

Policy A12 Chidham and Hambrook

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. These representations should be read alongside our representations to Policies H1 and H2, within which demonstrate that the draft CLP housing figure of 10,350 dwellings between the 2021 to 2039 plan period (575 dwellings per annum (dpa)) is unsound against the 'soundness tests' set out within paragraph 35 of the NPPF, namely being 'positively prepared' or 'justified'.
2. To address the current soundness failing, we recommend that Chichester District Council should be looking to meet at least its full identified need of 638 dwellings per annum (dpa), plus an additional buffer to accommodate unmet need from South Downs National Park, which was identified as c. 40dpa in the Preferred Approaches consultation (December 2018). In addition, an appropriate buffer (i.e. 5%) should also be applied to ensure there is a realistic prospect of meeting housing needs.
3. This results Policy H1 requirement of 712 dpa, or 12,816 dwellings over the course of the plan period. Based on the currently identified supply of 10,359 dwellings, a further circa. 2,500 homes (rounded) would need to be identified and allocated through the Plan to address this uplift.
4. To meet this additional need, the level of housing growth apportioned to the Nutbourne and Hambrook (Chidham and Hambrook Parish strategic location) should be revisited. As a minimum, the housing figure within Policy A12 should be at least 500 dwellings between the 2021 to 2039 period. This being the housing figure proposed within the Preferred Approaches consultation document.
5. Our view that the housing figure attributed to Chidham and Hambrook should be at least 500 dwellings over the plan period is based on the following factors:
 - (a) 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. In addition to frequent bus services to Chichester and Petersfield, the village is also one of the five settlements within the District with a railway station.
 - (b) The Housing and Economic Land Availability Assessment 2021 (Appendix 5) outlines that the settlement has the potential deliverable and developable land capacity to deliver c. 1,265 dwellings.

Recommended Change

6. In view of the above, and our representations to Policies H1 and H2, we propose the following amendment to Policy A12 and the supporting text. However, as set out above, we consider the amendment below represents the minimum housing figure that should be apportioned to Chidham and Hambrook Parish over the plan period. We would therefore also welcome greater consideration of the areas growth potential to meet the District's housing and growth needs over the plan period.

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Land will be allocated for development in the revised Chidham and Hambrook Neighbourhood Plan for a minimum of ~~300~~ 500 dwellings and supporting facilities and infrastructure. The relevant allocation policies and site assessment/selection process will be expected to address the following requirements:

1. x [no change] x
2. x [no change] x
3. x [no change] x
4. x [no change] x
5. **Ensure that development avoids **significant** harm to protected species and existing important habitats features and facilitates the achievement of biodiversity net gain, and facilitates the creation of high levels of habitat connectivity within the site and to the wider green infrastructure network and identified strategic wildlife corridors within the parish. This includes the provision of appropriate buffers as necessary in relation to important habitats which are being retained and/or created.**
6. x [no change] x
7. x [no change] x
8. x [no change] x

Supporting text

- 10.48. **The Local Plan sets the requirement for approximately ~~300~~ 500 dwellings to come forward in the parish over the Plan period, together with improved community facilities including recreation, open space, allotments and a convenience store. Financial contributions will also be required towards provision of early year and school places in the area. Chidham and Hambrook Parish Council is preparing a revised neighbourhood plan for the parish which will identify potential development site(s) and the council will work closely with the parish council in the neighbourhood planning process.**