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07 February 2019

### Chichester Harbour AONB and the Local Plan

Chichester Harbour Trust appreciates the opportunity to respond to the Chichester District Local Plan Preferred Approach document, and we have attached our full response separately.

The Chichester Harbour Trust is a registered charity, established in 2002 to help secure the long term protection of Chichester Harbour Area of Outstanding Natural Beauty (AONB), primarily through the purchase of land. We are a key stakeholder in the AONB, and our consultation response purely focusses on potential impacts of the Local Plan on the character and setting of this nationally protected landscape.

Our concerns are summarised as below:

- A potentially irretrievable impact on the landscape character, context and setting of the Chichester Harbour AONB
- The coalescence between settlements between Chichester and Emsworth along the A259 corridor, particularly relating to policies AL7,AL9,AL10,AL13
- The negative impact of the loss of key landscape views from the AONB towards Chichester Cathedral at Apuldram as a result of policies AL6
- The loss of key landscape views from the AONB towards the South Downs National Park as a result of policy AL7 at Highgrove Farm, Bosham
- The lack of improvement in water quality leading to the potential re-classification of Chichester Harbour by Natural England to Unfavourable – no change, from Unfavourable - recovering.
- The detrimental impact of increased recreational disturbance on the designated site that may not be effectively mitigated as part of the Bird Aware scheme
- Insufficient weight given to biodiversity; an overriding problem is fragmentation and the proposals will lead to the isolation for Chichester Harbour AONB from SDNP without significant enhancement of the wildlife corridor proposals

We strongly urge for consideration of mitigating measures to be incorporated within the Local Plan to include:

- The opportunity to broaden and strengthen policy S30 on Strategic Wildlife Corridors
- Strengthening Policy S24: Countryside to include settlement gaps
- To develop additional guidance to prevent coalescence between Chichester and Emsworth
- Reviewing the design, type and density of housing provision to ensure community needs (for example higher density development for elderly and starter properties, rather than detached luxury homes which have a greater land requirement)
- Ensuring that water treatment infrastructure is sufficient to accommodate the additional housing demand.

We urge Chichester District Council to give due weight to addressing these concerns under the obligations of the CROW Act 2000, to avoid the permanent destruction of the AONB's special qualities.

We endorse the consultation response of Chichester Harbour Conservancy, who are the Joint Advisory for the AONB and Harbour, and would strongly encourage their involvement in developing mitigation solutions to the issues raised above.

Yours sincerely,

John Nelson CBE DL  
Chair, Chichester Harbour Trust