



CHICHESTER HARBOUR CONSERVANCY

Planning
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

13th April 2022

To the planning case officer: Mr L Ford
AONB national landscape consultation recommendation.

Location: West View, 60 Bath Road, Emsworth, PO10 7ES

Planning Application: APP/22/00186

Proposal: Single-storey rear extension, raise ridge line and floor level to existing ground floor rear, revised fenestration to north elevation and installation of powder coated metal flue.

Chichester Harbour Area of Outstanding Natural Beauty (AONB) recommendation: **no objection, subject to:-**

- Retention of existing trees in rear garden.

Thank you for consulting The Chichester Harbour Conservancy concerning the above planning submission.

CHICHESTER HARBOUR CONSERVANCY

The Conservancy was established by the Chichester Harbour Conservancy Act of 1971 with responsibility for navigation and the conservation of nature. The Countryside and Rights of Way Act of 2000 formally established the Conservancy as the Joint Advisory Committee for the AONB, with the purpose to conserve and enhance the natural beauty of the landscape.

Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (Section 85 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 AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

The landscape of Chichester Harbour was recognised as nationally important when it was designated as an Area of Outstanding Natural Beauty (AONB) in 1964, through the National Parks and Access to the Countryside Act of 1949. The statutory purpose of the AONB is to conserve and enhance the area's natural beauty.

Proposals impacting on the AONB are subject to more stringent planning guidance to ensure that development respects and enhances the inherent qualities of such a sensitive location. Proposed development must be assessed carefully to consider if it would have a significant impact on or harm that statutory purpose.

PLANNING ASSESSMENT SCOPE

Adopted guidance requires a clear demonstration that no harm is caused to the AONB. The AONB is not just applicable to the harbour waters and immediate coastline which gives the AONB its identifiable name, but includes large areas of inland rural countryside, small hamlet enclaves, built-up villages, and urban town areas spreading out and around the harbour area and further inland. The immediate

supporting visual hinterland outside the AONB is also subject to consideration should it have a visual or other impact upon the AONB designated area (e.g., traffic impact reducing tranquillity), or its setting.

In its role in managing the Chichester Harbour Area of Outstanding Natural Beauty (AONB), The Conservancy considers proposals against the most relevant planning policies and guidance - including The National Planning Policy Framework (updated 2021), National Planning Practice Guidance, The Havant Core Strategy (2011), The Chichester Harbour Management Plan (2019-2024), The Chichester Harbour Planning Principles (Management Plan version April 2019), The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019), and The Chichester Harbour AONB Joint SPD (May 2017), adopted by both Chichester District Council and Havant Borough Council.

SUBMITTED PLANNING PROPOSAL AND RELEVANT PLANNING HISTORY

The application site location lies adjacent to the boundary of the AONB which runs along Bath Road.

The property is visible in the wider AONB landscape, in views across Emsworth Mill Pond from the public footpath and from the wider Harbour beyond, although this view is softened by existing trees within the rear garden. The location of the site directly adjacent to the AONB has not been acknowledged within the submitted Design and Access Statement.

There does not appear to be any relevant planning history relating to the current proposal.

ASSESSMENT CONSULTATION CONCLUSION

In particular, AONB Planning Principles PP01 (Chichester Harbour as a Protected Area) and PP03 (Replacement Dwellings and Domestic Householder Extensions) and the Joint Chichester Harbour AONB SPD have helped to inform this AONB planning assessment.

The site is clearly visible from the AONB but the proposals are of an appropriate scale, design and materials, remaining subservient to the main dwelling and not extending outwards any further towards the Mill Pond / AONB.

As such, the proposals are not considered to cause any significant harm to the wider AONB nationally protected landscape, provided the trees within the garden are protected and retained, as these soften the visual impact of the building and proposed extension.

The Chichester Harbour Conservancy therefore raises **no objection** to the current application.

If you require any further clarification with regards to this recommendation, please contact the CHC AONB Planning Advisory Case Assessment Team.

Yours Sincerely,

Linda Park

Conservancy Principal Planner (Job-share Mon & Wed)
Chichester Harbour AONB Unit (Planning Team)
Chichester Harbour Conservancy

Chichester Harbour Conservancy manage and advise on the
Chichester Harbour Area of Outstanding Natural Beauty
One of the UK's Nationally Protected Landscapes