

Chichester Local Plan 2021-2039 Regulation 19 Consultation

Representations on behalf of Runnymede Homes
Ltd

March 2023



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1 Introduction

- 1.1 Henry Adams LLP act on behalf of Runnymede Homes Ltd (Client) in respect of Land at Winterfold Garden, Durbans Road (the Site).
- 1.2 These representations respond to the Regulation 19 Consultation version of the Chichester Local Plan 2021-2039 (Feb 2023) and more specifically those policies relating to Wisborough Green and the North East of Plan Area. Our Client is also mindful of the Neighbourhood Plan Review which is currently on going and for which the Site benefits from a draft allocation.
- 1.3 Runnymede Homes Ltd are generally supportive of the approach taken to new residential development in the North East of Plan Area but respectfully request that the Wisborough Green Settlement boundary be amended to reflect Neighbourhood Plan Allocations that have now been completed.

2 Chapter 3: Spatial Strategy

- 2.1 The Client is supportive of the Settlement Hierarchy and the approach taken to new residential development being relative to, and directed in order of the most sustainable settlements. They are also supportive of Wisborough Green being categorised as a Service Village.
- 2.2 However, they have noted that the Schedule of Proposed Changes to the Policies Map does not include amendments to the Wisborough Green Settlement Boundary in order to account for the Neighbourhood Plan Allocations (2016) that have now been completed.
- 2.3 The Wisborough Green Neighbourhood Plan (2016), Policy OA3 and paragraph 5 state that *'The village boundary will only be enlarged to include sites SS1 and SS4 following the development of these sites when the final balance of built area to open space is known'*. Site Allocation SS4, now known as Songhurst Meadow, has been built out. In accordance with the adopted Neighbourhood Plan Policy OA3 and supporting text at paragraph 5, the settlement boundary should be amended through the Revised Neighbourhood Plan.
- 2.4 Representations have been made to the Neighbourhood Plan Regulation 14 Consultation outlining the above but the progress going forward on this is unclear given the Local Plan requirement for an increase in housing provision.
- 2.5 In terms of the Local Plan Schedule of Proposed Changes to the Policies Maps, we have been unable to locate a Settlement Boundary Methodology post that published in 2013 to support the Settlement Boundary Review as part of the 2019 Local Plan. We have therefore referenced the 'Key Requirements' as set out within this document;

'Settlement boundaries should include new development adjacent to the settlement boundary. This includes sites that have been developed following allocation in the Adopted Local Plan 1999, sites that have planning permission, built exception site housing, minor extensions and other areas

adjacent to but outside the current settlement policy area that relate more to the built environment than to the surrounding countryside.'

- 2.1 It is normal practice for consented sites, that are not rural exception sites and that are well related to the existing settlement, to be included within the settlement boundary, as confirmed by the above Key Requirement. Regardless of the size of settlement, all amendments at Neighbourhood Plan level should be reflected within any updates at Local Plan level.
- 2.2 We therefore request that careful consideration be given to all settlements with settlement boundaries that have been subject to Neighbourhood Plan Allocations or recent planning consents and that settlement boundaries be updated accordingly.