

Chichester Local Plan 2021-2039 Regulation 19 Consultation

Representations on behalf of Teren Project
Management Ltd

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1 Introduction

- 1.1 Henry Adams LLP act on behalf of Teren Project Management Limited (Client) in respect of Land at Maudlin Farm (the Site). These representations respond to the Regulation 19 Consultation version of the Chichester Local Plan 2021-2039 (Feb 2023), which identifies the site as a Strategic Development Location through allocation Policy A10, Land at Maudlin Farm.
- 1.2 In this context, our response is focussed on the following matters;
- The development strategy, settlement hierarchy and distribution of development,
 - The overall amount of new housing required within the new plan period, and
 - The strategic allocation proposed at Maudlin in Policy A10.
- 1.3 This submission is accompanied by a Vision Document which focuses on the site opportunities and constraints alongside the design considerations should the site be bought forward for development.

2 Policy A10 Land at Maudlin Farm – support

- 2.1 The Client supports draft allocation Policy A10 and the ability for the site to provide circa 265 dwellings during the plan period. The following sections of this submission and the accompanying Vision Document provide further details surrounding the site, its suitability and the technical work which has informed this to date.
- 2.2 Whilst we support the principle of the allocation, we would respectfully request that further consideration be given to some of the requirements, as follows;

Extent of Allocation

- 2.2.1 Map 10.6 defines the site boundary which follows the Housing Economic Land Availability Assessment (HELAA) submission (ref HWH0014). The Client is now in agreement with the adjoining landowner to the west (HELAA ref HWH0005a), off Dairy Lane. The allocation therefore references 13.4 hectares but the land available comprises 14.7ha, as highlighted in the plan at **Appendix 1**. We are of the opinion that this additional parcel provides a cohesive approach to development, whilst also providing additional points of connectivity with Dairy Lane and development to the west.

General policy requirements – older persons accommodation

- 2.2.2 There is a requirement to provide *‘specialist accommodation for older persons, to include a component of care or support of a form which is appropriate for the site’*. Whilst we recognise that specialist accommodation for the elderly is important given the ageing population, we feel that flexibility should be included to ensure that the provision is akin to local need. We would therefore request that the wording be amended to read as follows;

‘Specialist accommodation for older persons, to include a component of care or support, of a form which is appropriate to an evidenced need of the local area.’

General policy requirements – gyps and traveller pitches

- 2.2.3 There is a requirement to provide *‘3 gypsy and traveller pitches if there remains an outstanding need for pitches at the time of the determination of the planning application’*.
- 2.2.4 Whilst we understand that there may be a district wide need, we understand that the underlying rationale underpinning this strategic approach is that insufficient sites came forward as part of the Council’s Call for Sites process. However, whilst this tells us about availability of sites, it doesn’t dictate the appropriateness of locations for gypsy traveller provision.
- 2.2.5 What is clear is that plots are currently available in other areas of the district that have not been taken up by the Council for allocation (namely HELAA ref. HBI0028).
- 2.2.6 From our understanding there appears to be a clear absence of information regarding the requirements for pitch provision in localities and the site specific needs that are required to be met. We have not yet seen any evidence from the Council in respect of engagement with the gypsy traveller community in respect of a desire to be located on suburban residential sites – which we consider would contradict with the typical locations of gypsy traveller pitches which are located on rural sites on the periphery of rural settlements.
- 2.2.7 Due to the scale and form of the site and specific access names (larger HGVs for static homes and touring caravans) it makes it very difficult to design and suitable means of access that does not appear overly engineered, within a residential housing estate. No consideration appears to have been given to how this can be accommodated within such a site.
- 2.2.8 At this time, we consider it would not be appropriate to include such provision until further evidence has been provided on suitability of the approach, need in this specific location and suitability as part of housing allocation of this scale, with a single point of access.
- 2.2.9 On the basis of the above, we object to the inclusion of the allocation for 3 gypsy and traveller plots.

Policy criteria 5

2.2.10 The highways technical work to date includes a Preliminary Transport Strategy. The Strategy pays due regard to ownership, the topographical survey and the existing road network. In this instance, the preferred point of vehicular access is from Old Arundel Road, in the north western corner of the site, in line with draft Policy A10. Policy criteria 5 proposes, subject to further assessment, a secondary vehicular access from Dairy Lane. Unfortunately a secondary vehicular access is not considered feasible in this location due to the change in levels, the width of the existing highway, adjoining private ownerships, an open ditch and a number of large trees of merit. Widening of this lane would not only not be feasible, it would significantly alter the character of the area. We would therefore request that this requirement be removed from the policy wording. Whilst a vehicular access would not be suitable, a pedestrian access would be more than suitable and would connect into the existing footpath network to the west.

3 The Site and its suitability

- 3.1 The Site comprises approximately 14.7 ha of agricultural land located to the east of Westhampnett. It is bound by Old Arundel Road to the north, the Chichester Bypass to the south and Dairy Lane to the west. There is a small parcel of agricultural land to the east, with Chichester bypass beyond. The Site is bound by dense, mature vegetation, and the land falls in a southerly direction to a pond in the most southerly corner. Overhead power cables run through the site and the super sewer runs through the most eastern corner.
- 3.2 Whilst not designated, Old Arundel Road forms a well-used cycle and pedestrian link between Westhampnett and the elevated A285 interchange with the A27 dual carriageway.
- 3.3 In terms of context, the Rolls Royce manufacturing plant is located to the northwest, residential development associated with Maudlin and Westhampnett is located to the north and west, whilst a solar farm is located to the south west. Land to the northeast comprises agricultural land, some of which is used for parking and camping by Goodwood during the festival season.
- 3.4 Proposed changes to the policy maps means that the site would adjoin the settlement boundary to the west, on Dairy Lane.
- 3.5 The Housing Economic Availability Assessment considers the site under two references, both assessed as being deliverable for a total of 327 dwellings; HWH0014 (draft allocation) and HWH0005a (smaller parcel on Dairy Lane).

- 3.6 There would be a number of benefits associated with the development of this site, namely;
- The provision of footpath connectivity through a series of green spaces within the site from the village in the west to the Downs in the north;
 - Pedestrian access to both village facilities as well as those within Chichester City to meet everyday needs;
 - The Site is not subject to any environmental designations or constraints and is not liable to flooding;
 - A suitable landscaping strategy would ensure net biodiversity gain and green infrastructure connectivity with existing biodiversity corridors to the north;
 - Provision of formal and informal open space would be of benefit to residents throughout the community;
 - The Site is not constrained and does not rely upon significant infrastructure improvements in respect of delivery;
 - Development proposals would include a mix of high-quality homes, with the potential to include first homes, properties suitable for the elderly and affordable housing to meet the varying needs of the community; and
 - Any future development would make contributions to local facilities and infrastructure.

4 Technical work to date

- 4.1 A range of technical work has been completed and the findings reflected within the high-level strategy proposed within the accompanying Vision Document. In summary;
- **Highways** – Preliminary Transport Strategy and Access arrangement confirm that a suitable access can be achieved and that the location is within reach of everyday services and facilities by sustainable modes of transport.
 - **Drainage** - Winter Groundwater Monitoring and Borehole testing have been completed to feed into the drainage strategy. The SUDs hierarchy will be followed and results show that infiltration will be possible.
 - **Landscape** – The setting of Old Arundel Road, associated properties and cycle path, alongside very long-distance views from elevated locations to the South Downs National Park are important considerations. It is recommended that existing vegetation to the northern edge be reinforced, with development set back from the western edge to include new planting to soften and filter views from existing dwellings.
 - **Ecology** – PEA and phase 1 survey have resulted in a number of phase 2 surveys which are due to be completed this year. Biodiversity net gain has been a careful consideration from the onset.

- **Noise** – Initial site risk assessment has been completed and concluded that a good acoustic design would need to be applied.
- **Heritage** – Archaeology and heritage desk-based assessment highlighted the potential for archaeological interest which should be investigated prior to construction.
- **Services and utilities** – Initial investigation into on-site considerations and options to underground the overhead electricity line.

4.2 Initial discussions have also taken place with the Parish Council to determine whether there are any local aspirations that could be bought forward as part of any future proposals. Engagement with the Parish Council and local residents would be a fundamental consideration going forward.

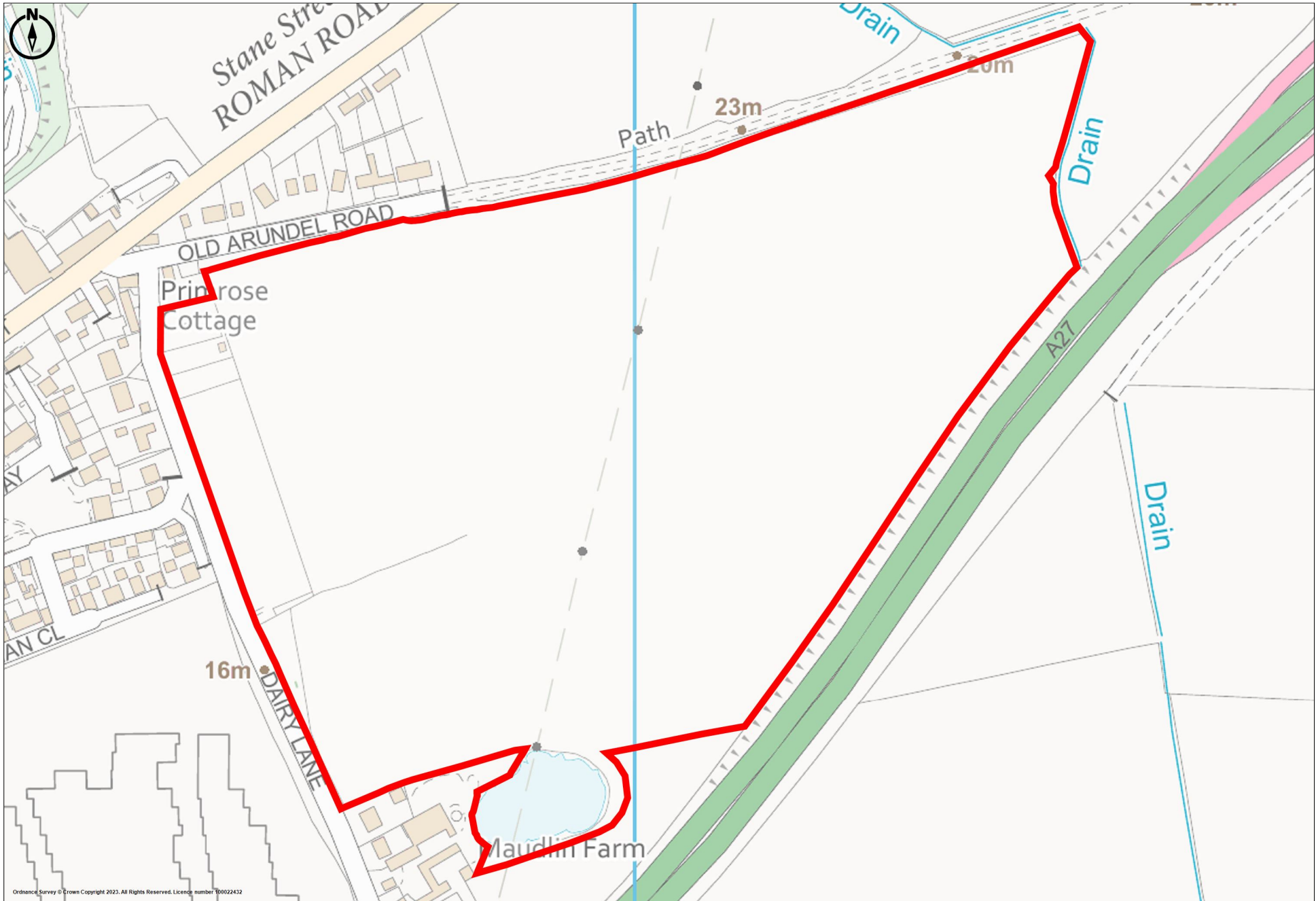
4.3 Work on the above is on-going, feeding into the design process as the proposals evolve.

5 Summary

5.1 In summary, the Client supports the allocation of Land at Maudlin Farm for residential development. The technical work and accompanying Vision Document demonstrate that the site is capable of delivering circa 265 dwellings during the course of the plan period.

5.2 The Client would however request that minor amendments be made to the wording of the policy to allow for a level of flexibility so that any future development can be aligned with local needs at the time of development.

Appendix 1: Site Location Plan



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