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5B Highway Farm, Horsley Road, Cobham, Surrey KT11 3 JZ

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Planning Policy Team
Chichester District Council
East Pallant House
Chichester
West Sussex
PO19 1TY

16th March 2023

Dear Sir / Madam,

**Chichester Local Plan 2021-2039 : Proposed Submission Version
Ansell's Yard, Kirdford Road, Wisborough Green, West Sussex, RH14 0DD**

I write in response to the regulation 19 consultation version of the Chichester Local Plan 2021-2039 in our capacity as promoters of Ansell's Yard, Kirdford Road, Wisborough Green.

Housing Requirement

The identified housing need for Chichester District Council (CDC) as calculated by the standard method is 638 dwellings per annum (dpa). However, the local plan only seeks to provide 575 dpa or a total supply of 10,350 over the plan period (2021-2039). As result the proposed strategy represents an under supply of 1,134 over the plan period. Furthermore, the undersupply means that CDC is unable to accommodate the unmet need arising from the South Downs National Park.

In recent years CDC has not been able to demonstrate a five year housing land supply. It is therefore important that the unmet need is made up within the early part of the plan period.

Paragraph 5.2 of the plan states that the under supply is due to constraints across the district *particularly the capacity of the A27*.

Policy H1 (Meeting Housing Needs) sets out the housing target of 10,350 dwellings to be delivered over the plan period 2021-2039. Considering the existing commitments, allocations and permissions this gives a remaining figure without planning permission of 3,056 homes for allocation in the Local Plan.

Strategic Allocations

Policy H2 of the reg 19 plan sets out the following strategic site allocations which are carried forward from the 2015 Local Plan:

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Reference	Location	Dwellings
A7	Land at Shopwyke	585
A9	Land at Westhampnett/ North East Chichester	500
A14	Tangmere Strategic Development Location	1,300 ^[31]
A6	West of Chichester	1,600

Table 11 of the latest Annual Monitoring Report (AMR) (produced in November 2022) show the progress of delivery from these allocations:

Table 11: Net housing completions on strategic sites to 31 March 2021

Location	Local Plan policy	No. of homes planned to 2029	Net housing completions 2020/22	Total net completions since 1 April 2012	Remaining housing yet to be delivered
SDLs					
West of Chichester	Policy 15	1,250	132	159	1,091
Shopwyke	Policy 16	500	95	360	140
Westhampnett/ North-East Chichester	Policy 17	500	82	235	265
Tangmere	Policy 18	1,000	0	0	1,000
SDL total		3,250	309	754	2,496

Table 12 of the AMR sets out the progress of the large sites towards future delivery as follows:

Table 12: Progress towards future housing delivery

Location	Planning permission under construction	Detailed planning permission granted, not yet started	Outline planning permission granted or agreed subject to S106	Outstanding housing requirement not yet permitted
SDLs				
West of Chichester	591	0	0	500
Shopwyke	225 ¹	0	0	0
Westhampnett/ North-East Chichester	265	0	0	0
Tangmere	0	0	1000	0
SDL total	1,081	0	1000	500

The Housing Trajectory as set out in Appendix E of the Local Plan shows delivery of the existing allocations as set out under policy H2. Given that the Land at Shopwyke (A7) and the Land at Westhampnett/North-East Chichester (A9) already have permission for the number of dwellings in the allocation and construction has already started, there is no objection to the predicted levels of delivery as set out in the trajectory.

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However, the housing trajectory sets out delivery from the Land West of Chichester (Phase 2) (A6) and Tangmere SDL as follows:

	West of Chichester	Tangmere (dpa)
2022/23	0	0
2023/24	0	0
2024/25	0	0
2025/26	0	0
2026/27	0	25
2027/28	118	150
2028/29	118	160
2029/30	118	160
2030/31	118	160
2031/32	118	160
2032/33	118	160
2033/34	118	160
2034/35	24	100
2035/36	0	65
2036/37	0	0
2037/38	0	0
2038/39	0	0

Given that neither of these sites have outline permission then the delivery of units from both sites in a little over 5 years from the adoption of the plan is considered wholly unachievable. CDC has presented no evidence to justify how this timeframe would be achieved and it is considered that the trajectory is unreliable as a result.

The following new strategic sites are allocated within policy H2:

Reference	Location	Dwellings
A11	Land at Highgrove Farm, Bosham	245 ^[32]
A8	Land East of Chichester	680
A10	Land at Maudlin Farm, Westhampnett	265
A4 and A5	Southern Gateway	180

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Appendix E within the Local Plan sets out the trajectory for delivery from these allocations as follows:

	A11 (dpa)	A8 (dpa)	A 10 (dpa)
2022/23	0	0	0
2023/24	0	0	0
2024/25	0	0	0
2025/26	10	0	0
2026/27	15	20	15
2027/28	40	50	40
2028/29	40	50	40
2029/30	40	50	40
2030/31	40	50	40
2031/32	40	50	40
2032/33	20	50	40
2033/34	0	60	10
2034/35	0	60	0
2035/36	0	60	0
2036/37	0	60	0
2037/38	0	60	0
2038/39	0	60	0

As with the concerns highlighted above, it is considered that the anticipated delivery from these allocations is highly ambitious and lacks any justification from CDC given that planning permission is still required and the lead in time to delivery is generally longer for strategic sites of this size.

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Non-Strategic Parish Housing Requirements

Policy H3 sets out the following housing requirements from individual parishes.

Parish	Housing Figure	Parish	Housing Figure
Apuldram	0	Birdham	0
Bosham*	0	Boxgrove	50
Chichester City*	0	Chidham and Hambrook*	0
Donnington	0	Earnley	0
East Wittering	0	Fishbourne	30
Funtington	0	Hunston	0
Itchenor	0	Kirdford	50
Lavant	0	Loxwood*	0
Lynchmere	0	North Mundham	50
Oving*	0	Plaistow and Ifold	25
Selsey	0	Sidlesham	0
Southbourne*	0	Tangmere*	0
West Wittering	0	Westbourne	30
Westhampnett*	0	Wisborough Green	75
		Total	310

The allocation for 75 dwellings to Wisborough Green is supported as the village is one of the most sustainable locations of all of the parishes/service villages as set out in the above table.

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The supporting text of policy H3 sets out that *if draft neighbourhood plans making provision for at least the minimum housing numbers of the relevant area have not made demonstrable progress the council will allocate sites for development within a development plan document in order to meet the requirements of this Local Plan.*

Table 13 of AMR identifies that there has been historically poor delivery of net housing completions from parishes:

Table 13: Parish net housing completions to 31 March 2022

Parish	Number of homes planned to 2029	Net housing completions 2021/22	Total net completions since 1 April 2012	Remaining parish housing yet to be delivered
East-West Corridor				
Bosham	50	0	0	50
Boxgrove	25	0	22	3
Chichester city	235 ¹	126	507	0
Chidham & Hambrook	25	0	127	0
Fishbourne	50	0	69	0
Southbourne (excl village)	50	11	92	0
Westbourne	25	0	16	9
E-W Corridor total	460	137	833	62
Manhood Peninsula				
Birdham	50	0	64	0
Donnington	50	0	138	0
Hunston	25	2	25	0
North Mundham	25	0	47	0
West Wittering	50	0	50	0
Manhood Peninsula total	200	2	324	0
Plan Area (North)				
Kirdford	60	0	0	60
Loxwood	60	0	43	17
Lynchmere	10	0	0	10
Plaistow & Ifold	10	0	0	10
Wisborough Green	60	23	48	12
Plan Area (North) total	200	23	91	109
Parish housing total	860	162	1,248	171

¹ Parish target allows for the inclusion of suitable sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27 e.g. at Shopwyke in Oving Parish).

The overall strategy as set out by CDC in the plan is highly dependent on the delivery of housing from Neighbourhood Plan areas. Whilst this approach is not un-sound in itself, it is considered that the plan in its current form allows for little mitigation or alternatives should delivery not come forward in the neighbourhood plan areas.

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In order for the plan to be considered 'positively prepared' and 'justified' it is recommended that additional wording is added to policy H3 to state that individual planning applications can come forward on sustainable sites outside of existing settlement boundaries in parishes should delivery not come forward within the first five years of the plan period. Priority should be given to any sites already identified within draft versions of Neighbourhood Plans.

Wisborough Green

As set out, Ansells Yard is located in the Service Village of Wisborough Green.

The site is situated approximately 1km north-west of the village centre and is within 10 minutes walk of the villages' facilities including nursery and primary schools.

The site extends to 1.3 hectares / 3.3 acres and is an established commercial site with a range of B/E class uses set behind one dwelling. The site extends back into a yard area on the western end and there is a paddock/grassland area to the north.

The site is outside of the settlement boundary for Wisborough Green, however the principle of development is firmly established through the allocation of the site within the emerging Neighbourhood Plan and the presence of substantial areas of previously developed land and hardstanding across the entire site.

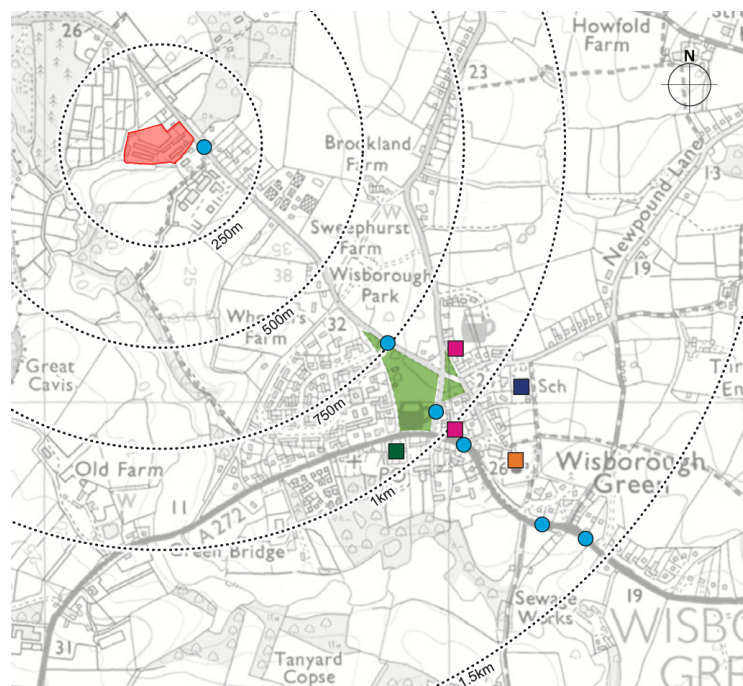


Figure 1 – Site Location

The Wisborough Green Neighbourhood Plan (WGNP) is currently being reviewed. A regulation 14 consultation took place from May to June 2021.

Within the Neighbourhood Plan Review, the policies remain consistent to the current 'made' version. However, a number of additional sites including Ansells Yard are allocated for development as illustrated in the plan below:

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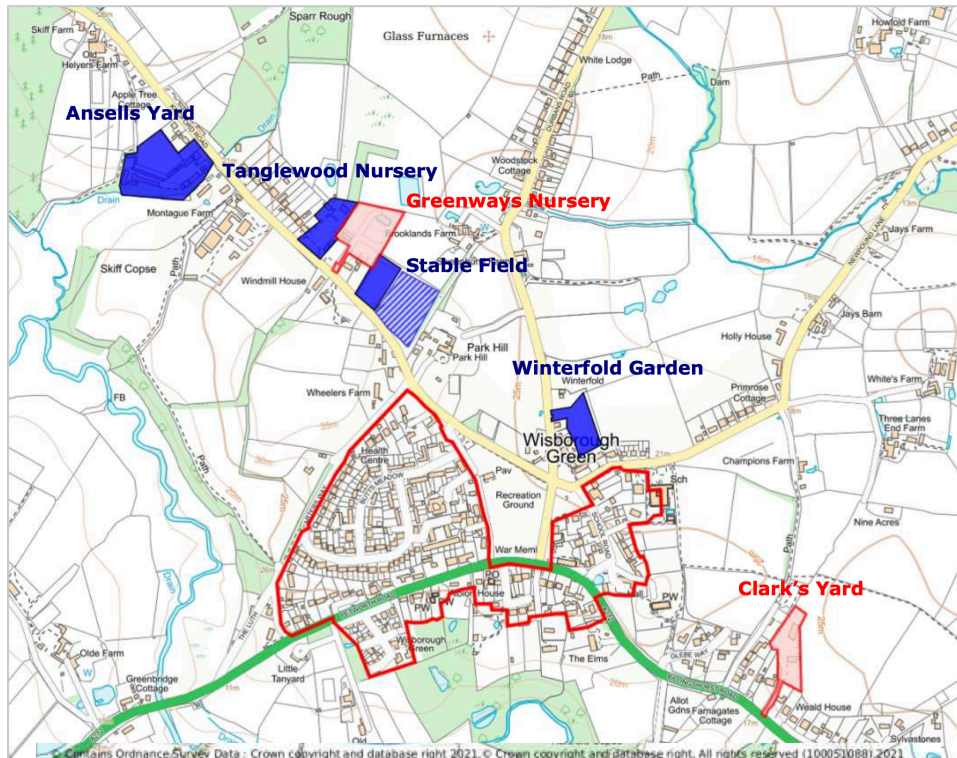


Figure 2 – Neighbourhood Plan Extract

Ansell's Yard is allocated under policy SS8 for up to 18 dwellings, including affordable housing, and 3 no. class B/E(g) units which states that any proposal for the site should include the following matters:

1. *The proposal must demonstrate that the existing employment use on the site is satisfactorily accommodated with no net loss of floorspace unless redeployed or it is satisfactorily demonstrated that an improved and more efficient level of employment space is being provided that meets the needs of the existing employment use, and that any re-provided employment uses are compatible with surrounding residential uses.*
2. *Vehicular access to the site is to be provided at the existing entrance on the Kirdford Road with visibility splays secured appropriate to the speed of traffic.*
3. *The site will require detailed invasive surveys to determine contaminants present and any planning application for the site will be accompanied by details of the survey results and a scheme of remediation.*
4. *The site will be developed with high quality and sensitively designed properties, no more than two storeys, with pitched roofs.*
5. *The site layout should broadly accord with the site plan (Figure 19). A minimum of 30% affordable housing to be provided.*
6. *The design and style of dwellings must adhere to the Village Design Statement which provides advice on detailing and appropriate materials and integrate sensitively with the commercial units.*
7. *Off-street vehicular parking should be provided on-site in accordance with the requirements set in Neighbourhood Plan Policy DS4.*
8. *The site layout shall include surface water drainage features as part of the overall design scheme.*

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9. *The existing mature trees and hedges along the boundaries of the site shall be retained and, where necessary, enhanced to provide screening to the site. Any additional planting shall be of native species appropriate to the rural environment.*
10. *Development of the site shall provide biodiversity net gain, where possible.*
11. *Where external lighting is demonstrated as being necessary for safety purposes, an external lighting scheme shall be submitted to demonstrate that the scheme is designed to minimise light pollution in accordance with Neighbourhood Plan Policy IN3.*
12. *The provision of a footpath access from the site to the village centre, linking to existing or planned footways.*
13. *The provision of on-site amenity and play space.*

Levanter Developments have been in discussions with CDC and the Parish Council regarding the development of the site and submission of a planning application ahead of the emerging Neighbourhood Plan being formally 'made'. A scheme has been prepared which complies with the requirements of the draft policy as illustrated by the plan below:



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The growth of Wisborough Green and other sustainable villages in north of district is of vital importance in the delivery of housing in the early part of the plan period as such sites can come forward without impact on capacity of the A27 (confirmed in para 5.2.31 of the SA).

Water Neutrality is a potential issue in northern part of the plan area, but Levanter Developments have an Agreement in Principle for an off-site water neutrality strategy which has been submitted to the Council for their comment.

Appendix V of the Sustainability Appraisal sets out the *Parish Scenarios*. The approach to Wisborough Green sets out the following:

With regards to potential allocations, the first three sites to consider are HWG0004, HWG0019 (Ansell's Yard) and HWG0022, as these sites were proposed for allocation in a draft version of the Wisborough Green Neighbourhood Plan Review published for consultation in 2021.

Three growth scenarios emerge, namely completions, commitments and windfall plus:

- **Scenario 1** – 50 homes, assumed to involve the draft neighbourhood plan sites plus an additional five homes.
- **Scenario 2** – 75 homes, assumed to involve the draft neighbourhood plan sites plus either additional homes at either HWG0004 or additional allocation of HWG0011 for a low density scheme.
- **Scenario 3** – 125 homes, assumed to involve the draft neighbourhood plan sites plus allocation of HWG0011 for up to 80 homes.

*With regards to reasonable growth scenarios, as an initial step it is fair to rule-out the **low growth scenarios**, specifically a scenario involving committed sites only and scenarios involving fewer than 45 homes across sites HWG0004, HWG0019, HWG0022 and Tanglewood Nursery (i.e. the sites supported by the draft neighbourhood plan in 2021). There is a clear argument for significant growth at Wisborough Green, given the strategic context. It is recognised that two of the sites are separated from the village core / settlement boundary; however, the strategic context serves to suggest a need to take these sites forward nonetheless.*

Growth Scenario 2 as outlined in the SA is supported and logical on the basis it involves all of the draft Neighbourhood Plan Sites. As set out in previous sections of these representations, it is considered that in order to be 'effective' and 'positively prepared' the Local Plan should also allocate the sites in Wisborough Green within the Scenario 2 as stand-alone applications with an allowance that applications could come forward on these sites in the event that the Neighbourhood Plans do not progress within a set timetable (2 years is suggested as a reasonable time frame).

Sustainability Appraisal

The legal frameworks for SAs are set out within section 19 of the Planning and Compulsory Purchase Act 2004 which states that the authority must prepare a plan *with the objective of contributing to the achievement of sustainable development*. Moreover, the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 states that SAs must ensure that the potential environmental effects are given **full consideration** alongside social and economic issues.

It is not considered that the council has given full consideration to all effects nor are the conclusions of the SA in respect of those impacts robust and logical.

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Paragraph 32 of the framework goes on to state that the SA should *demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains)*. *Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered)*.

The SA sets out whether it was reasonable to explore *higher growth scenarios* as follows:

5.2.12 *As discussed above, the PPG on Housing and Economic Needs Assessment sets out reasons for providing for 'above LHN' through local plans, referring to situations where there are "growth strategies for the area... (e.g. Housing Deals); strategic infrastructure improvements that are likely to drive an increase in [need]; or an authority agreeing to take on unmet need from neighbouring authorities..." Also, affordable housing needs can serve as a reason for considering setting the housing requirement at a figure above LHN, with the PPG stating: "An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes."*

5.2.13 *However, in the Chichester context there is little or no argument for exploring scenarios whereby the housing requirement is set at a figure above LHN, given the issues discussed above at paragraph 5.2.11. Unmet housing needs are a widespread issue across the sub-region, but there is no realistic potential to provide for unmet housing needs within Chichester. At the time of the Preferred Approach consultation (2018/19), the proposal was to provide for both locally arising housing needs in full and a proportion of the unmet needs arising from the SDNP (41 dpa). Also, it is noted that the SA report published as part of the consultation considered scenarios – considered to be 'reasonable' at that point in time – that would see the housing requirement set at figures significantly above LHN (800 dpa and 1,000 dpa were tested). However, at the current time, in light of the latest available evidence, scenarios involving setting the housing requirement at a figure above LHN can be safely ruled out as unreasonable.*

It is not considered that a figure at or above the LHN would be considered *unreasonable* and that this matter has not been given full consideration (as per the requirements of the SA regulations), particularly in regard to the social impacts of not meeting housing need in full.

Appendix V of the SA sets out commentary in regard to *Parish Scenarios*. This sets out the following in relation to Southbourne (with emphasis added):

As set out, it is not considered that the SA has considered adequate reasonable alternatives to growth at Southbourne which would include allocation of sites elsewhere in the village including within the AONB that can deliver in the early part of the plan period.

Conclusions

There are several concerns on the soundness of the plan in terms of whether it is effective, justified, positively prepared or consistent with national policy in accordance with paragraph 35 of the NPPF.

It is not considered that the Council has justified the extent of the under supply of housing against the established housing need. There are significant concerns over the delivery of housing from the strategic allocations within the unjustified timescales as set out within the trajectory contained in the plan.

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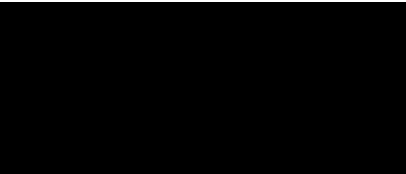
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Levanter will continue to make further representations on the deliverability of the site as part of the plan making progress.

Please contact me if you require any further information.

Yours Sincerely



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