



Representation Form

Local Plan Review: Preferred Approach Consultation

The consultation on the Local Plan Review: Preferred Approach will run from 13 December 2018 to 7 February 2019. The document and more information on the consultation can be viewed on our website www.chichester.gov.uk/localplanreview

All comments must be received by 11.59 pm on Thursday 7 February 2019.

There are a number of ways to make your comments:

- Comment on the document on the internet using our online consultation website www.chichester.gov.uk/localplanreview (**Recommended**)
- Complete this form on your computer and email it to us at planningpolicy@chichester.gov.uk
- Print this form and post it to us at: Planning Policy Team, Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY

How to use this form

Please complete Part A in full. Please note anonymous comments cannot be accepted, a full address including postcode must be provided.

Please complete Part B overleaf, using a new form for each separate policy or paragraph that you wish to comment on. Please identify which paragraph your comment relates to by completing the appropriate box.

For more information, or if you need assistance completing this form, please contact the Planning Policy Team by email at planningpolicy@chichester.gov.uk or telephone 01243 785166.

PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Dr Richard Austin	
Address	The Harbour Office, The Street, West Itchenor, Chichester, West Sussex.	
Postcode	PO20 7AW	
Telephone	01243 510982	
Email	richard.austin@conservancy.co.uk	
Organisation (if applicable)	Chichester Harbour Conservancy	
Position (if applicable)	AONB Manager	

Is this the official view of the organisation named above? Yes No

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PART B

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To which part of the document does your representation relate?

Page/ Paragraph Number:	General Comment	Policy Reference:	Local Plan
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Above all else, Chichester Harbour Conservancy is concerned that Chichester District Council has not adequately discharged its landscape duties under the Countryside and Rights of Way Act of 2000.

“Under the CROW Act, you, the relevant local authority, must make sure that all decisions have regard for the purpose of conserving and enhancing the natural beauty of the AONB. Your decisions and activities must consider the potential effect it will have within the AONB and land outside its boundary.”

Source: <https://www.gov.uk/guidance/areas-of-outstanding-natural-beauty-aonbs-designation-and-management>

Major developments are proposed directly outside the AONB boundary at Apuldram and Bosham, with potential for further major developments, pending the provision of maps, at Fishbourne, Chidham & Hambrook and Southbourne.

The Conservancy raises a high-level objection to the overall Local Plan because there is insufficient evidence that Chichester District Council has considered the **potential cumulative effects that these developments will have on the AONB**.

Whilst, as will be explained, the general concept of Wildlife Corridors is supported, this policy could be significantly stronger. The Conservancy would positively welcome discussions with the LPA and the SDNPA to improve the policy.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Chichester District Council must properly discharge its landscape responsibilities.

Furthermore, the absence of a discussion between the authors of the Local Plan and the Statutory Joint Advisory Committee (JAC) for the AONB is extremely disappointing. As a matter of respect and proper due consideration, these developments should have been

presented to the JAC, by Council Officers, at the earliest opportunity ahead of the public consultation.

For the JAC to only be made aware of these proposals during the consultation indicates a lack of thought and respect for the JAC and the AONB. It is also contrary to the spirit of partnership approach (the AONB Management Plan Memorandum of Agreement) which is essential to the management of this protected landscape.

Trilateral discussions about the scope of Wildlife Corridors should now take place, between the LPA, SDNPA and Chichester Harbour Conservancy.

(Continue on separate sheet if necessary)

Declaration

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Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

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Support

Object

Have Comments

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The Conservancy does not know whether the effectiveness of the current Local Plan has been evaluated, with the findings used to inform the Preferred Approach.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

If an evaluation has taken place, to publish the results. If it has not taken place, the Conservancy would question how it is possible to review the Local Plan without an evaluation. Regardless, any completed review should be published, and form part of the evidence base for the next iteration.

(Continue on separate sheet if necessary)

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(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The Conservancy notes the absence of a Commercial Development Plan as part of the consultation.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

That a Commercial Development Plan is prepared and published.

(Continue on separate sheet if necessary)

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(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The Foreword starts with "This is the next stage in the preparation of the Chichester Local Plan Review, for the Chichester plan area (outside the South Downs National Park)."

Despite this, the Local Plan has excessive references to the South Downs National Park.

It is unclear why the National Park is given such a high level of prominence in the Chichester Local Plan Review, when unlike the AONB, it is not actually part of the Plan area.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To remove as many unnecessary references to the South Downs National Park as possible.

To concentrate on the environmental and historic assets **actually within** the Chichester District Local Plan area, especially the AONB, giving great weight to it.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 16	Policy Reference:	Local Plan Map
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The Map does not show Chichester Harbour AONB. If it did, it would help Chichester District Council, as the Local Planning Authority (LPA), to demonstrate the protected landscape constraints they are under when trying to identify land for new developments.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

It is therefore suggested the AONB boundary is included in dark green shading, to indicate it is part of the Local Plan area.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 20, 2.23	Policy Reference:	Environment Characteristics
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Chichester Harbour is important for its landscape value, as well as biodiversity, land and water-based recreation, and tourism. Furthermore, Chichester Harbour AONB should get a special mention and its own reference number under Environment Characteristics, especially considering that Medmerry is afforded this recognition, which does not have the same level of protection as Chichester Harbour.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Chichester Harbour is given its own reference number under Environment Characteristics.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 21, 2.24	Policy Reference:	SNCIs
----------------------------	---------------	-------------------	-------

Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The Conservancy was led to believe that Sites of Nature Conservation Importance had been renamed Local Wildlife Sites since the last Local Plan.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To clarify the correct name of these sites.

(Continue on separate sheet if necessary)

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Page/ Paragraph Number:	Page 21, Environmental Characteristics	Policy Reference:	2.27
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

“Landscapes – the district has 86 conservation areas (of which 61 are in the National Park and 2 are shared between the District and the National Park), and 17 registered parks and gardens (2 of which are within the plan area).”

The reference to 61 in the National Park is now irrelevant to this Local Plan and should be deleted.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Reword to:

“Landscapes – the District has 86 conservation areas (of which 5 are within Chichester Harbour AONB), and 17 registered parks and gardens (2 of which are within the plan area).”

(Continue on separate sheet if necessary)

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Page/ Paragraph Number:	Page 22, 2.29	Policy Reference:	Challenges and Opportunities
----------------------------	---------------	-------------------	------------------------------

Do you support, object, or wish to comment on this policy or paragraph?
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Enter your full representation here giving details of your reasons for support/objection:

The LPA should state whether the list is in an order of importance. Nevertheless, it is felt that that the order should start by protecting the environmental and historic assets that are in Chichester District, i.e. the last bullet points, then those bullet points that support economic and social development, and then finally provision for new housing and business sites. This order would be more logical: (1) protect what is here; (2) support local people; (3) plan ahead.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Either:

State the list is not in any order of importance.

Or:

Re-order the bullets in terms of environmental, social and then economic.

(Continue on separate sheet if necessary)

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PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Dr Richard Austin	
Address	The Harbour Office, The Street, West Itchenor, Chichester, West Sussex.	
Postcode	PO20 7AW	
Telephone	01243 510982	
Email	richard.austin@conservancy.co.uk	
Organisation (if applicable)	Chichester Harbour Conservancy	
Position (if applicable)	AONB Manager	

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 24, 3.7	Policy Reference:	The East-West Corridor
----------------------------	--------------	-------------------	---------------------------

Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

“The relationship between the National Park and significant natural areas to the south, especially Chichester Harbour Area of Outstanding Natural Beauty, will be carefully managed by maintaining and enhancing the countryside between settlements.”

This aspiration is not reflected in the policies in the Local Plan, with large development schemes proposed at Apuldram, Bosham, Fishbourne, Chidham & Hambrook and Southbourne.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To remove the contradiction. The policies must reflect the ambition.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 25, Manhood Peninsula	Policy Reference:	3.13
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

“Local industries such as horticulture, agriculture, fishing and tourism will flourish with a particular focus on local food production.”

3.13 does not make sense. There is no evidence that building more dwellings will result in these industries flourishing.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Provide evidence to back-up the statement or delete it.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 66, Thorney Island	Policy Reference:	S17
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Thorney Island is entirely within Chichester Harbour AONB. However, Policy S17 provides unprecedented support for developments on Thorney Island for military use, if they have regard for the range of environment designations.

Chichester Harbour Conservancy objects to the wording of "have regard" because it is weak terminology and open to misinterpretation, i.e. what the Conservancy considers "have regard" to mean may be different to what the Ministry of Defence considers "have regard" to mean.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

The policy wording is changed to:

"Proposals for new development and changes of use at the military base and airfield at Thorney Island which help enhance or sustain its operational military capability, and do not detrimentally impact the AONB/SAC/SPA and Ramsar designations, will be supported."

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 68, Integrated Coastal Zone Management for the Manhood Peninsula	Policy Reference:	S18
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

“The Council will prepare plans, strategies, projects and other measures, in partnership with other organisations and local communities, to ensure that the Manhood Peninsula is planned for in a coordinated and integrated manner, whilst recognising the individual needs of the communities within the area.”

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Reword to:

“The Council will prepare plans, strategies, projects and other measures, in partnership with Chichester Harbour Conservancy and other organisations and local communities, to ensure that the Manhood Peninsula is planned for in a coordinated and integrated manner, whilst recognising the individual needs of the communities within the area.”

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 74, Design	Policy Reference:	S20
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

It is unclear whether all of 1-13 need to be met in order to satisfy the policy.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

It is suggested that the following text is used instead:

“Applicants shall demonstrate they have given consideration to the following:”

To insert the word “and” after 12, to read ...“external storage; and”

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 75, Health and Wellbeing	Policy Reference:	S21
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The wording of S21 is very general. The commitment from the LPA towards this new policy does not come across.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

There is an opportunity to highlight the health benefits of sailing and boating, walking, cycling and enjoying nature. These activities help to reduce stress and improve mental wellbeing. Special reference could be made to Chichester Harbour as destination to participate in those activities.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 76, Historic Environment	Policy Reference:	S22
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

There is a lack of evidence supporting this important policy.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Some facts and figures would be useful in S22, for example number of HER sites, number of Grade I, II and II* Listed Buildings, number of Scheduled Monuments, Conservation Areas, etc.

The wording of the last sentence in the policy could be clearer.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 81, Transport and Accessibility	Policy Reference:	S23
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The Conservancy strongly objects to the proposed land allocation for a new link road connecting the Fishbourne Roundabout to Birdham Road for the following reasons:

- It would constitute a major development on the fringe of the AONB.
- The loss of the buffer zone outside the AONB.
- It would breach the policies of the current AONB Management Plan (LS1, BD1) and the emerging new AONB Management Plan (2019-2024).
- It is within the Site of Special Scientific Interest Impact Risk Zone, which affects the SAC, SPA and Ramsar designations.
- The impact on wildlife with inadequate survey data to support the proposal. These surveys should not be left until a planning application is submitted.
- It is within a Flood Zones 2 and 3, with a significant risk of flooding.
- A detrimental impact on existing views towards the City of Chichester and Chichester Cathedral spire (one of the special qualities of the AONB).
- It contradicts Paragraph 171, footnote 53, of the NPPF (2018) since some of the highest quality agricultural land in the country is found around Chichester Harbour. Footnote 53: "Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality."
- The urbanisation of the countryside (referring to the forthcoming updated AONB Landscape Character Assessment).
- Unavoidable increased instances light, air, noise, and soil pollution.
- The addition of an extra entrance/exit on the Fishbourne roundabout will likely result in a greater number of road traffic accidents than is already the case, since it is already too congested at peak times (the LPA should check RTA data).
- The lack of public support for the link road, demonstrated by the consultation response to Option 2 for the Chichester Bypass, as published by Highways England.
- The link road would duplicate the existing function of Apuldram Lane South, which already serves a similar purpose to connect Fishbourne to Birdham Road.

The LPA is advised that Section 85 of the CRoW Act of 2000 requires relevant authorities to have regard to the purpose of AONBs 'in exercising or performing any functions in relation to, or so as to affect, land' in these areas.

As the Statutory Joint Advisory Committee (JAC) for the AONB, proper discussion should have taken place with Chichester Harbour Conservancy before the public consultation on the Local Plan with a map detailing where the link road is proposed to be located.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

The Conservancy objects the inclusion of the link road at Apuldram and it should be removed from the Local Plan.

If that is not resolved, for Chichester District Council to properly discharge its duty under the CROW Act and be forthcoming to the JAC about this proposed development.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 82, Countryside and Countryside Gaps	Policy Reference:	5.37
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

5.37 refers to "the special characteristics of Chichester and Pagham Harbours."

Firstly, the two Harbours should be kept separate; and secondly, Chichester Harbour has a list of 10 special qualities that constitute the AONB designation. These are not "characteristics" and they do not apply to Pagham Harbour. The wording is inaccurate and misleading, indicating a lack of understanding by the LPA.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Re-writing 5.37 so that it is factually accurate.

(Continue on separate sheet if necessary)

Declaration

I understand that any comments submitted will be considered by Chichester District Council in line with this consultation and will be made publicly available on their website www.chichester.gov.uk and may be identifiable by my name or organisation, if provided

Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

End



Representation Form

Local Plan Review: Preferred Approach Consultation

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- Print this form and post it to us at: Planning Policy Team, Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY

How to use this form

Please complete Part A in full. Please note anonymous comments cannot be accepted, a full address including postcode must be provided.

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For more information, or if you need assistance completing this form, please contact the Planning Policy Team by email at planningpolicy@chichester.gov.uk or telephone 01243 785166.

PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Dr Richard Austin	
Address	The Harbour Office, The Street, West Itchenor, Chichester, West Sussex.	
Postcode	PO20 7AW	
Telephone	01243 510982	
Email	richard.austin@conservancy.co.uk	
Organisation (if applicable)	Chichester Harbour Conservancy	
Position (if applicable)	AONB Manager	

Is this the official view of the organisation named above? Yes No

¹ Where provided, we will use Agent's details as the primary contact.

PART B

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<http://www.chichester.gov.uk/dataprotectionandfreedomofinformation>.

To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 83, Countryside	Policy Reference:	S24
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Small point of clarification.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

For the first line of the policy, we suggest the word "only" is inserted in between "will" and "be."

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 84, The Coast	Policy Reference:	5.46
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Firstly, there is no mention of the Special Protection Area (SPA).

Secondly, the wording is unclear whether the Local Plan is referring to the Chichester District coastline, inclusive of Chichester Harbour, or whether it is referring just to the coast outside of the Harbour.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

For the purposes of clarity, the coastline of Chichester Harbour is designated as a Ramsar Site, SAC, SPA and SSSI, as well as an AONB.

Some of these designations do also apply to stretches of the coast to the east of Chichester Harbour, but not all of them. We suggest 5.46 is re-written so it is clear and accurate.

(Continue on separate sheet if necessary)

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Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

End



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Position (if applicable)	AONB Manager	

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 84, The Coast	Policy Reference:	S25
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Firstly, it is not the "Chichester Harbour Conservancy Harbour Management Plan." It should be called the "Chichester Harbour AONB Management Plan." This also applies to: 7.59, page 151; and the appendix, page 229.

Secondly, on the topic of flood defence, Chichester District Council are advised that Chichester Harbour Conservancy and Royal Haskoning DHV have published guidance for installing, replacing or strengthening shoreline defences in Chichester Harbour AONB. Reference could be made to that document here:

<https://www.conservancy.co.uk/page/planning>

Thirdly, a reference could be made to coastal squeeze.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Consistent description of the AONB Management Plan. Cross-reference the published shoreline defence guidance. Highlight the issue of coastal squeeze.

(Continue on separate sheet if necessary)

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Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

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PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Dr Richard Austin	
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Postcode	PO20 7AW	
Telephone	01243 510982	
Email	richard.austin@conservancy.co.uk	
Organisation (if applicable)	Chichester Harbour Conservancy	
Position (if applicable)	AONB Manager	

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 85, Natural Environment	Policy Reference:	5.51
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The Conservancy strongly objects to the weak policy commitment of the Local Plan to “not cause significant harm” to the natural environment, and that “landscape and biodiversity is not unduly compromised.”

The wording is not nearly strong enough and does not reflect the aims of Defra’s 25 Year Plan for the Natural Environment. It does not satisfy Chichester District Council’s responsibilities: firstly, under the NPPF to make net gains in biodiversity; nor secondly, under section 40 of the Natural Environment and Rural Communities Act 2006, which requires the LPA to conserve biodiversity.

The policy ensures there is no adverse impact, “on the openness of views....and the setting of the South Downs National Park.”

Chichester Harbour AONB is designated as having equal landscape value and its setting should also be referenced here.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Suggested wording:

5.51 In seeking to reconcile these demands on the natural environment, the Council will only support proposals **where there is an environmental net gain**. This includes **safeguarding** the richness of the landscape and biodiversity, with opportunities taken to **conserve, manage and** enhance their value where **necessary**.

Chichester District Council should undertake a biodiversity audit to demonstrate improvements brought about by the Local Plan as continued monitoring shows net gains.

S26 second bullet point should conclude ...“and the setting of Chichester Harbour AONB, or South Downs National Park.”

(Continue on separate sheet if necessary)

Declaration

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Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

End

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Full Name	Dr Richard Austin	
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Postcode	PO20 7AW	
Telephone	01243 510982	
Email	richard.austin@conservancy.co.uk	
Organisation (if applicable)	Chichester Harbour Conservancy	
Position (if applicable)	AONB Manager	

Is this the official view of the organisation named above? Yes No

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PART B

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 88, Pollution	Policy Reference:	S28
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The Conservancy is unsure what is meant by "pollution" since it is not defined.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

It is suggested in the in the accompanying text a reference point is given to pollution (e.g. noise, light, air, water, soil, etc.).

(Continue on separate sheet if necessary)

Declaration

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www.chichester.gov.uk and may be identifiable by my name or organisation, if provided

Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

End



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How to use this form

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PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Dr Richard Austin	
Address	The Harbour Office, The Street, West Itchenor, Chichester, West Sussex.	
Postcode	PO20 7AW	
Telephone	01243 510982	
Email	richard.austin@conservancy.co.uk	
Organisation (if applicable)	Chichester Harbour Conservancy	
Position (if applicable)	AONB Manager	

Is this the official view of the organisation named above? Yes No

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PART B

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 89, Green Infrastructure	Policy Reference:	S29
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

There is no reference to recreational disturbance. If the intention is to create new green spaces, this should be central to the policy.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Reference to recreational disturbance so as to get the benefits to wildlife.

(Continue on separate sheet if necessary)

Declaration

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Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

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PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Peter Hughes	
Address	The Harbour Office, The Street, West Itchenor, Chichester, West Sussex.	
Postcode	PO20 7AW	
Telephone	01243 510985	
Email	peter.hughes@conservancy.co.uk	
Organisation (if applicable)	Chichester Harbour Conservancy	
Position (if applicable)	Ecologist	

Is this the official view of the organisation named above? Yes No

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PART B

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 90, Strategic Wildlife Corridors	Policy Reference:	S30
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Wildlife Corridors

The principles of the wildlife corridors are sound. Fragmentation is a serious conservation issue at a range of spatial scales/resolutions and is known to impact a range of species or species groups from insects to large mammals. Isolation of woodlands, wetlands and other key wildlife habitats results in local extinctions, which over time leads to landscape impoverished of wildlife. Isolation means gene flow between nearby populations is poor, and species have little ability to spread into new areas or re-populate impoverished areas. In short, joined-up habitats are better at preserving species diversity and allow species to disperse across the landscape.

Groups that are particularly vulnerable include to fragmentation of habitats are those which in general dislike crossing open ground with little food or cover from predation and thus include: small mammals (mice, voles, shrews), reptiles, amphibians, bats, and insects. Intensive agricultural fields with no hedges or similar semi-natural habitat/linking habitats can be a significant barrier to the movement of these groups. Heavily urbanised areas with little green space and large and busy roads are similarly hostile.

Even some woodland bird species are thought to suffer from fragmented habitats as they prefer to stick to woodland/tree cover when moving around the landscape.

Proposed Wildlife Corridors

Within the context of the Chichester Harbour AONB these wildlife corridors have the potential to benefit reptiles and amphibians (e.g. common lizard, adder, slow worm, common toad), small mammals (e.g. water vole, harvest mouse, yellow-necked mouse, wood mouse, dormouse), and all bat species. Some woodland birds are also likely to benefit if the wildlife corridors have enough tree cover (e.g. nuthatch, treecreeper).

Limitations/Caveats

Simply preventing development does not mean that these corridors will be effective in halting local biodiversity loss. Without identifying and monitoring the habitats within the corridors they may simply be 'lines on a map'. Some enhancements of the habitat present may be

necessary (e.g. tree planting, sensitive management of ditches, preservation of significant trees, or patches of native flora/wildflowers) to realise their full potential, but nevertheless they provide a basis for future work and opportunity.

The network of corridors presented are primarily on a North-South axis, and don't link to one another in the East West direction. There is also a lack of corridor penetration to the southern parts of the Bosham and Chidham peninsulas.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Recommendations

Developing these corridors/routes so that they are broader and go further would make them much more powerful as the basis for ecological networks and be of greater benefit to a wider range of species. Parishes could use the corridors as a basis for their own more local network. This may lead to links being created to habitats via and the protection of an East-West network.

Specifically, the Conservancy recommends:

- Extending the proposed west of Chichester to Fishbourne wildlife corridor to the Chichester Marina and Birdham Pool Local Wildlife Sites on the East of the Fishbourne Channel, and to Old Park Wood SSSI;
- Extending the proposed Chidham/East of Nutbourne wildlife corridor South to Cobnor;

A further benefit to the integrity or function of the corridors would be provided if:

- Tree Preservation Orders were placed on hedges/rows of trees or significant individual trees within the designated corridors;
- The LPA developed a mechanism for monitoring of wildlife corridor habitats and to engage with local Parishes so that wildlife corridors are better linked between Parishes at a local level, thus landowners could be approached to directly enhance specific sections of the corridor.

The Conservancy welcomes the concept of Wildlife Corridors. However, for them to be successful the LPA must be far more visionary, creating a genuine Wildlife Network embedded across East-West corridor. The Conservancy would positively welcome further discussions about this with the LPA and SDNPA.

(Continue on separate sheet if necessary)

Declaration

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Name (<i>print</i>):	PETER HUGHES
Date:	06 FEBRUARY 2019

End

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PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Dr Richard Austin	
Address	The Harbour Office, The Street, West Itchenor, Chichester, West Sussex.	
Postcode	PO20 7AW	
Telephone	01243 510982	
Email	richard.austin@conservancy.co.uk	
Organisation (if applicable)	Chichester Harbour Conservancy	
Position (if applicable)	AONB Manager	

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 91, Wastewater Management and Water Quality	Policy Reference:	S31
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Too often, matters of foul and surface water drainage are left reserved by a planning condition. For all major development (as defined by the Town and Country Planning (General Development Procedure) Order 2015 (or as may be subsequently amended), the Policy should set this out as a requirement and be a local requirement for validating such planning applications.

Policy S31: Chichester Harbour is largely in unfavourable condition because of excess nitrates, and monitoring by Natural England show no trends of improvement. This policy should have a commitment to a **nutrient neutral policy**.

Emerging ECJ case law strengthens this argument: OPINION OF ADVOCATE GENERAL KOKOTT delivered on 25 July 2018 (1)

Joined Cases C 293/17 and C 294/17 Coöperatie Mobilisation for the Environment UA and Others v College van gedeputeerde staten van Limburg and Others refers.

Also refer to Article 6(4) tests of Habitats Regulations for sites not recovering

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

It would be helpful if the process by which wastewater management and water quality are considered is better explained in 5.71, perhaps with a flowchart. The lack of public understanding results in general dissatisfaction on water quality matters.

There is also an opportunity for Chichester District Council to cross reference compliance with the Policy 28 on Pollution, whether this be impacts to water quality, artificial light impact during hours of darkness and noise, which all ought to be assessed by the developer when proposing to develop in such areas. Chichester District Council is invited to review its published local requirements checklist and to make this a requirement of validating any

planning application in such areas.

Chichester District Council should adopt a nutrient neutral policy for any new inputs into Chichester Harbour. Furthermore, the Conservancy would welcome a commitment from the LPA to prepare and publish a **Nutrient Management Plan**, to be developed in partnership with Natural England, the Environment Agency, Chichester Harbour Conservancy and others.

Add point 4. Wastewater from proposed developments that will discharge into Chichester Harbour must demonstrate no net increase in nutrients to the receiving waters.

(Continue on separate sheet if necessary)

Declaration

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Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

End

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Representation Form

Local Plan Review: Preferred Approach Consultation

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- Complete this form on your computer and email it to us at planningpolicy@chichester.gov.uk
- Print this form and post it to us at: Planning Policy Team, Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY

How to use this form

Please complete Part A in full. Please note anonymous comments cannot be accepted, a full address including postcode must be provided.

Please complete Part B overleaf, using a new form for each separate policy or paragraph that you wish to comment on. Please identify which paragraph your comment relates to by completing the appropriate box.

For more information, or if you need assistance completing this form, please contact the Planning Policy Team by email at planningpolicy@chichester.gov.uk or telephone 01243 785166.

PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Dr Richard Austin	
Address	The Harbour Office, The Street, West Itchenor, Chichester, West Sussex.	
Postcode	PO20 7AW	
Telephone	01243 510982	
Email	richard.austin@conservancy.co.uk	
Organisation (if applicable)	Chichester Harbour Conservancy	
Position (if applicable)	AONB Manager	

Is this the official view of the organisation named above? Yes No

¹ Where provided, we will use Agent's details as the primary contact.

PART B

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<http://www.chichester.gov.uk/dataprotectionandfreedomofinformation>.

To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 92, Strategic Development	Policy Reference:	6.3, 6.4, 6.5
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

A few minor amendments to strengthen the wording.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

6.3, refer to the Chichester Harbour AONB Landscape Character Assessment.

6.4, change to: "A design and landscape strategy"

6.5, change to: "informed by available evidence of the landscape, natural and historic environment."

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 92, Design Strategies for Strategic and Major Development Sites	Policy Reference:	S32
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Add an extra point in part 1.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

1i. for any sites within 1 kilometre of Chichester Harbour AONB, to show how the design requirements protect, conserve and enhance the landscape.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 94, Land West of Chichester	Policy Reference:	AL1
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The context could be clearer.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Map AL1, the Proposed Settlement Boundary, is just 200 metres from the AONB boundary. This should be stated in the accompanying text.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 110, Apuldram and Donnington Parishes	Policy Reference:	AL6
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The Conservancy strongly objects to the proposed land allocation for industrial development, a minimum of 100 dwellings, and a new link road connecting the Fishbourne Roundabout to Birdham Road for the following reasons:

- It would constitute a major development on the fringe of the AONB.
- The loss of the buffer zone outside the AONB.
- It would breach the policies of the current AONB Management Plan (LS1, BD1) and the emerging new AONB Management Plan (2019-2024).
- It is within the Site of Special Scientific Interest Impact Risk Zone, which affects the SAC, SPA and Ramsar designations.
- The impact on wildlife with inadequate survey data to support the proposal. These surveys should not be left until a planning application is submitted.
- It is within a Flood Zones 2 and 3, with a significant risk of flooding.
- A detrimental impact on existing views towards the City of Chichester and Chichester Cathedral spire (one of the special qualities of the AONB).
- It contradicts Paragraph 171, footnote 53, of the NPPF (2018) since some of the highest quality agricultural land in the country is found around Chichester Harbour. Footnote 53: "Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality."
- The urbanisation of the countryside (referring to the forthcoming updated AONB Landscape Character Assessment).
- Unavoidable increased instances light, air, noise, and soil pollution.
- Inadequate wastewater provision and potential impact on water quality.
- The mitigation by way of a public open space is not necessary since the AONB is a nationally important landscape already designated for the nation to enjoy.
- The addition of an extra entrance/exit on the Fishbourne roundabout will likely result in a greater number of road traffic accidents than is already the case, since it is already too congested at peak times (the LPA should check RTA data).
- The lack of public support for the link road, demonstrated by the consultation response to Option 2 for the Chichester Bypass, as published by Highways England.
- The link road would duplicate the existing function of Apuldram Lane South, which

already serves a similar purpose to connect Fishbourne to Birdham Road.

The LPA is advised that Section 85 of the CRoW Act of 2000 requires relevant authorities to have regard to the purpose of AONBs 'in exercising or performing any functions in relation to, or so as to affect, land' in these areas.

As the Statutory Joint Advisory Committee (JAC) for the AONB, proper discussion should have taken place with Chichester Harbour Conservancy before the public consultation on the Local Plan, with a map detailing where the link road, industrial development, dwellings and country park are proposed to be located.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

The Conservancy objects the inclusion of this site and it should be removed from the Local Plan.

Please note that the Conservancy may support moving the allocation of dwellings to a 'settlement hub', which would potentially not be as sensitive to development as Apuldram and Donnington Parishes.

(Continue on separate sheet if necessary)

Declaration

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Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

End

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Organisation (if applicable)	Chichester Harbour Conservancy	
Position (if applicable)	AONB Manager	

Is this the official view of the organisation named above? Yes No

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PART B

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 113, Highgrove Farm, Bosham	Policy Reference:	AL7
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The Conservancy strongly objects to the proposed land allocation a minimum of 250 dwellings at Highgrove Farm, Bosham, for the following reasons:

- It would constitute a major development on the fringe of the AONB.
- The loss of the buffer zone outside the AONB.
- It would breach the policies of the current AONB Management Plan (LS1, BD1) and the emerging new AONB Management Plan (2019-2024).
- It is within the Site of Special Scientific Interest Impact Risk Zone, which affects the SAC, SPA and Ramsar designations.
- The impact on wildlife with inadequate survey data to support the proposal. These surveys should not be left until a planning application is submitted. No mention of impact on nature conservation.
- The detrimental impact on existing long-distance towards Kingley Vale National Nature Reserve and the South Downs National Park (one of the special qualities of the AONB). This inter-visibility is reciprocated; the views towards Chichester Harbour AONB must be protected.
- It contradicts Paragraph 171, footnote 53, of the NPPF (2018) since some of the highest quality agricultural land in the country is found around Chichester Harbour. Footnote 53: "Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality."
- The urbanisation of the countryside (referring to the forthcoming updated AONB Landscape Character Assessment).
- Unavoidable increased instances light, air, noise, and soil pollution.
- Inadequate wastewater provision and potential impact on water quality, including direct run-off from the site to Chichester Harbour.
- The proposed landscaping and screening would be inadequate mitigation to justify the size of the development.
- It would be contrary to the Spatial Vision outlined in 3.7 (page 24) which states "The relationship between the National Park and significant natural areas to the south, especially Chichester Harbour Area of Outstanding Natural Beauty will be carefully managed by maintaining and enhancing the countryside between settlements."
- It would result in the merging of settlements, thereby not maintaining countryside

gaps (page 82).

The LPA is advised that Section 85 of the CRoW Act of 2000 requires relevant authorities to have regard to the purpose of AONBs 'in exercising or performing any functions in relation to, or so as to affect, land' in these areas.

As the Statutory Joint Advisory Committee (JAC) for the AONB, proper discussion should have taken place with Chichester Harbour Conservancy before the public consultation on the Local Plan.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

The Conservancy objects the inclusion of this site and it should be removed from the Local Plan.

Please note that the Conservancy may support moving the allocation of dwellings to a 'settlement hub', which would potentially not be as sensitive to development Highgrove Farm, Bosham.

(Continue on separate sheet if necessary)

Declaration

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Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 116, Fishbourne	Policy Reference:	6.62
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

There is a factual error here: "Chichester Harbour is located to the south of the village, with its associated Ramsar, SPA, SAC and AONB designations."

Chichester Harbour is not "to the south of the village." The AONB boundary includes the part of Fishbourne up to the A259. This needs to be corrected.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To make the factual correction.

(Continue on separate sheet if necessary)

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Page/ Paragraph Number:	Page 116, Fishbourne	Policy Reference:	6.65
----------------------------	-------------------------	-------------------	------

Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Given that Chichester Harbour is part of Fishbourne and the South Downs is 2 kilometres away, in terms of the sentence structure protecting the views and setting of Chichester Harbour AONB should come before the South Downs National Park.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To reword the sentence.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 117, Fishbourne Parish	Policy Reference:	AL9
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The Conservancy understands that Fishbourne Parish Council will provide a map showing their preferred location of the minimum 250 dwellings that are proposed. The absence of this information at the time of the Local Plan consultation makes it difficult for the Conservancy to assess the likely impacts on the AONB. It was therefore resolved to object to the allocation for the following reasons. When the map is published, the Conservancy will reconsider its response. The proposed allocation may:

- Constitute a major development on the fringe of the AONB.
- Affect the buffer zone outside the AONB.
- Breach the policies of the current AONB Management Plan (LS1, BD1) and the emerging new AONB Management Plan (2019-2024).
- Be within the Site of Special Scientific Interest Impact Risk Zone, which affects the SAC, SPA and Ramsar designations.
- Detrimentially impact on wildlife with inadequate survey data to support the proposal. These surveys should not be left until a planning application is submitted. There is no mention of recreational disturbance.
- Detrimentially impact on existing long-distance views towards Kingley Vale National Nature Reserve and the South Downs National Park (one of the special qualities of the AONB). This inter-visibility is reciprocated; the views towards Chichester Harbour AONB must be protected.
- Contradict Paragraph 171, footnote 53, of the NPPF (2018) since some of the highest quality agricultural land in the country is found around Chichester Harbour. Footnote 53: "Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality."
- Result in the urbanisation of the countryside (referring to the forthcoming updated AONB Landscape Character Assessment).
- Have unavoidable increased instances light, air, noise, and soil pollution.
- Suffer from inadequate wastewater provision and potential impact on water quality.
- Have inadequate landscaping and screening mitigation to justify the size of the development.

The LPA is advised that Section 85 of the CRoW Act of 2000 requires relevant authorities to

have regard to the purpose of AONBs 'in exercising or performing any functions in relation to, or so as to affect, land' in these areas.

As the Statutory Joint Advisory Committee (JAC) for the AONB, Chichester District Council is hereby invited to re-consult with the Conservancy once the allocation map is published.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

The Conservancy objects the inclusion of this site pending the publication of the allocation map.

Please note that the Conservancy may support moving the allocation of dwellings to a 'settlement hub', which would potentially not be as sensitive to development as Fishbourne Parish.

(Continue on separate sheet if necessary)

Declaration

I understand that any comments submitted will be considered by Chichester District Council in line with this consultation and will be made publicly available on their website www.chichester.gov.uk and may be identifiable by my name or organisation, if provided

Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

End

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Representation Form

Local Plan Review: Preferred Approach Consultation

The consultation on the Local Plan Review: Preferred Approach will run from 13 December 2018 to 7 February 2019. The document and more information on the consultation can be viewed on our website www.chichester.gov.uk/localplanreview

All comments must be received by 11.59 pm on Thursday 7 February 2019.

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- Complete this form on your computer and email it to us at planningpolicy@chichester.gov.uk
- Print this form and post it to us at: Planning Policy Team, Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY

How to use this form

Please complete Part A in full. Please note anonymous comments cannot be accepted, a full address including postcode must be provided.

Please complete Part B overleaf, using a new form for each separate policy or paragraph that you wish to comment on. Please identify which paragraph your comment relates to by completing the appropriate box.

For more information, or if you need assistance completing this form, please contact the Planning Policy Team by email at planningpolicy@chichester.gov.uk or telephone 01243 785166.

PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Dr Richard Austin	
Address	The Harbour Office, The Street, West Itchenor, Chichester, West Sussex.	
Postcode	PO20 7AW	
Telephone	01243 510982	
Email	richard.austin@conservancy.co.uk	
Organisation (if applicable)	Chichester Harbour Conservancy	
Position (if applicable)	AONB Manager	

Is this the official view of the organisation named above? Yes No

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PART B

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 118, Chidham & Hambrook	Policy Reference:	6.70
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Given that Chichester Harbour is part of Chidham, in terms of the sentence structure protecting the views and setting of Chichester Harbour should come before the South Downs.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To reword the sentence.

(Continue on separate sheet if necessary)

Declaration

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 120, Chidham & Hambrook Parish	Policy Reference:	AL10
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The Conservancy understands that Chidham & Hambrook Parish Council will provide a map showing their preferred location of the minimum 500 dwellings that are proposed. The absence of this information at the time of the Local Plan consultation makes it difficult for the Conservancy to assess the likely impacts on the AONB. It was therefore resolved to object to the allocation for the following reasons. When the map is published, the Conservancy will reconsider its response. The proposed allocation may:

- Constitute a major development on the fringe of the AONB.
- Affect the buffer zone outside the AONB.
- Breach the policies of the current AONB Management Plan (LS1, BD1) and the emerging new AONB Management Plan (2019-2024).
- Be within the Site of Special Scientific Interest Impact Risk Zone, which affects the SAC, SPA and Ramsar designations.
- Detrimentially impact on wildlife with inadequate survey data to support the proposal. These surveys should not be left until a planning application is submitted. There is no mention of recreational disturbance.
- Detrimentially impact on existing long-distance views towards Kingley Vale National Nature Reserve and the South Downs National Park (one of the special qualities of the AONB). This inter-visibility is reciprocated; the views towards Chichester Harbour AONB must be protected.
- Contradict Paragraph 171, footnote 53, of the NPPF (2018) since some of the highest quality agricultural land in the country is found around Chichester Harbour. Footnote 53: "Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality."
- Result in the urbanisation of the countryside (referring to the forthcoming updated AONB Landscape Character Assessment).
- Have unavoidable increased instances light, air, noise, and soil pollution.
- Suffer from inadequate wastewater provision and potential impact on water quality. Have inadequate landscaping and screening mitigation to justify the size of the development.

The LPA is advised that Section 85 of the CRoW Act of 2000 requires relevant authorities to

have regard to the purpose of AONBs 'in exercising or performing any functions in relation to, or so as to affect, land' in these areas.

As the Statutory Joint Advisory Committee (JAC) for the AONB, Chichester District Council is hereby invited to re-consult with the Conservancy once the allocation map is published.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

The Conservancy objects the inclusion of this site pending the publication of the allocation map.

Please note that the Conservancy may support moving the allocation of dwellings to a 'settlement hub', which would potentially not be as sensitive to development as Chidham & Hambrook Parish.

(Continue on separate sheet if necessary)

Declaration

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Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

End

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Representation Form

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How to use this form

Please complete Part A in full. Please note anonymous comments cannot be accepted, a full address including postcode must be provided.

Please complete Part B overleaf, using a new form for each separate policy or paragraph that you wish to comment on. Please identify which paragraph your comment relates to by completing the appropriate box.

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PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Dr Richard Austin	
Address	The Harbour Office, The Street, West Itchenor, Chichester, West Sussex.	
Postcode	PO20 7AW	
Telephone	01243 510982	
Email	richard.austin@conservancy.co.uk	
Organisation (if applicable)	Chichester Harbour Conservancy	
Position (if applicable)	AONB Manager	

Is this the official view of the organisation named above? Yes No

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PART B

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<http://www.chichester.gov.uk/dataprotectionandfreedomofinformation>.

To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 127-8, Southbourne	Policy Reference:	6.90
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The Conservancy is unsure what "creating opportunities for new views" means. There is a concern this means replacing rural views with urban views or building upwards to stand-out from the landscape.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To clarify what this means.

Furthermore, and under the same bullet point, the Conservancy would appreciate it if the AONB is mentioned before the National Park, since as correctly stated in 6.87, part of Southbourne is in the AONB.

(Continue on separate sheet if necessary)

Declaration

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Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

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PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Dr Richard Austin	
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Is this the official view of the organisation named above? Yes No

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PART B

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 128, Southbourne Parish	Policy Reference:	AL13
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The Conservancy understand that Southbourne Parish Council will provide a map showing their preferred location of the minimum 1,250 dwellings that are proposed. The absence of this information at the time of the Local Plan consultation makes it difficult for the Conservancy to assess the likely impacts on the AONB. It was therefore resolved to object to the allocation for the following reasons. When the map is published, the Conservancy will reconsider its response. The proposed allocation may:

- Constitute a major development on the fringe of the AONB.
- Affect the buffer zone outside the AONB.
- Breach the policies of the current AONB Management Plan (LS1, BD1) and the emerging new AONB Management Plan (2019-2024).
- Be within the Site of Special Scientific Interest Impact Risk Zone, which affects the SAC, SPA and Ramsar designations.
- Detrimentially impact on wildlife with inadequate survey data to support the proposal. These surveys should not be left until a planning application is submitted. There is no mention of recreational disturbance.
- Detrimentially impact on existing long-distance towards South Downs National Park (one of the special qualities of the AONB). This inter-visibility is reciprocated; the views towards Chichester Harbour AONB must be protected.
- Contradict Paragraph 171, footnote 53, of the NPPF (2018) since some of the highest quality agricultural land in the country is found around Chichester Harbour. Footnote 53: "Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality."
- Result in the urbanisation of the countryside (referring to the forthcoming updated AONB Landscape Character Assessment).
- Have unavoidable increased instances light, air, noise, and soil pollution.
- Suffer from inadequate wastewater provision and potential impact on water quality.
- Have inadequate landscaping and screening mitigation to justify the size of the development.

The LPA is advised that Section 85 of the CRoW Act of 2000 requires relevant authorities to have regard to the purpose of AONBs 'in exercising or performing any functions in relation

to, or so as to affect, land' in these areas.

As the Statutory Joint Advisory Committee (JAC) for the AONB, Chichester District Council is hereby invited to re-consult with the Conservancy once the allocation map is published.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

The Conservancy objects the inclusion of this site pending the publication of the allocation map.

(Continue on separate sheet if necessary)

Declaration

I understand that any comments submitted will be considered by Chichester District Council in line with this consultation and will be made publicly available on their website www.chichester.gov.uk and may be identifiable by my name or organisation, if provided

Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

End

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Representation Form

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How to use this form

Please complete Part A in full. Please note anonymous comments cannot be accepted, a full address including postcode must be provided.

Please complete Part B overleaf, using a new form for each separate policy or paragraph that you wish to comment on. Please identify which paragraph your comment relates to by completing the appropriate box.

For more information, or if you need assistance completing this form, please contact the Planning Policy Team by email at planningpolicy@chichester.gov.uk or telephone 01243 785166.

PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Dr Richard Austin	
Address	The Harbour Office, The Street, West Itchenor, Chichester, West Sussex.	
Postcode	PO20 7AW	
Telephone	01243 510982	
Email	richard.austin@conservancy.co.uk	
Organisation (if applicable)	Chichester Harbour Conservancy	
Position (if applicable)	AONB Manager	

Is this the official view of the organisation named above? Yes No

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PART B

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<http://www.chichester.gov.uk/dataprotectionandfreedomofinformation>.

To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 136, Specialist Housing	Policy Reference:	DM1
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

There is no mention of affordability.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To add a reference to affordability.

(Continue on separate sheet if necessary)

Declaration

I understand that any comments submitted will be considered by Chichester District Council in line with this consultation and will be made publicly available on their website www.chichester.gov.uk and may be identifiable by my name or organisation, if provided

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 139, Housing Mix	Policy Reference:	DM2
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The first word of the policy, "All" contradicts the NPPF (2018).

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To reword this sentence.

(Continue on separate sheet if necessary)

Declaration

I understand that any comments submitted will be considered by Chichester District Council in line with this consultation and will be made publicly available on their website www.chichester.gov.uk and may be identifiable by my name or organisation, if provided

Name (<i>print</i>):	RICHARD AUSTIN
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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 140, Housing Density	Policy Reference:	DM3
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

There is not a rationale as to why Chichester District Council generally consider 35 dwellings per hectare as appropriate.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To provide a justification for this level of density.

(Continue on separate sheet if necessary)

Declaration

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 141, Affordable Housing Exception Sites	Policy Reference:	7.34
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The term "exceptional circumstances" is too vague.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To use the tests as set-out in the NPPF instead.

(Continue on separate sheet if necessary)

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Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

End



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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 143, Accommodation for Gypsies, Travellers and Travelling Showpeople	Policy Reference:	DM5
----------------------------	---	-------------------	-----

Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

There are a few opportunities for Chichester District Council to strengthen this policy.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To state that unauthorised settlement on unallocated sites may have a significant and adverse impact on the natural and historic environment and will be subject to immediate enforcement action.

1 (c) and (e) can be cross-referenced to NPPF paragraph 170. The wording on 1 (c) and 2 (e) states "nationally designated areas of landscape." Given the experience in Birdham, the Conservancy would appreciate specific reference to Chichester Harbour AONB.

"Existing traveller sites will be safeguarded for traveller use" should change to "Existing **lawful** traveller sites will be safeguarded for traveller use."

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 146, Accommodation for Agricultural and other Rural Works	Policy Reference:	DM6
----------------------------	---	-------------------	-----

Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The policy wording could be improved.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Please refer to Planning Principle 06 for guidance on how to improve the wording of this policy

<https://www.conservancy.co.uk/page/planning> - page 18

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 148, Transport, Accessibility and Parking	Policy Reference:	7.50
----------------------------	--	-------------------	------

Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Due to the increasing volume of traffic along Dell Quay Road, and with the deterioration of the verge, the Conservancy would like to create a new car park in the space as indicated below.



The Church Commissioners (landowner) has agreed in-principle, along with the tenant farmer. Informal consultation has not yet taken place with Dell Quay Sailing Club, Apuldram Fishing Club, the Crown & Anchor public house, Apuldram Parish Council or local residents; therefore the plans are only at an early stage.

Nevertheless, if Chichester District Council could include the car park allocation at this stage, should the development go-ahead it would be in-keeping with the Local Plan.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To include provision for a new car park at Dell Quay.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 149, Transport, Accessibility and Parking	Policy Reference:	DM8
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

It says under point 2:

“Development ...should not create or add to problems of ...air pollution, or other damage to the environment.”

Practically, this is a policy set-up to fail because development under DM8 will almost certainly lead to increased air pollution, at the very least.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Reword the policy.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 151, Existing Employment Sites	Policy Reference:	DM9
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Under points 1. and 2. it is unclear what "no material increase in noise levels" and "unacceptable levels of traffic" means. It is unclear how this would be enforced.

The Conservancy would also like the policy to be extended to include this text:

"Existing marine, coastal and water-based employment sites will be retained to safeguard their contribution to the local economy. Planning permission will only be granted for alternative uses if the site can be demonstrated to be not-fit-for-purpose for a marine-related business and that any marine related business is unviable."

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To clarify points 1. and 2. and to add the text about marine sites.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 158, Built Tourist and Leisure Development	Policy Reference:	7.80
----------------------------	---	-------------------	------

Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Given the comparative sizes of Chichester Harbour and Pagham Harbour, Chichester Harbour should be listed first, and Pagham Harbour second.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Reword the sentence.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 160, Caravan and Camping Sites	Policy Reference:	7.86
----------------------------	--	-------------------	------

Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The Conservancy would support seasonal closures of caravan and camping sites within 1 kilometre of the AONB in accordance with the overwintering bird season, between 1 October and 31 March.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To introduce seasonal closures.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 163, Horticultural Development	Policy Reference:	7.97
----------------------------	---	-------------------	------

Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The biggest source of light pollution around the City of Chichester is from large-scale greenhouses. This should be much better regulated.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

That great weight is attached to the issue of light pollution when applying DM15.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 166, Sustainable Design and Construction	Policy Reference:	7.100
----------------------------	---	-------------------	-------

Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

“A key issue for the plan area is accommodating the development needs within environmental and landscape limitations, whilst promoting more sustainable patterns of development through enabling improved accessibility to key services and facilities, public transport nodes and employment opportunities.”

This is central to the Local Plan and should be reproduced in 2.29 as a key challenge.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Making 7.100 more prominent near front of Local Plan.

The Conservancy would also appreciate a separate point confirming that no major development will take place in Chichester Harbour AONB and all development must protect, conserve and enhance the landscape.

(Continue on separate sheet if necessary)

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PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Dr Richard Austin	
Address	The Harbour Office, The Street, West Itchenor, Chichester, West Sussex.	
Postcode	PO20 7AW	
Telephone	01243 510982	
Email	richard.austin@conservancy.co.uk	
Organisation (if applicable)	Chichester Harbour Conservancy	
Position (if applicable)	AONB Manager	

Is this the official view of the organisation named above? Yes No

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PART B

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 168, Stand-alone Renewable Energy	Policy Reference:	7.106
----------------------------	--	-------------------	-------

Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

“Proposals should therefore be accompanied by a landscape assessment appropriate to the nature and scale of the proposal and its setting, especially near the South Downs National Park and designated areas, such as the Chichester Harbour Area of Outstanding Natural Beauty.”

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Suggested rewording:

“Proposals should therefore be accompanied by a landscape and visual impact assessment appropriate to the nature and scale of the proposal and its setting, especially near Chichester Harbour Area of Outstanding Natural Beauty and/or the South Downs National Park.”

(Continue on separate sheet if necessary)

Declaration

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Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

End



Representation Form

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 171, Flood Risk and Water Management	Policy Reference:	DM18
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

It would be helpful to include the sequential test here.

“Appropriate flood warning and evacuation plans may be required to ensure that any additional risks relevant to development have been considered.”

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Add the sequential test.

Change the wording to:

“Appropriate flood warning and evacuation plans **will** be required to ensure that any additional risks relevant to development have been considered.”

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 172, Chichester Harbour AONB	Policy Reference:	7.119
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The wording of 7.119 could be improved.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

“Chichester Harbour Conservancy has produced an AONB Management Plan on behalf of the constituent Authorities (Havant Borough Council, Chichester District Council, West Sussex County Council and Hampshire County Council). The Conservancy has also produced an AONB Landscape Character Assessment, 18 Planning Principles (to help guide development applications in the AONB), and a Sustainable Shorelines: General Guidance document (to help advise on sea defences). The AONB Management Plan identifies the special qualities of the landscape and provide the framework for the management and ongoing spatial planning of Chichester Harbour AONB. In 2017 the Council adopted the Joint Chichester Harbour AONB Supplementary Planning Document (SPD). The SPD provides guidance for development proposals and expands on the vision, objectives and policies of the adopted Development Plan Documents for Chichester District Council and Havant Borough Council.”

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 172, Chichester Harbour AONB	Policy Reference:	7.120
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

“Applicants are encouraged to seek pre-application advice from Chichester Harbour Conservancy for proposed development including intertidal structures, reclamation and dredging, increases in the resident fleet or moorings and dry berth transfers.”

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Change “including” to “particularly”.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 173, Chichester Harbour AONB	Policy Reference:	DM19
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The Conservancy supports the inclusion of a standalone policy for Chichester Harbour AONB.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Chichester District Council is advised to consider whether Chichester Harbour AONB should be an 'S' policy, rather than a 'DM' policy. The Conservancy would prefer the AONB to be an 'S' policy.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 173, Chichester Harbour AONB	Policy Reference:	DM19
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

a) The Conservancy notes the deletion of certain words from the existing Local Plan compared to what is proposed:

Existing Local Plan

“Planning permission will be granted where it can be demonstrated that all the following criteria have been met:”

Proposed Local Plan

“Planning permission will be granted where it can be demonstrated:”

b) The Conservancy strongly supports the inclusion of point 3, but notes it conflicts with some of the wider housing allocation policies.

c) “5. The development is consistent with the policy aims of the Chichester Harbour AONB Management Plan and Joint Chichester Harbour AONB SPD.”

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

a) The Conservancy hereby asks that “**demonstrated that all the following criteria have been met:**” is reinstated, so the policy is not weakened.

c) It is suggested that policy point 5. is reworded as follows:

“5. The development is in accordance with the policies of the Chichester Harbour AONB Management Plan and the Joint Chichester Harbour AONB SPD.”

(Continue on separate sheet if necessary)

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End

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 177, Change of Use and/or Re-use of Existing Buildings in the Countryside	Policy Reference:	DM21
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The policy wording could be strengthened.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

“Development will need to ensure it is sensitive to its surroundings, respect the landscape setting and character of the locality. Sites within or adjoining the Area of Outstanding Natural Beauty will need to demonstrate that the design and scale of the proposal is in keeping with the special designation.”

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 186, Historic Environment	Policy Reference:	7.162
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Chichester Harbour has a rich historic environment. It is a shame this is not recognised on the list of four locally distinctive character areas. Meanwhile, the National Park is mentioned on three of the four areas, for some reason, despite being outside the scope of the Local Plan area.

Such is the lack of recognition of the historic environment and heritage assets of Chichester Harbour, the Conservancy considered objecting to this policy, but eventually resolved to issue comments and allow Chichester District Council to remedy the oversight.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

There are five Conservation Areas in Chichester Harbour AONB within Chichester District, at Bosham, Dell Quay, Fishbourne, Prinsted, West Itchenor, and West Wittering. These should be cited.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 190, Natural Environment	Policy Reference:	DM28
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Chichester Harbour is the largest natural harbour in South East England. The Local Plan should specify setting of Chichester Harbour AONB.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

This fact should be included.

1. There is no adverse impact on the openness....setting of Chichester Harbour AONB or the South Downs National Park.'

(Continue on separate sheet if necessary)

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Telephone	01243 510982	
Email	richard.austin@conservancy.co.uk	
Organisation (if applicable)	Chichester Harbour Conservancy	
Position (if applicable)	AONB Manager	

Is this the official view of the organisation named above? Yes No

¹ Where provided, we will use Agent's details as the primary contact.

PART B

Please use a new form for each representation that you wish to make. Please note anonymous comments cannot be accepted. Any personal information provided will be processed by Chichester District Council in line with the General Data Protection Regulations 2018. More information is available at:

<http://www.chichester.gov.uk/dataprotectionandfreedomofinformation>.

To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 191, Biodiversity	Policy Reference:	DM29
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Chichester Harbour has an extensive network of biodiversity which is nationally and internationally important. Yet there is no mention of Chichester Harbour in this policy. Chichester District Council are also advised that a developer in Chidham cleared a site of all trees before submitting a planning application (17/03626/OUT). This practice completely undermines the policy.

The LPA should undertake a biodiversity audit to form a baseline and monitor developments against this policy to demonstrate the net gains in biodiversity required by the NPPF.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

The biodiversity value of Chichester Harbour is recognised.

Further consideration should be given to abuses of the planning system to better manage cases like the above.

A biodiversity audit is commissioned so as to provide baseline data from which to measure progress.

(Continue on separate sheet if necessary)

Declaration

I understand that any comments submitted will be considered by Chichester District Council in line with this consultation and will be made publicly available on their website www.chichester.gov.uk and may be identifiable by my name or organisation, if provided

Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

End



Representation Form

Local Plan Review: Preferred Approach Consultation

The consultation on the Local Plan Review: Preferred Approach will run from 13 December 2018 to 7 February 2019. The document and more information on the consultation can be viewed on our website www.chichester.gov.uk/localplanreview

All comments must be received by 11.59 pm on Thursday 7 February 2019.

There are a number of ways to make your comments:

- Comment on the document on the internet using our online consultation website www.chichester.gov.uk/localplanreview (**Recommended**)
- Complete this form on your computer and email it to us at planningpolicy@chichester.gov.uk
- Print this form and post it to us at: Planning Policy Team, Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY

How to use this form

Please complete Part A in full. Please note anonymous comments cannot be accepted, a full address including postcode must be provided.

Please complete Part B overleaf, using a new form for each separate policy or paragraph that you wish to comment on. Please identify which paragraph your comment relates to by completing the appropriate box.

For more information, or if you need assistance completing this form, please contact the Planning Policy Team by email at planningpolicy@chichester.gov.uk or telephone 01243 785166.

PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Dr Richard Austin	
Address	The Harbour Office, The Street, West Itchenor, Chichester, West Sussex.	
Postcode	PO20 7AW	
Telephone	01243 510982	
Email	richard.austin@conservancy.co.uk	
Organisation (if applicable)	Chichester Harbour Conservancy	
Position (if applicable)	AONB Manager	

Is this the official view of the organisation named above? Yes No

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PART B

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 196, Trees, Hedgerows and Woodlands	Policy Reference:	DM31
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

Under point 1, to change "existing valued trees" to "existing valued and statutorily protected trees".

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To reword the policy.

(Continue on separate sheet if necessary)

Declaration

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Name (<i>print</i>):	RICHARD AUSTIN
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How to use this form

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PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Dr Richard Austin	
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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 200, Canals	Policy Reference:	DM33
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

To note that the Chichester Ship Canal is an existing wildlife corridor with a high recreational value.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To reword the policy.

(Continue on separate sheet if necessary)

Declaration

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Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

End



Representation Form

Local Plan Review: Preferred Approach Consultation

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How to use this form

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For more information, or if you need assistance completing this form, please contact the Planning Policy Team by email at planningpolicy@chichester.gov.uk or telephone 01243 785166.

PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Dr Richard Austin	
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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 206	Policy Reference:	Glossary
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

There is no definition of Brownfield Site, Coastal Squeeze, Countryside Gap, or Cultural Diversity.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

To add these definitions. In particular, it is unclear what is meant by a Countryside Gap.

(Continue on separate sheet if necessary)

Declaration

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Name (<i>print</i>):	RICHARD AUSTIN
Date:	06 FEBRUARY 2019

End