

CHICHESTER HARBOUR
AREA OF OUTSTANDING NATURAL BEAUTY
PLANNING ASSESSMENT REPORT

CHC AONB Unit Fully Delegated Officer Decision

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30 King Street, Emsworth, Hampshire

Planning Application: **APP/20/00004**

Proposal for tree works to Rowan (T1) reduce crown height by 3m and spread by 1m to previous pruning points; Horse Chestnut (T2) reduce crown height and spread by 3m overall, to previous pruning points; Rowan (T3) reduce crown height by 2m and north section by 2m to previous pruning points; Marcrocarpa (T4) Reduce crown height and spread by 3m overall, to previous pruning points; Rowan (T5) Reduce crown height by 3m and east sector by 2m, leaving crown height of 8m and crown spread of 4m

Chichester Harbour AONB Recommendation – **No objection**

Suggested considerations –

- no works should be carried out during the bird nesting season (April to September) or if there is evidence of bat roosting (hibernation or maternity roosts)

Planning Approach –

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. The LPA should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (S85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Chichester Harbour Conservancy, administer and safeguard the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The aim of conserving and enhancing the areas natural beauty requires the Conservancy to consider the proposal on its landscape character aspects. Landscape covers both urban environments as well as countryside and coastal areas.

- Landscape Character

The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019) prepared for the Conservancy, identifies 10 Landscape Character Types (areas of broad tracts of land with common landform) and 19 specific Landscape Character Areas (unique areas with a recognisable pattern of landscape characteristics that combine to create a distinct sense of place, and which represent discrete geographical areas of a particular landscape character type).

- Management Plan

The Chichester Harbour Management Plan (2019-2024 - Third Review April 2019) identifies 10 special qualities (page 10) that represent the exceptional features that contribute to the AONB designation. On this basis the Chichester Harbour Management Plan provides an integrated coastal zone management strategy for the Trust Port and Area of Outstanding Natural Beauty. Relevant policies would include, Policy 1 (Conserving and Enhancing the landscape), Policy 2 (Development Management), and Policy 3 (Diversity of Habitats).

- Planning Principles

The Chichester Harbour Area of Outstanding Beauty Planning Principles (Management Plan version April 2019) provides guidance on development. These principles set a range of criteria



to be addressed to warrant a favourable consideration in terms of likely impact within and on the AONB. Planning Principle PP01: Chichester Harbour as a Protected Area, is applicable to this proposal.

- Chichester Harbour AONB Joint SPD

The Chichester Harbour Area of Outstanding Beauty Joint Supplementary Planning Document (2017) Section 2 indicates four principles that any development proposed in the AONB should be guided by to protect, conserve and enhance natural beauty and wildlife. The SPD is adopted by both Chichester District Council and by Havant Borough Council as part of their planning policy and development control approach.

The Joint Chichester Harbour AONB Supplementary Planning Document (SPD) provides detailed guidance on the level of acceptable development within the AONB. All development within the AONB should follow the guidance as closely as possible. The adopted guidance requires a clear demonstration that no harm is caused to the AONB.

Relevant Planning History –

Various applications for tree works within the site.

Contextual Consideration –

The site lies within Emsworth Conservation Area

Proposal –

The proposal is for tree works as specified in the description.

Planning Assessment –

The five trees lie at the back of the property and alongside the roadside boundary wall and the rear wall. Both walls are brick and approx. 2m in height from the ground. The trees are therefore seen from along Kings Street. The trees have individual as well as group visual impact on the character of the street scene within the AONB. The trees have a strong visual presence within the public street vista.

The proposed limited tree works to the previous pruning points as indicated in the description would unlikely to be harmful to the AONB in this built-up urban location.

Other Comment –

A copy of this planning assessment report is attached to the consultation comment response to the LPA for information and for open transparency public view.

The planning application will be considered by the LPA in terms of other aspects applicable to the planning merits of the proposal, such as any overlooking impact to neighbouring property and gardens, any perceived loss of privacy, and in terms of overall good neighbourliness.

Site viewed 24-02-2020 LPA request reply 26 February 2020 Comment to LPA : 24-02-2020
LPA Planning Case Officer : Maria Stewart
Chichester Harbour AONB : David Rothery – Principal Planning Officer

This comment and recommendation is made having regard to the Policy framework:

- Chichester Harbour **AONB Landscape Character Assessment** (CBA update 2019)
- Chichester Harbour **Management Plan** (2019-2024)
- Chichester Harbour **AONB Planning Principles** (adopted 17.10.16 and Management Plan revised version April 2019)
- Chichester Harbour **AONB Joint Supplementary Planning Document SPD** (2017)
- National Planning Policy Framework NPPF (Revised 2018)
- National Planning Practice Guidance NPPG (2014)
- Havant Borough Local Plan (2011/2014)
- Havant Borough Design Guide (2011)
- Emsworth Conservation Area CACA & Management Plan
- Emsworth Design Statement
- Draft Emsworth Neighbourhood Plan (2018)

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