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**Via Email:** [planningpolicy@chichester.gov.uk](mailto:planningpolicy@chichester.gov.uk)

**Date:** 15<sup>th</sup> March 2023

**Your Ref:**

**Our Ref:** 148

Dear Sirs,

**CHICHESTER DISTRICT COUNCIL – CONSULTATION ON DRAFT LOCAL PLAN (REGULATION 19)**

**LAND TO THE EAST OF TAYLORS COPSE AND KNOTT GARDEN, CLAY LANE, CHICHESTER  
REPRESENTATION ON BEHALF OF THE BRAMLEY FAMILY**

PowerHaus Consultancy has been appointed by The Bramley Family to submit representations on its behalf to Chichester District Council (CDC), in relation to the Regulation 19 (Reg 19) consultation for the draft Local Plan. This representation has been drafted using the information available at the time of writing comprising; Chichester Local Plan 2021 – 2039 Proposed Submission (Regulation 19), the Proposed Submission Policies Map 2021 – 2039 and associated evidence base documents as listed on CDC's website.

**Executive Summary**

In summary, this representation concludes that:

- Support should be provided to enable the essential infrastructure improvement works to go ahead to enable Chichester District Council to revise the housing requirement set out in draft Policy H1 and reflect the five year housing land supply position statement. This would ensure the Council provides for the full housing targets set by the Government as required by the National Planning Policy Framework.
- The Council has not acknowledged the evidence published as part of the Housing and Economic Land Availability Assessment (HELAA). Given the HELAA identifies developable land in Fishbourne to deliver approximately 215 dwellings, the number of dwellings allocated to Fishbourne under Policy H3 should be amended from 30 dwellings to 250 as identified in draft Policy AL9 of the Regulation 18 Local Plan.
- It is considered that the site allocation for Policy NE4 Strategic Wildlife Corridors should be amended to only include the sites boundaries given that the site is regularly managed and the Strategic Wildlife Corridors Local Plan Review Background Paper (December 2018) notes that the watercourses and field margins are only required within this sites section of the corridor in providing connectivity up to the A27 and beyond.

## Site Description

The site ('the/ this site'), for the purpose of this representation, comprises a parcel of land located on the north eastern edge of Fishbourne, 1.5km to the west of Chichester. The site is bounded by Clay Lane to the north east and beyond this the A27. The boundary to Clay Lane comprises a fence, hedging, shrubs and an almost continuous line of trees. A site location plan showing the site in the context of the surrounding area is submitted as part of this application and is attached at **Appendix 1**.

The site is a grassed field with a slight slope extended north to south. The site is triangular in shape and has an area of approximately 1.5 hectares. A drainage channel lies in front of both the western and southern boundaries. Electricity pylons cross the south eastern corner of the site.

Directly to the west of the site are two recently constructed housing schemes at Knott Gardens (application reference 15/02331/FUL) and Hannah Place (application reference 14/01489/REM). Directly to the south lies open farmland which is separate from the site by fencing, shrubs and a series of trees.

The site has been identified as 'Developable' to deliver an estimated yield of 70 dwellings within 1-5 years within the Chichester District Council's HELAA Map (2021) reference HFB0012. Parcels of land directly to the south of the site have also been identified as 'Developable' under references HFB0016, HFB0018a, HFB0007 and HFB0029.

## Site Designations

### *Adopted Proposals Map*

The site is currently designated within the Chichester Harbour Special Protection Area (Policy 50) and Chichester Countryside (Policy 45). The site falls outside the Fishbourne Settlement Boundary on the adopted Local Plan Policies Map (2015) but is located within the Fishbourne Neighbourhood Plan (adopted 2016).

The entirety of the site is within the defined Flood Zone 1 (least probability of flooding) on the Environment Agency's Flood Map. The site does not form part of a Conservation Area. The application site does not have any statutorily or locally listed buildings or structures.

### *Emerging Proposals Map*

The draft Local Plan Policies Map (2023) identifies the site as maintaining similar designations as the adopted Proposals Map, with some changes. The proposed designations are:

- Strategic Wildlife Corridor (Policy NE4)
- Source Protection Zone 1c (Policy NE18)

Wildlife corridors allow the movement of species between areas of habitat by linking wildlife sites. Policy NE4 states development proposals will only be permitted where it would not lead to an adverse effect upon the ecological value, function, integrity, and connectivity of the strategic wildlife corridors. Further comments on this policy are made below.

Policy NE18 is designed to assist in the protection of groundwater and controlled waters by ensuring the risk to water within source protection zones is managed and where appropriate mitigated. Areas of aquifer vulnerability are defined by the Environment Agency as source protection zones. These zones show risk of contamination from any activities that might cause pollution in the area. Zone 1c refers to subsurface activity only.

The site is not included as a potential housing site on the draft Policies Map. This representation promotes the inclusion of the site to help meet the identified need for housing in Chichester and Fishbourne, as further sustained in the comments below.

## **Chichester District Council Housing Need**

### Policy H1 Meeting Housing Needs

The Proposed Submission Local Plan (Reg 19) Chapter 5 forms the basis for achieving housing delivery. Policy H1 identifies how the Council seeks to deliver at least 10,350 new homes within Chichester during the period 2021 – 2039. Supporting paragraph 5.6 states that the Plan provides for at least 7,000 dwellings to come forward, including allocations carried forward from the 2015 Local Plan.

The Council published an updated Five-Year Housing Land Supply (5YHLS) position statement (April 2022). The position statement identifies the five year housing land supply position within the Chichester Plan Area covering the five year period through to 31 March 2027. The Council's five year supply is assessed against the standard methodology for assessing housing need following July 2020 when the adopted Local Plan became more than 5 years old. The local housing need is calculated to be 638 dwellings per annum as of March 2022. This gives a cumulative requirement of 3,190 net dwellings over the five years 2022-2027.

The housing requirement 2022-2027 has been adjusted to take account of a 5% buffer added to this adjusted total, as required by the NPPF to ensure choice and competition in the market for land. This adjustment has the effect of increasing the five-year housing requirement to 3,350 net dwellings (equivalent to 670 homes per year). However, the Reg 19 Local Plan only provides for 575 dwellings per annum, a reduction of 95 dwellings per annum and 1,710 dwellings over the plan period as identified in the 5YHLS.

The Council state that the Local Plan is unlikely to be able to meet the full housing targets set by Government due to a lack of external funding for essential infrastructure improvements. As a result, the housing numbers have been revised to what the Council believe is achievable based on the evidence gathered.

It is widely reported and evidenced in the UK, and specifically the south, that it is experiencing a 'housing crisis'. There is a distinct imbalance between the demand and supply of homes. Therefore, to help deliver vital housing numbers that the area and surrounding counties so desperately need, further support should be provided to enable the essential infrastructure improvement works to go ahead. CDC should then revise the housing numbers in Policy H1 to reflect the local housing need.

### Policy H3 Non-Strategic Parish Housing Requirements 2021 - 2039

Policy H3 identifies parish housing requirements to help provide for the needs of local communities. It is noted that suitable sites will be identified either through neighbourhood plans or a subsequent development plan document. Fishbourne Parish is to allocate land for 30 dwellings, this is a significant decrease from the 250 dwellings identified in draft Policy AL9 of the Regulation 18 Local Plan.

NPPF Paragraph 68 states strategic policy-making authorities should have a clear understanding of the land available in their area. Planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Paragraph 74 coincides with this stating strategic policies should provide a minimum of five years' worth of housing against their housing requirements or against their local housing need where the strategic policies are more than five years old. Paragraph 74 footnote 39 continues to note that where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.

Policy H2 Strategic Locations/ Allocations includes a list of allocated housing sites. Supporting paragraph 5.7 states that it is proposed that responsibility for identifying sites suitable for small-scale housing is assumed at a parish level in order to address the needs of local communities. The site is not

included within Policy H2 given that Fishbourne Parish Council would be responsible for allocating sites as part of the revised Neighbourhood Plan.

Policy H3 sets out that the Fishbourne Neighbourhood Plan only needs to allocate land for 30 dwellings. However, as evidenced in the Council’s HELAA, there are a number of sites within Fishbourne that could help deliver the housing required over the plan period.

The HELAA was published October 2020 and updated March 2021 to reflect revised climate change flood risk data. The HELAA forms part of the evidence base for the Local Plan review. As set out above, the site is identified as HFB0012. Table 1.1 below details the estimated unit delivery for Land at Clay Lane and the three sites identified to the south as shown at **Appendix 2**. If the four sites were delivered collaboratively, approximately 215 dwelling could be provided.

**Table 1.1: Housing and Economic Land Availability Assessment Clay Lane**

HELAA ID	Site Address	Proposed of Estimated Unit Delivery
HFB0012	Land at Clay Lane	70 dwellings
HFB0016	Land at Deeside Avenue	50 dwellings
HFB0018a	Land at West of Clay Lane	80 dwellings
HFB0029	Plot 1 Clay Lane	50 dwellings
		<b>Total: 215 dwellings</b>

As evidenced at **Appendix 2**, all four sites are considered ‘Developable’. It is therefore considered that the housing provision for Fishbourne should be increased to ensure that the District can meet its objectively assessed need in the future. A minimum of 250 dwellings should be sought over the plan period to ensure that the planned provision accurately reflects future needs, and any unmet need is included. By increasing the provision to 250 dwellings would help CDC to adhere to paragraph 69 of the NPPF which requires local planning authorities to identify smaller sites to accommodate at least 10% of their housing requirement.

A draft Masterplan document has been prepared by Shape which present three masterplan options providing 42, 55 and 72 dwellings respectively. The masterplan options show how the site could be utilised while providing a landscape buffer to the southern and western edges of the site to incorporate the drainage ditch and provide appropriate separation to the neighbouring properties to the west and the fields to the south.

A Technical Note has been prepared by Jubb which provides a review of the site’s accessibility, potential access arrangements, forecast trip generation and other key transport matters. The Technical Note concludes that the forecast trip generation of development for up to 80 dwellings would not result in a material impact on the wider highway network. Given there are no highway constraints to link the site to the highways network, developing the site would assist CDC to adhere to paragraph 69 of the NPPF and promoting smaller sites.

**Strategic Wildlife Corridors**

The site is identified as forming part of the proposed Strategic Wildlife Corridor (Policy NE4). The Strategic Wildlife Corridors Local Plan Review Background Paper (December 2018) notes that the watercourses and field margins are key features of interest within this sites section of the corridor in providing connectivity up to the A27 and beyond.

A site assessment and preliminary ecological appraisal (PEA) was undertaken by The Ecology Partnership (December 2018). The report presents the results of The Ecology Partnership’s survey in and around the site, which aims specifically to assess the site’s potential to support protected species and protected habitats that may be affected by future development.

The report confirms that the site is regularly management and flailed. The site is dominated by grassland and scrub, surrounded by hedgerows, trees of varying maturity and a ditch along the western edge. The report concludes that due to the location of the site, if the site was developed, there would be no habitat loss or habitat fragmentations, and no isolation of communities or populations.

The ditch network is not considered suitable for supporting water voles. It is considered that through implementation of a buffer zones and native aquatic planting schemes the ditch could be accommodated for alongside housing development. The report concludes that housing can be accommodated alongside the wildlife corridor. Although the report is over 18 months old, the site is actively managed, and the conclusions are unlikely to have changed.

Given the evidence provided by The Ecology Partnership and the Strategic Wildlife Corridors Local Plan Review Background Paper (December 2018) which notes that the watercourses and field margins are only required within this sites section of the corridor in providing connectivity up to the A27 and beyond, it is considered that the site allocation should be amended to only include the sites boundaries.

### **Summary and Conclusion**

In conclusion, the documents published by CDC and its evidence base suggest that the housing delivery target is significantly below the required figure for the District over the plan period. For CDC to meet its housing targets, support should be provided to enable the essential infrastructure improvement works to go ahead. CDC should then revise the housing numbers in Policy H1 to reflect the 5YLHS position statement.

In addition, given the evidence published in the HELAA, it is considered that the number of dwellings identified for Fishbourne as set out in Policy H3 should be amended. Development of the site at Clay Lane would result in sustainable infill of an otherwise vacant site and would introduce appropriate uses within the area, including delivering a supply of high-quality residential units in a highly accessible location, thereby according with the thrust of the NPPF for achieving sustainable development. Development of the site would not result in unacceptable adverse impacts on the highways network and development could be achieved alongside the wildlife corridor. Given the HELAA identifies developable land in Fishbourne to deliver approximately 215 dwellings, the number of dwellings allocated to Fishbourne under Policy H3 should be amended from 30 dwellings to 250 as identified in draft Policy AL9 of the Regulation 18 Local Plan.

Should you have any queries, please contact either Mary Power (07496 611110 or [mp@powerhausconsultancy.co.uk](mailto:mp@powerhausconsultancy.co.uk)) or Harriet Young (0203 897 6700 or [hy@powerhausconsultancy.co.uk](mailto:hy@powerhausconsultancy.co.uk))

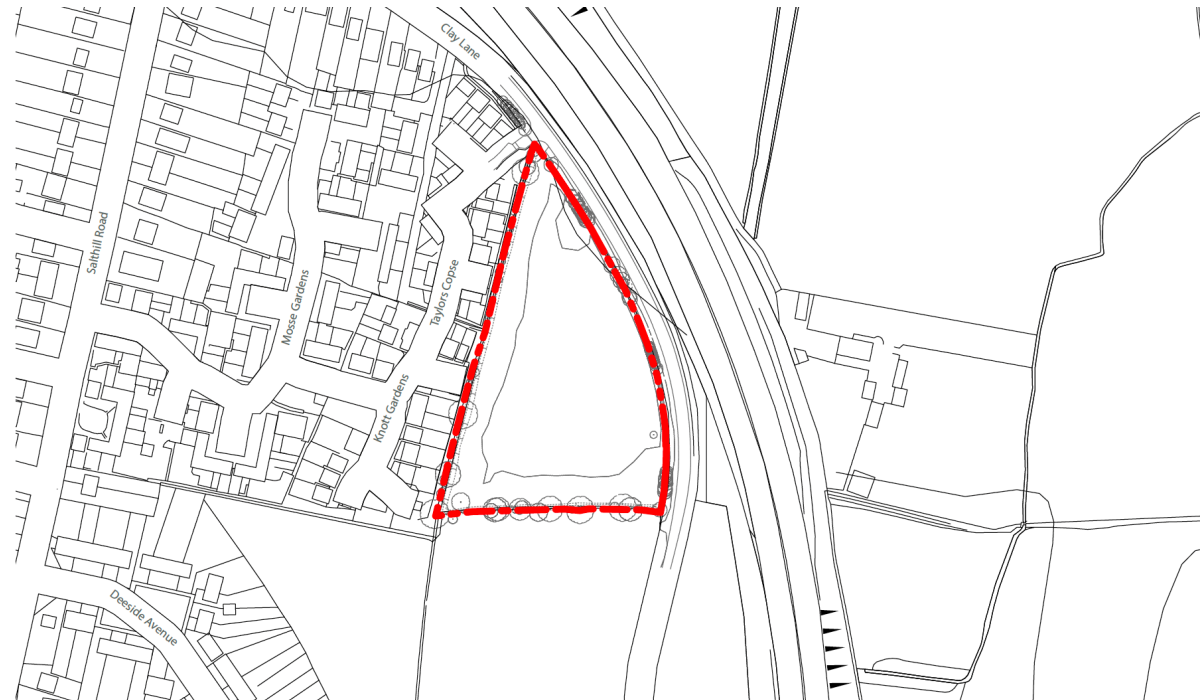
Yours faithfully,

*PowerHaus Consultancy*

**PowerHaus Consultancy**



**Appendix 1: Site Location Plan (not to scale)**



**Appendix 2: Housing and Economic Land Availability Assessment Map**

