http://havantstaging.webcurl.co.uk/building-control/building-regulation-approval |
| Chichester District Council: | http://www.chichester.gov.uk/buildingcontrolapplication |

5.4 Chichester Harbour includes a number of conservation areas. In Havant Borough there are four distinct conservation areas – Emsworth, Langstone, Wade Court and Warblington. There are six conservation areas in Chichester District – Bosham, Dell Quay, Fishbourne, Prinsted, West Itchenor and West Wittering. Planning permission may be required for demolition of a building in a conservation area. Details of how to apply are in Section 4.

5.5 There are currently 271 listed buildings within Chichester Harbour AONB, seven of which are Grade I and five are Grade II*. Listed building consent is required for demolition of and any extensions or alterations to, a listed building likely to affect its character as a building of special architectural or historic interest, irrespective of whether planning permission is required. Details of listed buildings and scheduled monuments are held on [Historic England's website](#) ⁽¹⁾

5.6 An application for Certificate of Lawfulness of Proposed Works to a listed building may be submitted to establish whether proposed works to a listed building would be lawful, i.e. they would not require listed building consent.

1 There are presently four scheduled monuments within the AONB. The settings of both listed buildings and scheduled monuments are a material planning consideration.

5 . Consents

5.7 Applications for both of the above consents can be applied for through the Planning Portal. For application forms and further guidance, please visit: [Planning Portal - consent types](#)

6.1 Any development falling within the AONB boundary which entails construction, alteration, renewal or extension of any works on, under or over tidal waters or tidal lands below the level of Mean High-Water Springs by law requires a works licence from the Conservancy.

6.2 Applications for works licences must be made in writing to the Conservancy and must include any necessary plans, sections and drawings.

6.3 For further information, or to download guidance notes and an application form, please visit <http://www.conservancy.co.uk/page/planning/365/>, along with details of any relevant required consents.

6.4 Most proposed works in the AONB on sites that are on land would not fall into the above development categories and a works licence is therefore not required. There are exceptions however, for example development that extends into or over the sea, such as construction of a jetty, pontoon, bridge or sea wall. If you wish to seek advice or verification prior to submitting a planning application or an application for a works licence, then please contact the Conservancy:

Tel: 01243 512301

Email: info@conservancy.co.uk

Address: Harbour Office

West Itchenor

Chichester

West Sussex

PO20 7AW

Licences from other organisations

6.5 For sites on, under or over tidal waters or tidal lands below the level of Mean High-Water Springs, proposed works may require additional consents from other organisations. Depending on the nature of the works, these organisations may include:

- The Marine Management Organisation (MMO)
- Natural England
- Environment Agency

6.6 For protected and coastal sites, developers must consult the above agencies early in the planning process for environmental advice on planning applications (i.e. at the pre-application stage). Please see below for information on the permissions and consents required by these organisations.

6.7 Consent will required from the relevant County Council with regard to works to a right of way. More information can be found on Hampshire County Council and West Sussex County Council websites.

6 . Licences

Marine Management Organisation

6.8 The Marine Management Organisation (MMO) is responsible for marine licensing in inshore and offshore areas. Inshore areas include any area which is submerged at mean high water spring tide and includes estuaries, rivers or channels. Chichester Harbour has three main channels – The Emsworth Channel, Thorney Channel and Chichester Channel.

6.9 There are six categories of coastal activities that generally need a marine licence from the MMO as follows:

- Construction, alteration or improvement
- Dredging
- Deposits
- Incineration of any substance or object
- Removal of any substance or object
- Scuttling of any vessel or floating container

6.10 Further guidance on whether a marine licence is required, including a list of exempt activities, can be found at the following website: <https://www.gov.uk/guidance/do-i-need-a-marine-licence>. This web page also includes a link to information on how to apply for a marine licence.

6.11 To contact the MMO:

Tel: 0300 123 1032

Email: info@marinemanagement.org.uk

Natural England

6.12 Chichester Harbour has several important sites that are protected at national (SSSI's), European (SPA's and SAC's) and international (Ramsar) level for their nature conservation. For further information see:

<https://www.gov.uk/guidance/protected-sites-and-areas-how-to-review-planning-applications>

6.13 Natural England is a statutory consultee for works in the AONB, therefore local authorities consult them on developments in the AONB if the development is in or likely to affect an SSSI or any of the above European designated sites.

6.14 Developers may contact Natural England directly if they wish to ask about how to design or amend their proposal to reduce harm to the environment. Natural England responds to requests for advice from developers within an agreed timescale, although there is a charge for their non-statutory advice.

6.15 To contact Natural England:

Tel: 0300 060 3900

Email: enquiries@naturalengland.org.uk

Environment Agency

6.16 You may need an environmental permit ⁽²⁾ for flood risk activities, for instance constructing or altering a coastal defence structure, dredging or diverting the flow of a main river. These permits cover specific activities:

- in, under, over or near a main river (including where the river is in a culvert)
- on or near a flood defence on a main river
- in the flood plain of a main river
- on or near a sea defence

6.17 For a list of the specific activities that require a permit, along with application forms to download and details of how to apply, please visit: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

6.18 The Environment Agency is a consultee in the decision process on licence applications and may be notified if a marine licence application is made.

6.19 To contact The Environment Agency:

Tel: 03708 506 506

Email: enquiries@environment-agency.gov.uk

The Environment Agency, Marine Management Organisation and Natural England all have a service where applicants, land owners and consultants can obtain non-statutory pre-determination advice, for example prior to planning permission being granted. This is achieved through a cost recovery scheme called the Discretionary Advice Service. For further information see

<https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals>.

2 As of 6th April 2016, environment permits replaced Flood Defence Consents. For further information, see <https://www.gov.uk/guidance/changes-to-your-flood-defence-consent-after-6-april-2016>

7 . Design guidelines

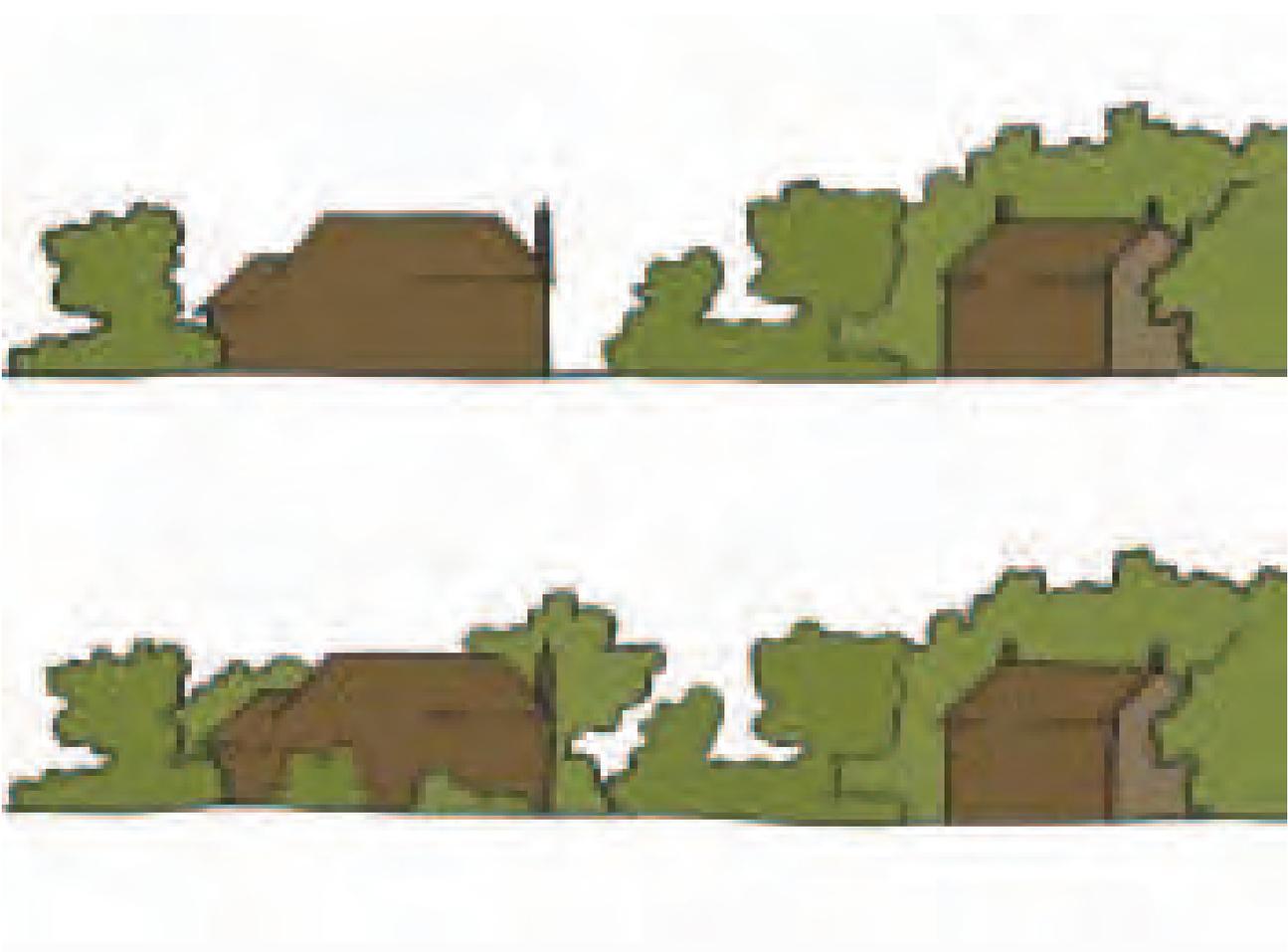
7.1 These should not be regarded as prescriptive but rather as a reference to establish basic design principles considered appropriate for use throughout the AONB.

7.2 Applicants are encouraged to submit a full written schedule of external facing and roofing materials, which are sympathetic to the host/adjacent building(s) and the general character of the area.

8.1 In designing the new development consideration should be given to both the proposal and its setting in the AONB landscape and how the scheme will contribute to the overall character of the area. When proposals are considered, the impact of the new building or extension will be assessed from public vantage points. These can be from roads, public footpaths and/or from the water. A Landscape and Visual Impact Assessment may be required in more sensitive areas where the site is exposed in the wider landscape.

8.2 Landscape features can play an extremely important role in the design of a new building and can help to reduce its visual impact in the wider landscape.

House on the left: increased visual impact with a stark outline against the sky.



Less obtrusive: foreground and background vegetation retained or planted: helps to soften the visual impact of new houses or extensions.

8 . Landscape

Contemporary dwelling in Bosham: roofline is set lower than the vegetation backdrop, avoiding hard lines of the silhouette against the sky



9 . Gardens and boundaries

9.1 Loss of garden space and boundary vegetation may lead to adverse impacts on local character and biodiversity. Existing hedges and trees should be preserved wherever possible. They may be important visual screens or the subject of statutory protection, for example a Tree Preservation Order.

9.2 New landscape proposals help to reduce the visual impact of a new development and the planting of native species can also have a positive impact on biodiversity.

9.3 However, the proximity of trees and buildings can cause conflict in a number of ways. Root penetration can affect stability of foundations, and conversely foundation construction can affect the health and stability of existing trees if roots are damaged. Applicants are encouraged to seek the services of a specialist to help ensure that conflicts are kept to a minimum.

9.4 New planting should adequately mitigate the impact of the development and/or the loss of natural features. Where trees are proposed to be removed a replacement ratio of 2:1 is advised (i.e. for every one tree felled, two must be planted), with replacements planted of an appropriate species and to heavy nursery standard.



10 . Plant Species

10.1 The choice of plants should be appropriate to the setting of the proposal in the wider AONB landscape. Native species typical of Chichester Harbour AONB should be used. The following are suggested for any landscaping scheme or proposed boundary planting.

10.2 Trees or hedgerow trees: English Oak (*Quercus robur*), Field Maple (*Acer campestre*), Holly (*Ilex aquifolium*; evergreen), Hawthorn (*Crataegus monogyna*; able to be coppiced to reduce height), Rowan (*Sorbus aucuparia*), Hazel (*Corylus avellana*; able to be coppiced to reduce height), Common Alder (*Alnus glutinosa*; able to be coppiced to reduce height)

10.3 Hedgerow species: Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), Field Maple (*Acer campestre*), Hazel (*Corylus avellana*), Holly (*Ilex aquifolium*; evergreen), Dogwood (*Cornus Sanguinea*).





11.1 The scale, mass and design of the house or extension will be critical to ensuring that the development is appropriate to the character of the AONB landscape. A very large building may often lead to loss of local and rural character.

11.2 Where appropriate, the development proposals should complement surrounding development character. For example if the house plot is set within an area of predominantly single storey bungalows, then a two or three storey house or extension may not be acceptable.

11.3 The position within the plot is very important to consider, not only for the siting of the house or extension itself, but also to make sure that the privacy and amenities, such as light, of neighbouring properties are preserved.

11 . Scale and Massing

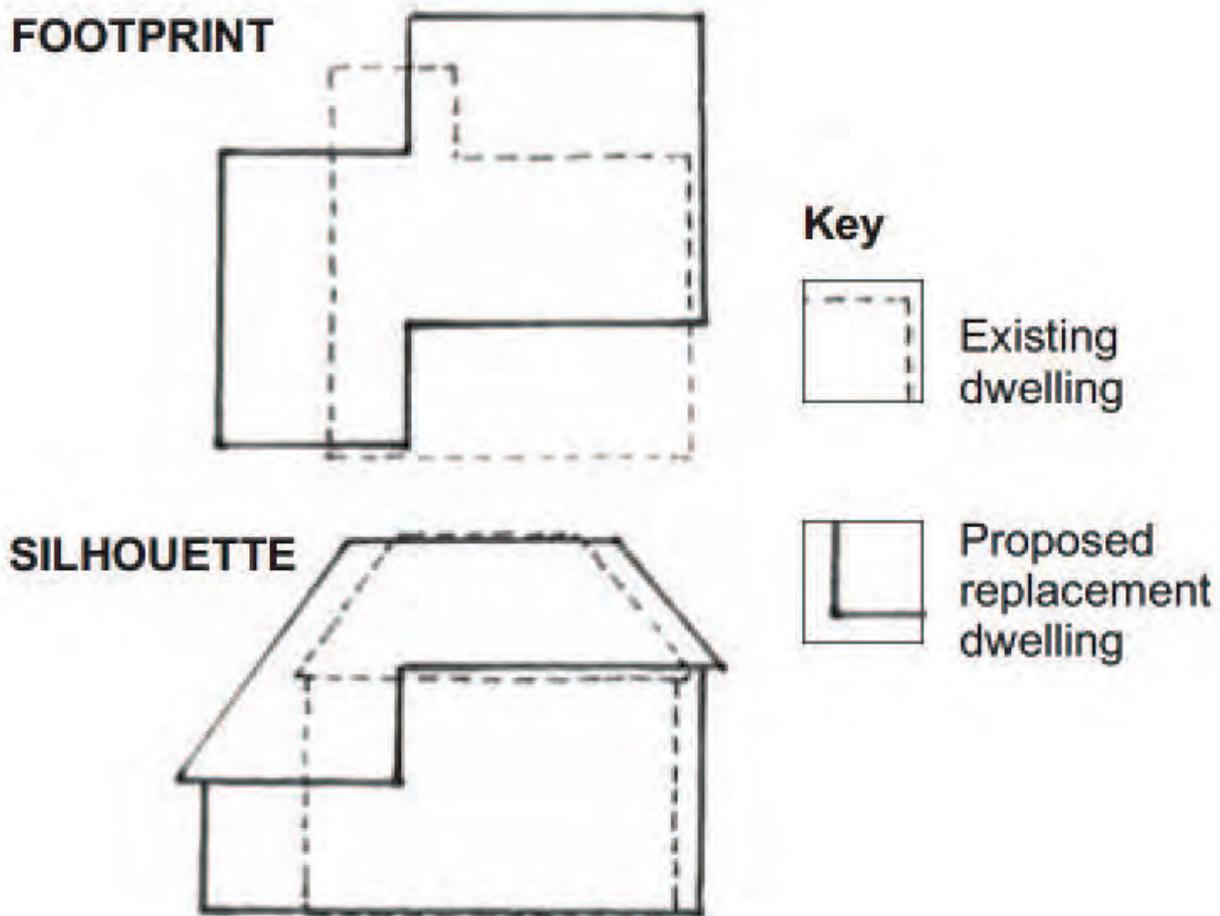


12 . Guidance on size increase

12.1 House extensions or replacement dwellings can have a significant impact on the wider AONB landscape, particularly when a significant increase in size is proposed. When considering substantial increases, there should be no more than a 50% increase above the original footprint, or a 25% increase above the existing 'silhouette' (on any elevation visible from the wider landscape).⁽³⁾

12.2 For replacement dwellings, applicants are encouraged to submit proposed elevations and plans with the outline of the existing house, superimposed on the plans, so that the proposed size increase is obvious. The increase will be assessed on its impact as viewed from the wider landscape. This might be from the water, footpaths and roads or across open countryside.

Picture 12.1



3 Please refer to the latest General Permitted Development Order (2015) for up to date planning requirements - <http://www.legislation.gov.uk/uksi/2015/596/contents/made>

12 . Guidance on size increase

12.3 The acceptability of any increase in size (whether within the guideline limits or not) will be dependent on whether the site can accommodate the increase while still respecting local character by reflecting the surrounding pattern of development and spaces between buildings.

12.4 Acceptability will also depend on the setting of the site within the landscape, and the design, materials and finishes employed. Larger replacement dwellings or extensions will require careful thought about siting, silhouette, facing and roofing materials, including their colour and shade, height, massing and articulation, particularly of roof lines.

13 . Materials and finishes

13.1 Appropriate materials may include: timber, naturally finished timber boarding, tiles, slate, shingles, brick, flint and appropriately coloured render. Muted and darker tones may help to reduce the visual impact.

timber



timber



13 . Materials and finishes



brick and flint



13 . Materials and finishes

render and paint



shingles



thatch



slate



14 . Design of extensions



Sensitive joint scheme design in Itchenor for the extension of a pair of semi-detached houses; before and after

14.1 In the design of an extension to an existing dwelling it is important to respect or complement the style of the main house. Repetition of vertical or horizontal elements can help to relate the extension to the main house.

14.2 The scale and massing of an extension should generally be in scale and proportion to the main house, i.e. roof pitches should reflect the existing. Side extensions should be carefully designed and usually work best when they are subservient to the main building.

14.3 Rear and side extensions should be carefully designed to avoid impact on neighbouring properties, ensuring that there is sufficient amenity or garden space left for the house. Loss of car parking spaces may also be unacceptable.

14.4 When considering a front extension, the design should ensure that this does not impact on the character of the local area as well as on neighbouring buildings. It might be possible to consider a joint scheme with the neighbouring property, for instance a larger porch if the front doors are adjacent to one another.



15 . Ancillary buildings

15.1 Careful thought should be given to the siting and scale of ancillary buildings so as to avoid impact on neighbouring properties and dominance over the dwelling. The setting should not be intrusive in the landscape or in public views from the land or water.

15.2 Garages, car ports and boat houses should be set back from the front face of the building to avoid dominating the street scene and increasing the mass of a house. There should also be at least 6m of space so that a car can pull off the street.



16 . Colour and appearance



16.1 The choice of colour and finish of materials can be one of the most important design factors in reducing the impact of the building on the landscape. Generally very light colours (such as white, cream and light grey) and large areas of intense strong colours do not blend well with the rural landscape of the AONB, which in general is characterised by subtler, darker colours.

16.2 Large expanses of one colour can be undesirable as

this may serve to increase the apparent size of the building. The use of predominantly darker tones and matt finishes can ensure that the building 'blends into' its setting. This can be particularly important in minimising impact, for example, where a replacement dwelling would result in a significantly larger building than its predecessor. Dark roofs can also help to reduce the visual perception of size of a building and are less conspicuous from the wider landscape.



16.3 However, the use of lighter colours and render can be appropriate in some areas, where they reflect the general character of the surroundings, for example in the historic core of a village.

16 . Colour and appearance



17 . Choice of colours and materials

17.1 The use of materials that complement the character of the surrounding area is particularly important in maintaining and enhancing the character of the AONB.



17.2 The use of traditional, natural (preferably locally sourced) materials is generally more appropriate than man-made synthetic / pre-coloured materials, as these lack the variation in colour and texture found in natural materials. Painted or pre-coloured cladding such as the increasingly popular grey/ blue 'New England' style cladding is unlikely to be appropriate in relation to the more traditional local styles and materials found within the AONB, and can be highly visibly intrusive as an alien feature in a natural landscape setting.

17.3 A small range of complementary materials can be used, however, too much variation can create disharmony. In general terms, to ensure that a replacement dwelling or extension is in keeping with the setting or original house, materials should be chosen that respond to the landscape setting and/ or match or complement the existing house. Materials which will weather well over time should be chosen.



18 . Windows and glazing

18.1 Understandably most proposals for new dwellings and extensions include large amounts of glazing to maximise light and, particularly in waterside locations, views across the harbour. However the visual impact of glazing, in particular the issue of reflection, is a key concern in the AONB.



19 . Reducing the impact of windows

19.1 The design of windows is an important part in the development of a new or extended dwelling and should be of complementary scale, style, materials and proportion to the original dwelling and / or the character of the setting.



19.2 From the outside of most buildings glass often appears highly reflective, increasingly so when seen from an oblique angle. Almost every type of architectural glass under the right conditions reflects the sky, clouds, or nearby trees and surrounding landscape.

19.3 Coated surface glass such as low emissivity and solar control glass can be seasonally useful in keeping heat in and sun radiation out, but these can be highly reflective and are unlikely to be appropriate in the wider landscape.

19.4 Large expanses of glazing or picture windows can have a very unsympathetic appearance and will tend to draw the eye from the wider landscape. Likewise, light coloured window frames can accentuate the prominence of windows, thereby increasing the intrusiveness of a building in the wider landscape.

20 . Window frames

20.1 Generally dwellings should be designed with windows that are proportionate in scale to the building elevation, i.e. there should be more building than window. The visual impact of larger windows can be reduced by the use of vertical subdivision of frames.



20.2 White is often the traditional colour for window frames, and is frequently found on older buildings such as those within the historic core of the villages in the AONB. White or other light colours can also be appropriate in other parts of the built-up areas. However, careful consideration should be given to the colour of window frames where the building lies within a rural or natural setting and is visible in the wider landscape, i.e. from the land or the water. In these instances it is usually more appropriate to choose a more muted, darker or non-contrasting colour to the elevations, so as to minimise the visual intrusion of the building within its natural landscape setting. This is particularly relevant where a replacement dwelling or extension results in a significantly larger building than its predecessor.



20 . Window frames

20.3 The Chichester Harbour Education Centre at Dell Quay clearly illustrates the reduction in visual impact achieved through the use of non-contrasting window frames.



21.1 Simple design techniques can be employed to reduce the impact of glazing, particularly from reflection, which will also maintain a good balance of natural light. These can include the use of brise soleil, louvres, overhanging eaves and canopies. These can also help to reduce the problems of solar gain by creating shade, which may be particularly appropriate in south facing locations where light levels may be higher.

louvres



overhanging eaves



22 . Dormers

22.1 Dormer windows should be in keeping and proportionate to the design and materials of the building. They should not dominate the facade. The choice of colour(s) is also important, as the facing and roofing materials should match or at least complement the main roof.



23 . Soffits, fascias and guttering

23.1 Where light coloured window frames are not appropriate, the colour of soffits, fascias and guttering should similarly be a subdued, dark or non contrasting colour to the elevations, or should match the colour of the window frames, as this also helps avoid increasing the prominence of the building in the AONB landscape.



24 . Marine Enterprise

24.1 Marine and tourism uses are closely associated with the special qualities of the AONB. Once sites are lost from marine-related use it is extremely unlikely that they will be replaced by new ones. It is therefore vital that marine sites are retained for the long term viability of the Chichester Harbour's marine infrastructure and the boats and businesses that depend on it.

24.2 All uses are encouraged to retain easy access to the water and special features of the building and demonstrate how the proposed uses are compatible with each other, so as to not constrain any retained marine business use in the future.

24.3 Marine-related or other appropriate commercial/employment use(s) should not be marginalised within a redevelopment so as to affect its viability in the long-term (a sufficiently detailed Business Plan may be provided to help demonstrate this).

25 . Sustainable Shorelines: General Guidance

25.1 The coastline of England has been subject to a strategic level planning process looking at opportunities for coastal defence as well as where techniques are best placed to address coastal flood and erosion risk management. Chichester Harbour is included within the [North Solent Shoreline Management Plan](#) (SMP2) as well as the proposed [Emsworth to East Head Flood and Coastal Risk Management Scheme](#).

25.2 Applicants are encouraged to seek pre-application advice from the Environment Agency, Natural England and Chichester Harbour 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 consent from the Marine Management Organisation.

25.3 Proposals should consider the potential impacts of any shoreline defence works on navigation within the Harbour, both from direct impacts and those arising from any change in hydro-dynamics and sediment movement. The options available for managing shoreline frontages vary widely around the Harbour and depend on the local circumstances. The development of an appropriate option should not be undertaken in isolation. Consideration should be given to other nearby defences and wider 'cause and effect' implications on the Harbour.

25.4 Having identified an appropriate option, the following steps are advised:

- Develop outline design with dimensional drawings, technical specifications and method statements.
- Obtain all the necessary consents and licences.
- Develop detailed design for construction stage.
- Undertake construction.

25.5 In Chichester Harbour AONB, the North Solent Shoreline Management Plan recognises three ways in which the shoreline can be managed:

No Active Intervention / Adaptive Management of an Existing or Natural Defence

25.6 Let nature take its course. No further maintenance or repair work is undertaken except to manage health and safety at the site, allowing existing defences to deteriorate safely over time.

Managed Realignment

25.7 Improve shoreline performance by moving defences to a more suitable location further inland, allowing flooding to occur between the new and old lines of defence. If carefully managed, this can result in the creation of saltmarshes. Adaptive management can be applied to managed realignment and can result in a more gradual loss of backshore and the continued evolution of say natural dune habitat and land form.

25 . Sustainable Shorelines: General Guidance

Hold the Line / Hold the Line (No Public Funding Available)

25.8 Maintain: defences are maintained at their current levels, but as sea levels rise, flood risk increases over time.

25.9 Sustain: existing defences are raised and strengthened as sea levels rise keeping the level of flood risk the same as it is now.

25.10 Improved: new defences are installed or existing defences are improved. Managed realignment schemes allow controlled change in the shape of the Harbour's shoreline. The existing line of defence is removed or breached, and a new structure constructed landwards, allowing the land in-between to become inundated, creating new intertidal habitat.

25.11 There are five discrete types of defence that can be used:

1. Surface layer structure - construction of a protective layer to a coastal slope that is otherwise naturally stable. The protective layer is sufficiently robust to resist tidal and wave action. It can apply to both erosion and flood protection and can be combined with bed formation and embankment formation.
2. Bed formation - the raising of foreshore levels using a compatible material to reduce the exposure of the coastal slope to wave action. This only applies to erosion protection but can be combined with a surface layer structure, an embankment formation, a gravity structure or a piled structure.
3. Embankment formation - the raising of ground levels using bulk materials to form a barrier against flooding. (A similar concept can be used to form groynes on the foreshore, constructed in natural stone). An embankment mainly applies to flood protection. It can be a secondary defence behind an existing defence and it can be combined with a gravity structure or a piled structure.
4. Gravity structure - a heavy-duty rigid construction that uses hard materials, relies on its weight for its stability, and forms a barrier against coastal erosion and flooding. It can be a secondary defence behind an existing defence or combined with a piled structure.
5. Piled structure - construction works that rely on their embedment into the underlying ground for their stability, and form a barrier against coastal erosion and flooding. (A similar concept can be used to form groynes on the foreshore). A piled structure can be a secondary defence behind an existing structure and can be combined with a surface layer structure or a gravity structure.

25.12 Each one can be used as a standalone defence or in combination with others. They can be used in various sizes to suit the local situation or their combination with other types of defence. The overall difference between the various options mainly relates to the particular way in which they function and their general impact on the surrounding environment.

26 . New Moorings and Intertidal Structures

26.1 Please see the section on Permissions, consents and licences. Applicants are encouraged to discuss their proposals with Natural England, the Local Planning Authority and Chichester Harbour Conservancy to ensure that all relevant issues and consents are identified and applied for.

26.2 Intertidal structures will be assessed for their visual land/seascape, nature conservation and navigational safety impact. Structures should not cover more intertidal mud than the existing circumstance, unless mitigation measures or compensation in the form of new habitat or enhancement within the Special Protection Area is provided. The viability of existing marine enterprise may also be a consideration. Clear evidence should be presented by the applicant on these matters.

26.3 It is advised that alterations to an intertidal structure demonstrate that the silhouette/footprint of the structure has not materially increased and the materials used are dark/muted/matt colour finishes.

26.4 Applicants are encouraged to discuss proposals for new deep water moorings, new marinas and any new facilities which will provide new public access to the water for vessels, initially with the Chichester Harbour Conservancy.

27 . Signage

27.1 Proposals should be of a size which does not dominate the setting or elevation of a building. The top of any projecting signage to a shop front should generally be contiguous with the top of any fascia signage. There is a presumption against illuminated signage. Applicants are encouraged to use wooden, hand painted and non-illuminated signage, avoiding the use of garish or day-glow colours.

27.2 Signage should relate well to the setting of the host building(s) and/or be positioned on buildings to respect the elevational composition of the building, avoiding visual clutter.

27.3 Opportunities should be sought for a single, co-ordinated sign at the common entrance to shared business premises.

27.4 Chichester Harbour AONB is part of the wider Area of Special Advertisement Control ⁽⁴⁾. An Area of Special Control of Advertisements is an area specifically defined by the Council as it considers that its scenic, historical, architectural or cultural features are so significant that a stricter degree of advertisement control is justified in order to conserve visual amenity within that area.

4 Communities and Local Government Outdoor advertisements and signs
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11499/326679.pdf
(page 32)

28.1 Renewable energy installations are on a small scale and typically located adjacent to residential properties and/or small businesses. They should meet the following criteria:

- be sited discreetly or out of view from public vantage points;
- be unobtrusive in relation to the wider landscape setting;
- as far as practicable, there should be minimal impact of the appearance of the installation on the site and/or building; and
- operate at noise levels not exceeding 10dB(A) above background noise levels, within 50 metres of the installation.

28.2 It is now possible to obtain solar panels with dark as opposed to light aluminium surrounds/frameworks. Applicants are encouraged to use these.

28.3 Applicants in conservation areas should note that permitted development is restricted in such areas. Indeed in many conservation areas within the AONB, such rights have been withdrawn through a special order known as an Article 4 Direction. This includes solar photovoltaic (PV) or solar thermal equipment in some instances. In Havant Borough, this applies to Langstone Conservation Area, whilst there are several Article 4 Directions to which this applies in Chichester District. Article 4 Directions covering conservation areas can be viewed on the websites of the relevant local authorities.

29 . Telecommunication development

29.1 There is potential for telecommunication development, especially masts, to have a detrimental impact on the wider landscape of the AONB, whether they are located within or adjacent to the AONB boundary.

29.2 Applicants are encouraged to consider reducing the impacts of these often intrusive vertical features in the landscape by considering their location along with the height, colour and design of the scheme. Where opportunities arise, mast sharing is also encouraged.

30.1 Applicants are encouraged to develop lighting proposals that reduce the adverse impact of artificial light in Chichester Harbour. Smooth, reflective building materials, including large horizontal expanses of glass, particularly near the Harbour, have the potential to change natural light and to create polarised light pollution affecting wildlife.

30.2 A statement outlining where the light will shine; when the light will shine; how much light will shine; the possible ecological impact and a series of mitigation measures, if appropriate, should accompany a planning application.

30.3 Applicants are encouraged to include evidence to demonstrate the following:

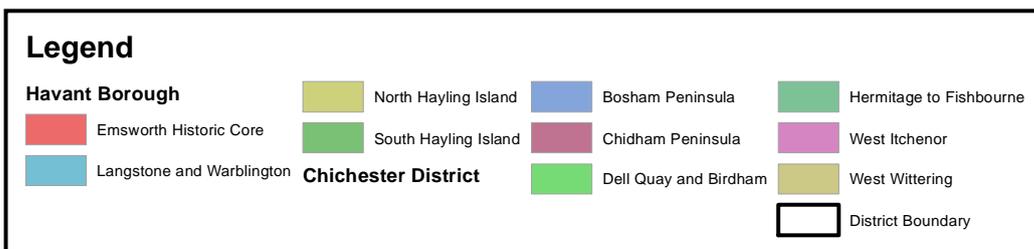
- The lighting proposals are the minimum needed for security and/or working purposes.
- Any obtrusive light from glare or light trespass is an acceptable level.
- Light beams will not be pointed out of windows.
- Security lights are fitted with passive infra-red detectors (PIRs) and/or timing devices so as to minimise nuisance to neighbours and are set so that they are not triggered by traffic or pedestrians passing outside the property or premises.
- Overall compliance with the published best practice guidance from the [Institution of Lighting Professionals](#).

31 . Character Area Map

Map 31.1



CHICHESTER HARBOUR
Area of Outstanding Natural Beauty
Character Areas



31 . Character Area Map

31.1 Thorney Island occupies a central position within the Harbour and has a distinct character, largely derived from its military use. There is currently a requirement for Thorney Island to be retained for military purposes and that the need for new development, as well as its design and location will therefore be heavily dictated by military requirements.

31.2 The Local Planning Authority will work with the Ministry of Defence to identify areas of the site that are less sensitive for development and to identify measures that might help to mitigate any impact of new military development on the AONB.

32 . Coastal Strip: South Hayling Island

32.1 The area is predominantly low lying and flat and is set within the context of extensive coastal urban development including bungalows, detached houses in larger plots and holiday villages.

32.2 Generally dwellings are predominantly brick or render, with some timber clad buildings: mostly bungalows and detached two storey. Detached shore side Art Deco villas to the south of the area have a strong marine character and distinctive flat roofs. Single storey shore side dwellings shelter behind with boundary vegetation.

32.3 Gardens are mostly open to the harbour with no fenced boundaries. There are a few trees on the shore side; taller trees tend to form a backdrop to the houses on the inland side.

Key Issues:

- Avoid the removal of mature trees and planting.
- Resist the pressure to introduce suburban walls, fences and sheds.
- Avoid the introduction of backland buildings such as garages and boat storage in exposed harbour side contexts i.e. Cockle Rythe and My Lords Pond.
- Avoid “imitation” styles of development for example mock Georgian.
- Maintain, update or extend Art Deco properties to the original style only, other contemporary styles are less successful in this location.
- Avoid reintroducing Art Deco style of housing away from Bracklesham Road and Wittering Road. Smaller housing in a marine style is generally more appropriate in other areas such as Eaststoke Avenue, Marine Walk and Salterns Lane.

References:

This area is covered by the Havant Borough Council Landscape Character Assessment Areas LCA 36i and 36ii and Chichester Harbour AONB Landscape Character Assessment Area F1.

33 . Coastal Strip: North Hayling Island

33.1 North Hayling is predominantly arable and pasture farmland with small hedged paddocks associated with settlements and a network of copses, small woodlands and tree belts giving a strong sense of enclosure.

33.2 Panoramic views of harbour are possible from the coastal path. Settlements are both historic and linear patterns of cottages and farms. The coastal edge of the area is mostly undeveloped. Development is predominantly linear of mainly semi-detached two storey dwellings, mainly brick and render, built between the wars with a suburban feel.

33.3 There are older traditional style thatched and tiled detached cottages with rural character.

Key Issues:

- There is pressure for additional extensions to shore side development.
- Avoid the loss of trees and hedges.
- Opportunities with semi detached houses for rear and side extensions to 'even up' and unify pairs and adjacent properties. Keep door and window styles the same within pairs. Discourage pairs with different masonry finishes.
- Front extensions should be discouraged so as not to lose valuable garden space and compromise the line of housing.
- Extensions should have similar roof angles to the main house.
- Discourage the use of timber fencing to boundaries; encourage use of locally distinctive materials such as flint or brick for walls.
- Try to ensure that new development responds to the existing settlement patterns, locally distinctive styles and patterns, locally distinctive styles and materials.

References:

This area is covered by the Havant Borough Council Landscape Character Assessment Areas LCA 29, 30 and 31 and Chichester Harbour AONB Landscape Character Assessment Area G1.

34 . Lower Coastal Plain: Langstone and Warblington

34.1 The villages are set on the flat coastal plain, with dense urban development of suburban Langstone and Havant to north. Langstone is a historic waterfront development with tightly packed buildings, some of which are associated with the former port industry of the village.

34.2 There are open views across the Harbour from the shoreline. Some of the properties have access governed by the tide. The buildings are mainly two storey with taller buildings forming prominent landmarks. Older properties tend to have first floor windows tight under eaves and roofs tend to be steep pitched. Whilst dwellings have a predominantly brick and render finish, there is some use of white and black weatherboard on newer dwellings.

Key Issues:

- There is a pressure for infill development extending the village.
- Try to ensure that historic character is not 'diluted' further by uncharacteristic new development; conservation of the historic village character is essential.
- Try to ensure new development responds to existing settlement patterns, locally distinctive styles and materials.
- The rural character of Warblington should be preserved.
- The use of flint and brick walls rather than wooden fencing should be encouraged.
- Extensions should have similar roof angles to the main house.
- Aim to keep door and window styles similar within terraced rows of similar within terraced rows of dwellings.

References:

This area is covered by the Havant Borough Council Landscape Character Assessment Areas LCA 26 & 27 and the Chichester Harbour AONB Landscape Character Assessment Area H1

35 . Lower Coastal Plain: Emsworth Historic Core

35.1 Emsworth is a historic dense urban development surrounded by water on three sides. There are occasional views of water from within the settlement and panoramic views of shore side development can be seen from shoreline paths and water.

35.2 There is a medieval street pattern to core of town which has a relatively uniform urban scale and massing. Streets are lined by predominantly linked two and three storey buildings with doors opening directly onto the street, giving a strong vertical emphasis to buildings.

35.3 The predominant materials within the built up area are light coloured render or brick facades, however the shoreline of the historic core is predominantly brick.

Key Issues

- There is pressure of infill development within the town.
- Try to conserve the historic character of the town.
- Try to ensure new development responds to existing settlement patterns, locally distinctive building styles, materials and landscape setting.
- Avoid wherever possible 'imitation' styles of development (for example mock Georgian).
- Generally maintain, update or extend inland dwellings to reflect historic character typical of the area.
- Rooms in roofs with skylights and dormer windows should be carefully considered to minimise visual impact.

References:

This area is covered by the Havant Borough Council Landscape Character Assessment Areas LCA 24 and Chichester Harbour AONB Landscape Character Assessment Area H1.

36 . Lower Coastal Plain: Hermitage to Fishbourne

36.1 Linear historic settlements along A259 set on flat coastal plain with occasional harbour views possible. Farmland character is mainly open with strong rectangular patterns. There are some smaller hedged paddocks within villages, and pockets of orchards and small copses on the settlement edges.

36.2 The various villages within the area have distinct and different characters. There is a distinctive traditional and historic character to the village centres with some thatched and timbered buildings.

36.3 Dwellings are mostly two storey dwellings, with some extending to three, predominantly using brick, flint, render, tile and slate materials.

Key Issues:

- There is pressure for infill development threatening to extend villages.
- Settlement is becoming very linear and continuous along roadside.
- Try to conserve the landscape setting of historic villages.
- Try to ensure new development responds to existing settlement patterns, locally distinctive building styles, materials and landscape setting.
- Raise the quality of development along the A259 corridor.

References:

This area is covered by Chichester Harbour AONB Landscape Character Assessment Area H1.

37 . Harbour Peninsula: Chidham

37.1 Chidham is a narrow peninsula edged by Thorney and Bosham Channels.

37.2 The peninsula has a gently sloping land form and is mainly rich agricultural land with large arable fields. The field boundaries are mainly low hedgerows, ditches and lines of wind sculpted trees. Lanes have a distinctive sunken appearance and the area has a strongly rural and slightly isolated character.

37.3 There are a number of attractive and traditional styled brick and flint manor houses, farm buildings and cottages, with materials being mainly brick and flint in a traditional style. Larger detached manor houses are set within walled grounds

Key Issues:

- New development should respond to existing settlement patterns, locally distinctive building styles, materials and landscape setting.
- Avoid further loss of trees and hedges.
- Any new development should be within the clusters based on 'original hamlets' rather in outlying positions.
- Use of traditional materials and building styles should be encouraged to reflect rural character.

References:

This area is covered by the Chichester Harbour AONB Landscape Character assessment Area G3.

38 . Harbour Peninsula: Bosham

38.1 The area is predominantly wide flat arable fields with a complex and irregular pattern. There is a concentration of woodland to south around Bosham Hoe. Remnants of parkscapes and historic farmhouses are scattered across the area. Larger twentieth century shore side houses, set in large garden plots, can have a more suburban character.

38.2 Bosham is a picturesque village with a historic core, clustered around landmark church. Predominant materials in the historic core include render, brick and flint, tile and thatch. Properties in central historic core are closely knit and mostly terraced.

38.3 Larger detached properties have important landscape settings that soften visual impact and views of landmark buildings across agricultural areas on edges of settlements are important to retain.

Key Issues:

- There is a great demand for the redevelopment of detached houses.
- Many extensions to existing properties, with large areas of reflective glazing are very unsympathetic to surroundings.
- Sympathetic management of shore side gardens is required to ensure a natural edge. Avoid loss of waterside trees and hedges.
- Development should respond to existing settlement patterns, locally distinctive building styles, materials and landscape setting.
- Replacement features should reflect adjacent properties where appropriate and be sympathetic to the character of area, where possible renewing period features.
- Rooms in roofs, skylights and dormer windows should be carefully designed to minimise visual impact.

References:

This area is covered by Chichester Harbour AONB Landscape Character Assessment Area G4.

39 . Manhood Peninsula: Dell Quay and Birdham

39.1 The area is a predominantly open arable farmland with large to medium scale field patterns. There are distinctive clusters of flint and brick cottages within the village cores. Westlands is a parkland estate enclosed by tree belts and copses. Wide views are possible across farmland towards landmark buildings and the South Downs.

39.2 Shore side maritime character housing on open coastal areas with larger detached houses set within woodland areas. The predominant materials of historic core are brick and flint. There is a 1970's large estate comprising of chalet bungalows and mock Georgian two storey houses.

39.3 There are views of landmark buildings across agricultural areas on edges of settlements. The landscape setting of larger houses is very important.

Key Issues:

- Potential pressure for additional shore side housing development and extensions.
- Development in the village cores should respond to local distinctiveness.
- The landscape setting of villages and small estates should be conserved and enhanced.
- Massing and roofscapes should be carefully designed to minimise impact.

References:

This area is covered by the Chichester Harbour AONB Landscape Character Assessment Area I1.

40 . Manhood Peninsula: West Itchenor

40.1 West Itchenor and Shipton Green form a linear village set within predominantly open arable farmland, with large to medium scale field patterns.

40.2 The long ribbon development along the north-south road orientation, leads to the historic village centre, focused on the shore side.

40.3 Spinney Lane is an estate of modern large detached properties, running along the shoreline to the east.

40.4 Predominant materials of historic core are lime plaster, local red brick, brick and un-knapped flint/beach flint, painted brick, and cambered plain clay tile roofs, and there is an occasional thatched property.

Key Issues:

- There is some visual intrusion from larger shore side houses and pressure for redevelopment of older and smaller shore side housing.
- Development in the historic village cores should respond to local character, existing settlement patterns, locally distinctive styles and materials.
- Wooded setting of larger houses should be conserved and enhanced. Loss of trees and hedges should be avoided.
- Try to ensure that the historic character is not 'diluted' by uncharacteristic new development. Conservation of the historic village character is essential.
- Massing and roofscapes should be carefully designed to minimise visual impact.

References:

This area is covered by the Chichester Harbour AONB Landscape Character Assessment Area I1.

41 . Manhood Peninsula: West Wittering

41.1 The village is set within predominantly open arable farmland with large to medium scale field patterns. There is a pleasant piecemeal feel to village with the central historic core around the church. No views of sea or harbour are available from the central core. The settlement edge has significant areas of scrub and trees, so the village is not often visible in the wider landscape.

41.2 Larger housing in diverse styles on estate developments to edge of village has glimpse views of harbour. The predominant materials used within the historic core are render, brick and flint and there is the occasional thatched property.

41.3 Predominantly flint walls or hedging forms strong garden boundaries to frontages and attractive front gardens add to the village character.

Key Issues:

- There is pressure for redevelopment of larger and older shore side housing.
- Development in the historic village cores should respond to local character, existing settlement patterns, locally distinctive styles and materials.
- The wooded setting of larger houses should be conserved and enhanced. The loss of trees and hedges should be avoided.
- Try to ensure that historic character is not 'diluted' by uncharacteristic new development. Conservation of the historic village character is essential.
- Massing and roofscapes should be carefully designed to minimise visual impact

References:

This area is covered by the Chichester Harbour AONB Landscape Character Assessment Area I1 and F2

42 . Glossary of Terms

Ancillary: Subsidiary or subservient, to the purposes of the main building. For example a building used for a variety of purposes, providing support to the use of the main building such as garages and outbuildings in relation to a house.

Articulation (architecture): Breaking down of a building's design into elements and the method of modelling these elements in terms of the shape or manner in which the elements come together and are connected. The articulation of a building reveals how the parts fit into the whole by emphasizing each part separately.

Building elements: Doors, windows, cornices and other features which contribute to the overall design of a building.

Building footprint: The area of ground covered by a building.

Canopy: A projecting or suspended hood over a door or window.

Complementary: Complements or enhances the original without necessarily copying it.

Conservation style rooflight: Low profile skylight with slim sections and fitting flush fitting with the roof coverings. They have an authentically traditional appearance and often comply with planning requirements for listed buildings and conservation areas.

Dormer: Any window projecting from the pitch of a roof.

Eaves: The lower edge of a sloping roof, where it overhangs the wallhead.

Erosion: In the Harbour context, the loss of land as a result of the shoreline due to tidal and wave forces.

Fascia: A board carrying the rainwater gutter.

Feature brickwork: Brickwork that emphasises the corners of walls or door and window openings often in a different colour from the main walls.

Foreshore: The zone between the low water and the high water marks.

Gable: The vertical part of the end wall of a building contained within the roof slope, usually triangular.

Hipped roof: A hipped roof has no gables, it consists of four sloping sides where the ends of the roof are sloped rather than vertical.

Hold the line: Maintain or upgrade the standard of protection provided by the existing defences. This covers situations where work or operations are carried out in front of the existing defences (such as beach recharge or groynes) to improve or maintain the standard of protection provided by the existing line of defence. This policy also involves operations to the back of existing defences (such as building secondary defences) where they form an essential part of maintaining the current shoreline defence system.

Landscape: The appearance of land, including its shape, form, colours and elements, the way these (including those of streets) components combine in a way that is distinctive to particular localities, the way they are perceived, and an area's cultural and historical associations.

Layout: The way buildings, routes and open spaces are placed in relation to each other.

Local distinctiveness: The positive features of a place and its communities which contribute to its special character and sense of place.

Mass / Massing: The combined effect of the arrangement, volume and shape of a building or group of buildings. This is also called bulk. Defined by a combination of height, bulk and silhouette of a building or group of buildings.

Managed Realignment: Managed Realignment (Retreat) involves the construction of a new defence landward of the existing defence and either removing the existing defence or allowing it to deteriorate in a controlled manner.

Scale: The size of a building in relation to its surroundings, or the size of parts of a building or its details, particularly in relation to the size of a person. Sometimes it is the total dimensions of a building, which give it its sense of scale. At other times it is the size of the elements and the way they are combined. The concept is a difficult and ambiguous one. Often the word is used simply as a synonym for 'size'.

Setting: The surroundings in which a building or landscape or other feature is experienced. Its extent is not fixed and may change as the building or feature and its surroundings evolve. Elements of a setting may contribute or detract from the appearance of the building or feature and may affect the way a building or feature is appreciated.

Silhouette: The overall shape of a building from a viewpoint in relation to its landscape setting, backdrop, other landmarks, adjacent buildings or groups of buildings.

Soffit: The underside or lining beneath a beam, or lintel, or of any projection from the face of a building.

Subservient / subordinate: Visually preserving the form and outline of the existing building by setting any extensions back from the main front wall of the existing building and keeping the height of the roof ridge and eaves below those of the existing building.

Topography: The arrangement of the natural and artificial physical features of an area.

Vernacular: Indigenous buildings traditionally constructed to local detail from locally available materials, usually without the benefit of an architect, that reflect custom and tradition rather than mainstream architectural fashions.

43 . Further Information

Links to:

- National Planning Policy Framework - <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Planning Practice Guidance - <http://planningguidance.communities.gov.uk/blog/guidance/>
- Chichester Local Plan - <http://www.chichester.gov.uk/newlocalplan>
- Chichester District Council Supplementary Planning Documents and Policy Guidance - <http://www.chichester.gov.uk/policyguidance>
- Chichester District Council Neighbourhood Plan - <http://www.chichester.gov.uk/neighbourhoodplan>
- Chichester District Council Conservation - <http://www.chichester.gov.uk/conservation>
- Chichester District Council Planning Advice - <http://www.chichester.gov.uk/planningadvice>
- Havant Borough Council Planning Policy - <https://www.havant.gov.uk/planning-and-environment/planning-policy>
- Havant Borough Council Conservation - <https://www.havant.gov.uk/planning-and-environment/planning-policy/conservation-areas-and-listed-buildings/detail-conservation-areas-borough-havant>
- Havant Borough Council Planning Services - <https://www.havant.gov.uk/planning-and-environment/planning-services/submit-a-planning-applications>
- Chichester Harbour Conservancy Management Plan - <http://www.conservancy.co.uk/page/management-plan/307/>
- Chichester Harbour Conservancy Planning Guidelines - <http://www.conservancy.co.uk/assets/assets/CHC%20Planning%20Guidelines%20-%20consolidated%2029%204%2014%20and%20corrected%2028.5.14.pdf>
- Chichester Harbour Conservancy (Planning) - <http://www.conservancy.co.uk/page/planning/365/>
- Solent Recreation Mitigation Partnership - <https://www.portsmouth.gov.uk/ext/environment/solent-recreation-mitigation-strategy.aspx>
- West Sussex County Council "Local distinctiveness Study of West Sussex" - <https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/local-distinctiveness-study-of-west-sussex/>

West Sussex County Council "Sussex Historic Landscape Characterisation -
<https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/sussex-historic-landscape-characterisation/>

Night Blight: Mapping England's light pollution and dark skies - <http://nightblight.cpre.org.uk/resources>