

From: Martin Rhodes OBE  
Chairman

Councillor Myles Cullen  
Chichester District Council  
East Pallant House  
Chichester  
West Sussex  
PO19 1 TY

29 January 2010

Dear Mr Cullen

### **Core Strategy for Chichester District 2011-2026**

Having given careful consideration to the Chichester District Council's proposals for Strategic Growth Options, we would like to inform you of the views of the Friends of Chichester Harbour which are as follows:

- (i) Our membership, now approaching 3000, is in full support of the position taken by Chichester Harbour Conservancy in their response to you.
- (ii) We are concerned that the impact of further housing development close to or within the AONB would be seriously damaging to the nature conservation interests of Chichester Harbour, through increased recreational disturbance.
- (iii) We are concerned about water quality in the harbour, which is already being reduced whenever prolonged heavy rain compels the Waste Water Treatment Works at Apuldram to discharge sewage which has only passed through a 6mm screen into the harbour. Further housing development, without improvements to WWTW's capacity and sustainable alternatives identified, will clearly worsen an already serious situation.
- (iv) The findings of the Council's own Landscape Capacity Assessment (2009) emphasise that the surroundings of the settlements within the AONB are all of high environmental sensitivity and are not suitable for strategic or large-scale development. We are concerned that development within or immediately adjacent to the AONB could be seriously harmful to its rural setting.

- (v) We are concerned about the considerable impact that additional housing will have on the road system, assuming that improvements to for example the A27 are still some way off.
- (vi) We agree that strategic development to the north and northeast of the City would have the least impact on Chichester Harbour AONB, subject to resolving the problem of waste water treatment capacity and satisfactory mitigation of recreational pressure impacts. We also consider that of the 'settlement hub' options presented, strategic development at Tangmere, Selsey and East Wittering would have the least impact on the AONB. However, issues of transport infrastructure would need to be resolved, in particular for East Wittering and Selsey.
- (vii) Finally, we are concerned that additional 'smaller scale' sites allocated within or close to the AONB further into the LDF process will also have significant impacts, particularly when their cumulative impact is considered.

We appreciate the very real difficulties faced by the District Council in having to reconcile the targets set by the South East Plan with the environmental implications, but felt nevertheless that you should be aware of our serious concerns.

Yours sincerely

Martin Rhodes  
Chairman