

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

17<sup>th</sup> March 2023

Dear Sir/Madam,

**Chichester District Council – Reg. 19 Local Plan Consultation – Land to the east of Salthill Road**

These representations are made on behalf of our client, the Sadler Family who wish to Policy NE4 of the Chichester Local Plan 2021 – 2039 Proposed Submission Regulation 19 Version.

**Background**

Our clients own approximately 17 acres of farmland at Salthill Park which is edged red at Enclosure 1. The land has been promoted at all relevant opportunities to Chichester District Council but wish to confirm to Chichester District Council and the Inspector that the land is available for development.

**Site suitability**

The land is edged red in Appendix 1 of this statement and is identified as land east of Salthill Road. It has been identified in the HELAA under site ref HCC0038, Land north of New Bridge Farm for 264 dwellings. The land consists of agricultural land and a well-defined landscape boundary on all sides.

The land immediately adjoins site allocation A6 West of Chichester for 1,600 units. Phase 1 of this land now has detailed permission, whilst the reserved matters for Phase 2 is being considered by Chichester District Council. In addition, we are also promoting part of an additional parcel of land to the south of this which is referenced HCC0038 in the HELAA.

Our clients have promoted the land at all opportunities and wanted to continue to make Chichester District Council and the Inspector aware of its availability.

**Policy NE4**

The policy is considered to be unsound, inconsistent national policy and is unjustified.

The owners object to these Strategic Wildlife Corridor (SWC) locations. The Council has not published its evidence base in the Regulation 19 consultation version for applying this new constraint layer. It

**Henry Adams LLP Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA**  
**01243 533633 [chichester@henryadams.co.uk](mailto:chichester@henryadams.co.uk) [henryadams.co.uk](http://henryadams.co.uk)**

Sales ▶ Lettings ▶ Commercial ▶ Rural ▶ Development ▶ Fine Art

states 'significant habitat surveys, data collection and evidence gathering to enable the mapping of the proposed corridors' has been undertaken, but it is not available to review for the Regulation 19 consultation.

Nor do the Council state the current use of these corridors, some are arable farmland and therefore do not necessarily present the best place for blanket 'additional layer of planning restraint' wildlife corridor. The Council have also not considered that these sites could have future development potential and maybe some of the better and more sustainable (with minimal other constraints) for future development in terms of sequential testing and are therefore precluding sustainable future development in these locations without having undertaken a proper assessment of all sites in the District.

The built environment and nature can work in unison and doesn't require blanket policy designations. Furthermore, the Council have not fully set out the methodology for applying a blanket 'strategic wildlife corridor' at the locations it proposes in the changes to the policy map. The Council have not fully consulted those affected by SWC and other stakeholders. The Council is further applying yet another restrictive 'additional layer of planning restraint' in a District which is already highly constrained, for example AONB, extensive areas covered by a National Park, the District contains large numerous ecological designations SSSI/SPA, Local Nature Reserves/National Nature Reserves and Nutrient Neutrality applies.

Accordingly, this further constraint, which appears to be located in areas adjacent to the existing settlements, where logically future periods of Plan growth would be located, appears unjustified and inappropriate in its current form.

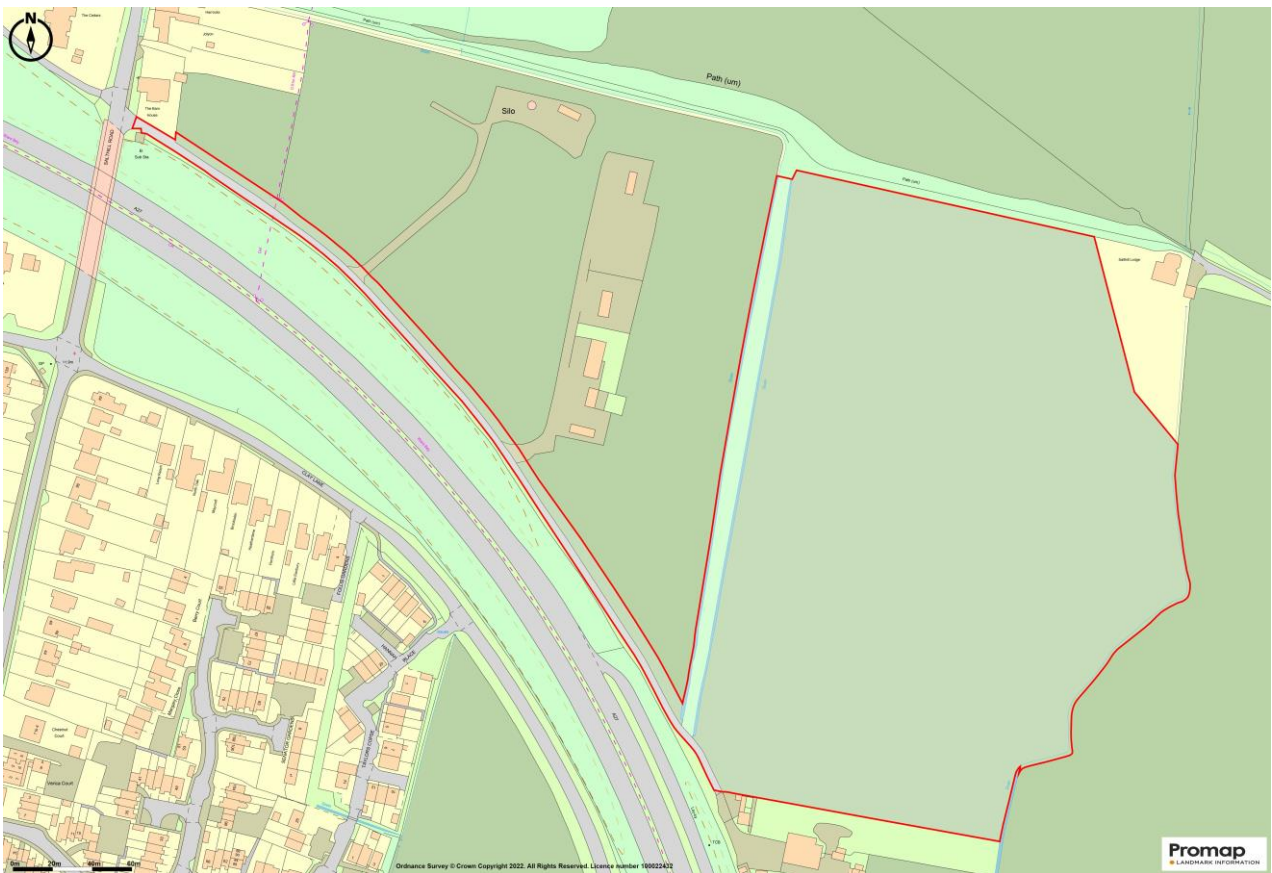
We trust our comments will be considered as part of the Local Plan review, and please do not hesitate to make contact if you require anything further.

Yours sincerely



**Chris Locke**  
**Henry Adams**

## Enclosure 1



**Henry Adams LLP Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA**  
**01243 533633 [chichester@henryadams.co.uk](mailto:chichester@henryadams.co.uk) [henryadams.co.uk](http://henryadams.co.uk)**

Sales ▶ Lettings ▶ Commercial ▶ Rural ▶ Development ▶ Fine Art

---