

Environment and Heritage

Objectives:

Create a plan that will protect and enhance the heritage and 'green' assets of the Parish by:

- Conserving the character of the Parish's landscape and built environment.
- Safeguarding and enhancing the green spaces within and between the settlements.
- Protecting wildlife corridors and increasing biodiversity.
- Enhancing succession tree planting (CA).
- Conserving and promoting access to heritage sites.
- Increasing access through improved signage and surfaces.
- Minimising the risk of flooding.
- Protecting the unlit environment.

Policy EH1: Protection of trees and hedgerows

Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks will be resisted, unless the need for, and benefits of, development in that location clearly outweigh the loss.

Development proposals, where appropriate, must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature.

Proposals which affect sites with existing trees or hedgerows should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.

EH1.1 Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can change the character of an area and will require justification or adequate compensating replacement tree planting and habitat creation as part of proposals.

EH1.2 Development proposals must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible, trees of good arboricultural and amenity value and hedgerows. The Government has set a target to halt the decline in biodiversity by aiming for a net gain for nature.

Justification: Obj. 2; NPPF 11

Policy EH2: Renewable and Low Carbon Energy

Where planning permission is required proposals for energy-generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties, will be supported provided that:

- a). The energy generating infrastructure is located as close as practicable to, and is in proportion to the scale of, the existing buildings or proposed development it is intended to serve;**
- b). The siting of the energy-generating infrastructure and its scale and design minimise the impact on landscape, heritage assets, views and wildlife, do not compromise public safety, and allow continued safe use of public rights of way;**
- c). Any technologies and infrastructure used to generate energy should not detract from the rural, visual and historic character of the environment particularly within the conservation areas of the Parish.**

- d). Adjoining land users are not adversely impacted in terms of noise, vibration, stroboscopic effect, or electromagnetic interference;
- e). Where appropriate, the energy generating infrastructure and its installation complies with the Micro-generation Certification Scheme or equivalent standard;
- f). Proposals for energy generating infrastructure on land in current agricultural production or on 'best and most versatile' agricultural land will not be supported (see para EH3.2 above). Such equipment placed upon or within industrial or farm buildings will be supported provided that there is no adverse impact in terms of noise and visual impact.

EH2.1 Micro-generation Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies micro-generation technologies used to produce electricity and heat from renewable sources.

EH2.2 Maintaining the remaining agricultural land uses surrounding the parish is of paramount importance to this rural parish, not just for the employment that it supports but also the biodiversity it supports.

Justification : Obj 2 ; NPPF para17

Policy EH3 Reinstatement of land at Boxgrove and Eartham Quarries

Land in current use as a quarry will be returned to open pasture and mixed woodland with reinstated public footpaths.

Policy EH3.1 By 2021 the quarry infill is due to be completed. Residents expect to resume the access they had before the work commenced and for the land to be returned to open pasture and woodland in accordance with the conditions attached to planning consent WSCC/109/13/BX.

Justification: Obj 2; NPPF 11,12

Policy EH4 Surface water management

New development should aim not to exacerbate the overall level of flood risk in the area.

EH4.1 Whilst the Parish does not have significant issues with flooding, the surrounding area has major issues related to flooding from surface water run off. Any development must seek to ensure that this situation is not exacerbated.

EH4.2 Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not increased.

Justification : Obj 2; NPPF 10

Policy EH5 Development on Agricultural Land

Proposals for development on the 'best and most versatile' agricultural land shown on Map C, the latest available Defra Agricultural Land Classification Map, will be resisted unless it can be demonstrated that it would meet the following criteria:

- **It supports the diversification of an agricultural enterprise or other land-based rural business;**
- **The need for the development clearly outweighs the harm;**

EH5.1 In order to safeguard future farm production, and in turn, future employment in the locality, and to maintain the rural aspect of the parish.

Justification : NPPF 3,11; Obj 2

Policy EH6 Landscape character and important views

Any development must maintain the local character of the landscape and not cause any loss or diminution of important views from a public right of way that currently provides open field aspects or views over open spaces.

Any development that intrudes into the landscape character must be appropriate to the location in terms of its visual amenity. Particular places have been identified in the respective Conservation Area Character Appraisals and the Townscape Appraisal Maps (see Evidence Base 10). Places identified within this policy include views to and from:

Halnaker Windmill

The Priory and Ruins

Across the Vineyard in each direction

The Halnaker House ruins

Goodwood Flint walls

The listed buildings and positive 'unlisted' buildings

EH6.1 Extract from the Halnaker Conservation Area Appraisal "Long views out of the conservation area to the south over the flattish fields and woodland are of note, as are similar views to the west and north from the junction of Park Lane with the other roads outside The Old Store. These take in the high flint wall which surrounds the land associated with the Home Farm.

To the north of the existing conservation area, where a proposed extension to the conservation area is being proposed, there are significant views across open fields to Halnaker Windmill, which lies on the summit of the nearest part of the South Downs. Shorter vistas are terminated by the ruins of Old Halnaker House, which sits on a slight ridge amongst trees".

EH6.2 Extract from the Boxgrove Conservation Area Appraisal - "The Boxgrove Conservation Area tends to feel rather inward looking and although there are views along The Street, these tend to be enclosed by the buildings which lie to either side. As a result, the views out of the conservation area, from the edges of the village, are more significant and the most notable of these are marked on the Townscape Appraisal Map. Of these, the most attractive are the views eastwards from the end of Church Lane public footpath, where it meets the surrounding fields, and around and within the area which surrounds the priory ruins and the church. Views across the playing fields to the north and west, looking out over the flat fields and hedgerows which lie to this side of the village, are also significant" (see Evidence Base 10 for Conservation Area Appraisals and Townscape Appraisal Maps).

Justification: Obj 2; NPPF 11,12

Policy EH7 Dark Skies

Development proposals which detract from the unlit environment of the Parish will not be permitted unless it mitigates a potential road safety hazard.

The importance of dark skies will be respected throughout the Parish as a priority. Street lighting will be discouraged even within the core villages until such time as the majority of the community within the village demands it, at which point the type of lighting will be required to conform to the highest standard of light pollution restrictions at the time. Security and other outside lighting on private and public premises will, wherever possible, be designed to be deflected downwards and switched off no later than midnight.

EH7.1 Most of the Parish is unlit and 17% of residents are concerned about light pollution. The SDNPA has been designated as a Dark Night Skies Reserve and the Parish would wish to play a part in retaining that status.

EH7.2 The creation of artificial light is a factor that threatens the survival of protected and threatened local wildlife. In the case of security and other outside lighting on private and public premises, including floodlighting,

encouragement will be given to ensure that it is neighbourly in its use: lighting should be deflected downwards rather than outwards or upwards and should be switched off after midnight at the latest; any movement-sensitive triggers should be regulated to reduce illumination periods to a minimum. These guidelines will be applied to all public premises and will be strongly encouraged on private premises by ensuring that businesses and householders are aware of the adverse effects of outside lighting on the environment and their neighbours.

Justification : Obj 2; NPPF 11

Policy EH8 Conserve and Enhance the Heritage Environment

New development must respect and enhance the local distinctiveness and character of the area, landscape and heritage assets. Development proposals must demonstrate that all the following criteria have been met:

- **The proposal conserves and enhances the natural beauty, wildlife and cultural heritage of the area and protects the setting of designated and non-designated heritage assets including:**
 - **Listed buildings**
 - **Buildings within a Conservation Area**
 - **Scheduled Ancient Monuments**
 - **Historic buildings or structures/features including bridges of local distinctiveness and character;**
 - **Development is in keeping with existing designed or natural landscapes and maintains the individual identity of settlements and the integrity of the predominantly open and undeveloped character of the area..**

EH8.1 The Parish has a large number of Listed Buildings and Scheduled Ancient Monuments as well as two Conservation Areas (see Evidence Base). Conserving and enhancing these historic assets is important to all residents.

Justification: Objective 2; NPPF 12

EH9 South Downs National Park

Development in the part of the Parish lying within the South Downs National Park will only be permitted where it contributes to the special qualities of the SDNP, safeguards the natural beauty of the area and does not detract from the National Park's visual qualities and essential characteristics.

The natural environment, natural resources, landscape and tranquillity within the parish as a whole will be conserved, protected and enhanced.

EH9.1 A small part of Boxgrove Parish is located with the SDNP. The special qualities of the SDNP include diverse, inspirational landscapes and breathtaking views as well as a rich variety of wildlife and habitats including rare and internationally important species. Boxgrove Parish residents greatly enjoy the many local walks, footpaths and bridleways which provide a high level of amenity value and provide varied and beautiful views into and out of the SDNP.

Justification: Objective 2; NPPF 11