

Policy S1: Spatial Development Strategy

Introduction

1. These representations have been prepared on behalf of Gleeson Land in respect of its land interests at Land at Scant Road West, Hambrook ("the Site"). The Site is c. 3.0 ha. and is lies adjacent to the north eastern edge of Hambrook and the A27. The Site is ID reference HCH0024 within the Chichester Housing and Economic Land Availability Assessment, 2021 (HELAA).
2. The HELAA outlines that the Site has indicative capacity to deliver 80 dwellings. However, we envisage the capacity to be c. 56 dwellings. In accordance with the guidance and definitions within the National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG), the overall HELAA conclusions are that the Site is: suitable, available, achievable and deliverable for residential-led development within the period covered by the draft Chichester Local Plan ("the draft CLP").
3. The Site is in single ownership and controlled by Gleeson Land. Gleeson Land has a strong track record in providing deliverable planning consents to the housebuilding industry, which regularly results in new housing being built out in a timely manner. Our average time from receiving outline planning consent to commencement of development is 22 months. The average time from commencement to first occupation is 10 months. Subject to being allocated within either the Chichester Local Plan, or the emerging review of the Chidham and Hambrook Neighbourhood Plan, Gleeson Land expects completions on the Site to be achieved within five years from adoption of the plan.

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1. We support the inclusion of Hambrook and Nutbourne as a service village within the districts settlement hierarchy. Indeed, the Council's Settlement Hierarchy Background Paper confirms Hambrook and Nutbourne has a broad range of key local facilities and services as well as local employment opportunities. The village also has a railway station with frequent services to Chichester and Portsmouth, as well as bus services to Chichester and Petersfield, collectively providing a wider range of facilities, services and employment opportunities.
4. However, within paragraph 6 of Policy S1, we question the need for the inclusion of the wording 'small-scale' when referring to housing developments consistent with the indicative housing numbers set out in Policy H3. No definition is provided over what does, or does not constitute 'small-scale'. There is a risk that small-scale could be inferred as excluding 'major development' as defined within the NPPF glossary i.e. sites where 10 or more mores will be provided, or the site area has an area of 0.5 hectares or more.
5. To avoid any confusion, we therefore consider the inclusion of 'small-scale' wording is superfluous, and should be deleted.

Recommended Change

6. In view of the above, we recommend the following wording changes to Policy S1:
 6. **Non-strategic provision is made for the following forms of development in service villages:**
 - a. **Small-scale housing development consistent with the indicative housing numbers set out in Policy H3;**
 - b. **Local community facilities, including village shops, that meet identified needs with the village, neighbouring villages and surrounding smaller communities, and will help make the settlement more self-sufficient; and**
 - c. **Small-scale employment, tourism or leisure proposals.**