



Land Surrounding Oving



Vision Document

for The Church Commissioners of England

22nd March 2022 - Revision C

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Part of the ES Group

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01

Introduction

1.1 Introduction and Purpose

This document has been prepared on behalf of the Church Commissioners for England (CCofE), in relation to their landholdings at Oving, Chichester. This document seeks to inform Chichester District Council's Local Plan Review process. The CCofE manage a diverse investment portfolio, including commercial and residential properties along with rural land, to produce revenue to support the Church of England's work.

In response to complex infrastructure and funding issues in relation to the A27 Chichester Bypass, Chichester District Council is currently reviewing their draft Local Plan proposals. This includes determining what level of housing could be achieved based on deliverable improvements to the A27; and considering whether the full housing needs could be met another way, including looking again at other parts of the Local Plan area.

A detailed analysis of the site and its surroundings has been undertaken with regard to landscape, heritage, transport, archaeology, flood risk and drainage, ecology and sustainability. This analysis has informed a vision for the site, which considers identified constraints and opportunities. The vision proposed is only one way in which the site could be designed, and we would welcome the opportunity to work with Oving Parish Council at the appropriate time to develop this vision.

This document demonstrates that the land around Oving could be a suitable and sustainable location for up to 1440 new homes, sensitively designed about the existing village and providing numerous benefits for the existing community and landscape.



1 | Site location - red line donates site boundary



2 | Typical countryside and open fields around Oving



3 | Oving village street scene

02 Planning Policy Context

2.1 Planning Policy

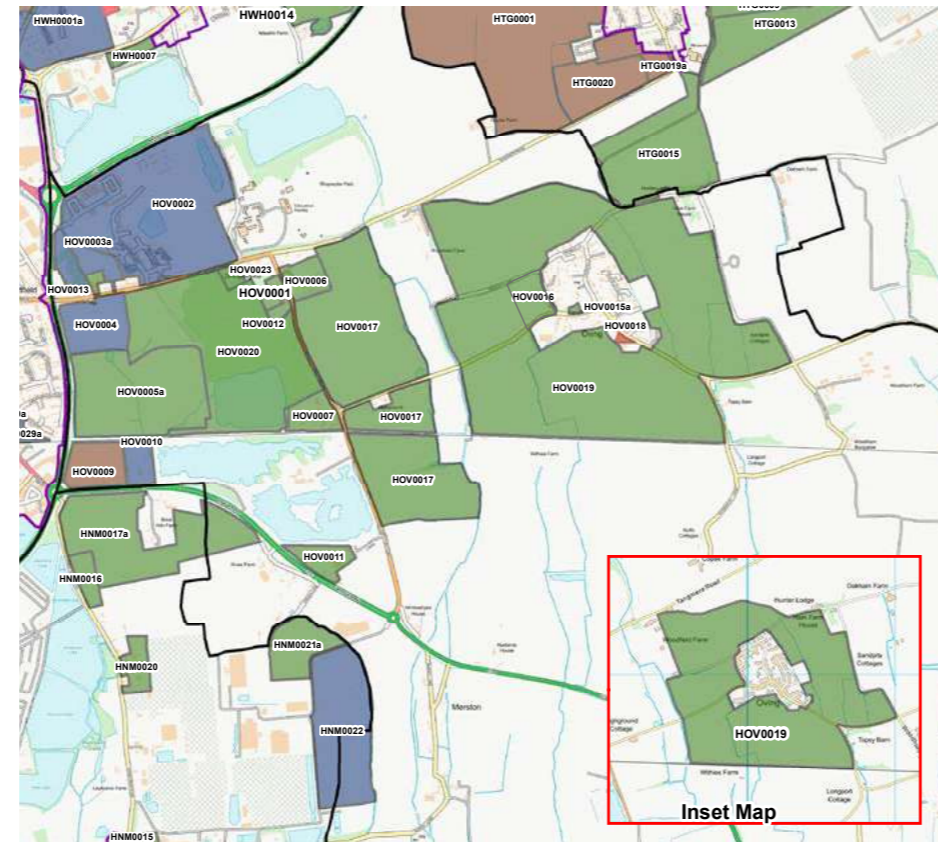
National Planning Policy

The National Planning Policy Framework (2021) emphasises (paragraph 60) that it is important that a sufficient amount and variety of land can come forward where it is needed, to support the Government’s objective of significantly boosting the supply of homes.

Paragraph 73 states that:

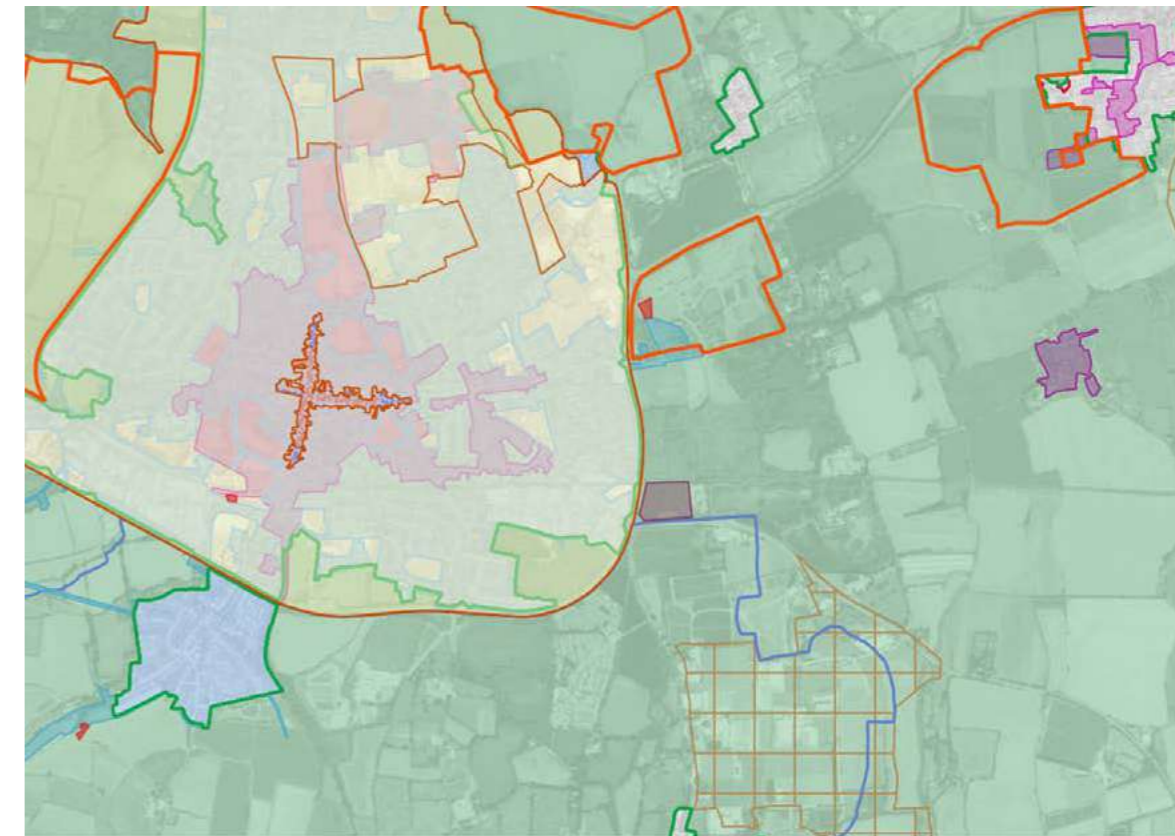
‘the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities’

Further, it is set out in paragraph 79 that planning policies should identify policies for villages to grow and thrive, in order to promote sustainable development in rural areas, which the Chichester Local Plan is seeking to achieve.



HELAA Site Assessment

- | | |
|---------------------|--|
| SDNP Boundary | Discounted |
| Settlement Boundary | Planning Permission/Under Construction |
| Parish Boundary | Site Allocation |
| Developable | Regeneration Area |



Extract from Chichester Local Plan Policy Map

- | | | |
|---------------------|----------------------|--------------------------------|
| Conservation Area | Secondary Shopping | Fuel Depot |
| Chichester Policies | Water Resources | Horticultural Development Area |
| Primary Shopping | Countryside Policies | ICZM |
| Employment Sites | | |
| Masterplanning | | |

2.1 Planning Policy

Local Planning Policy

The statutory development plan for the site comprises the Chichester Local Plan (2015) and the West Sussex Joint Minerals Local Plan (July 2018 – partial review March 2021). The emerging planning policy context is also of relevance and includes the emerging Chichester Local Plan, and the emerging Oving Neighbourhood Plan.

Chichester District Council is currently looking at options around the redistribution of housing in the Chichester Plan area, in light of the infrastructure and funding issues in relation to the A27 Bypass.

The site is not allocated for development in the adopted Local Plan. Relevant designations include Oving Conservation Area and existing site allocations at Tangmere, to the north of the site, and Shopwyke, to the north west. The site is located within the Sharp Sand and Gravel Mineral Safeguarding plan in the West Sussex Joint Minerals Local Plan.

The emerging Neighbourhood Plan sets out a vision and objectives for Oving, which we have had regard to when preparing our vision for the land at Oving:

“In 15 years time, Oving parish will be a resilient, thriving, well knit community. It will be an agreeable place to live for adults and children, families, people in work, the retired and elderly.”

It will be sustainable with access to public transport, cycle paths, footpaths, community facilities including a fully equipped multi purpose venue. There will be protected green open space, more trees and verges with wild flowers. Its housing will include a mix of market and affordable housing, developer and self built, with good size individual or communal gardens. Its infrastructure will include access to schooling, medical facilities, adult social care and local retail.”

Other Material Considerations

Chichester District Council is undergoing a Wildlife Corridor Technical Consultation which proposes an amendment of the route to the Westhampnett to Pagham Harbour Strategic Wildlife Corridor, which lies to the west of the site.

Additionally, in 2021 Chichester District Council carried out a HELAA assessment which assessed suitable sites for housing allocation. The site was assessed as developable and deliverable in the HELAA (ref. HOV0019).

03

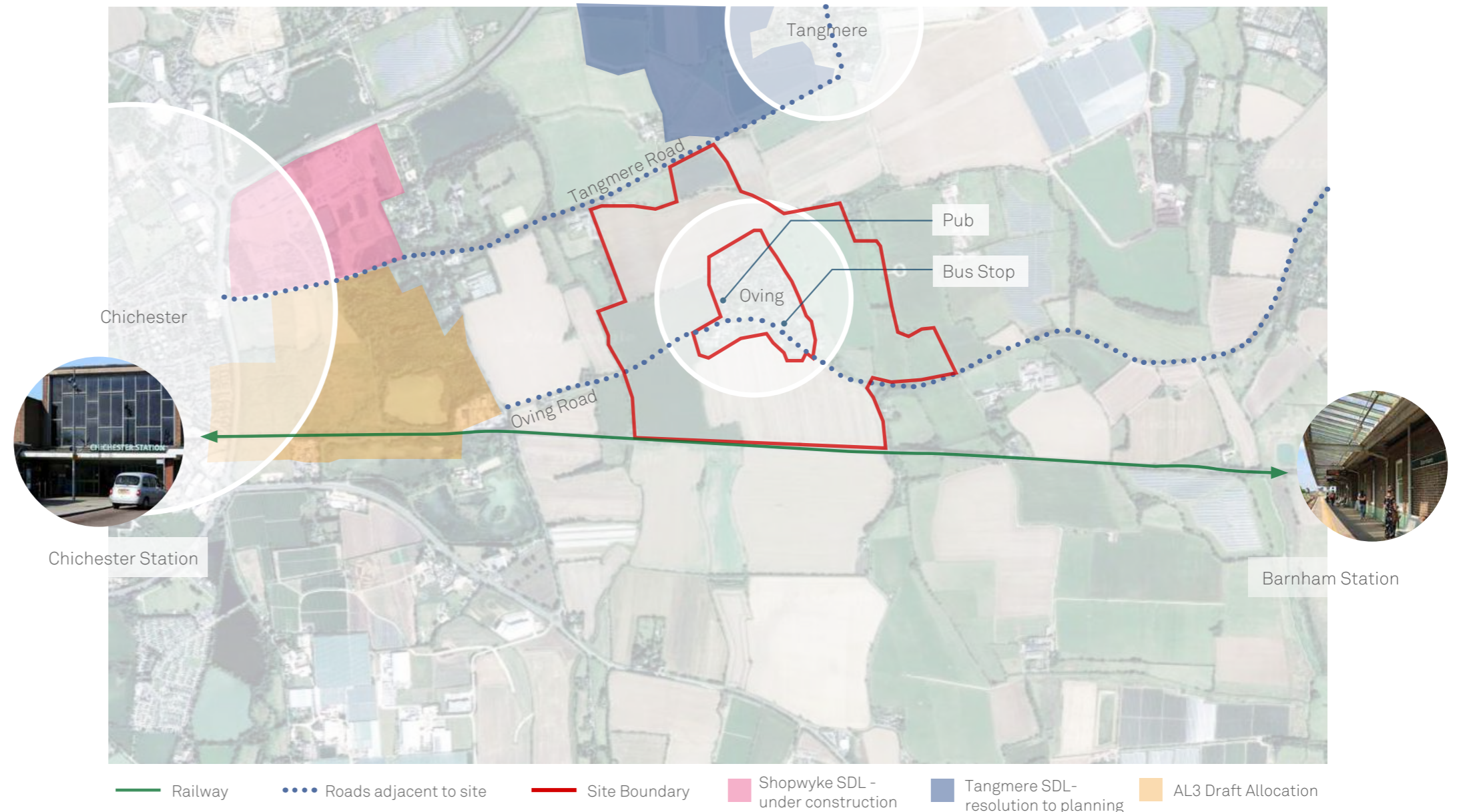
Site and Surrounding Area

3.1 Location

The land in the CCoFE's ownership encircles Oving village and is all agricultural land at present. The land extends to the railway line to the south and partially connects with the Tangmere Road to the north. The topography of the site is mostly flat with long views to the surrounding area.

The site is c.2km from the services and facilities in the centre of Chichester. Oving village itself has limited services, including a pub, and direct bus connections to Chichester (approx. 20 minutes journey). The nearest railway stations are Chichester and Barnham which are 5km and 7 km away respectively.

At present, there are two approved developments in close proximity to the site. These are in Tangmere, to the north of the site, and Shopwyke, to the east of the site. Resolution to planning is underway at Tangmere while the Shopwyke site is currently under construction.



3.2 Land Use, Agriculture and Minerals

The land at Oving is in agricultural use.

Much of the land surrounding Oving Village falls into the ‘excellent’ agricultural land classification. This is the case for much of the land around Chichester and the Local Plan Review Preferred Approach document (2018) recognised this:

“Much of the undeveloped coastal plain of the plan area is high quality agricultural land which falls within Grades 1, 2 and 3a of the Agricultural Land Classification. In planning for the sustainable growth of the plan area, it is recognised that there may be occasions when the loss of such land is necessary.”

The sites are located within the Sharp Sand and Gravel Mineral Consultation Area and as a result are safeguarded in the West Sussex County Council and South Downs National Park Authority Joint Minerals Local Plan (2018).

Part b of Policy M9 of the plan says:

“Proposals for non-mineral development within the Minerals Safeguarded Areas (as shown on maps in Appendix E) will not be permitted unless:

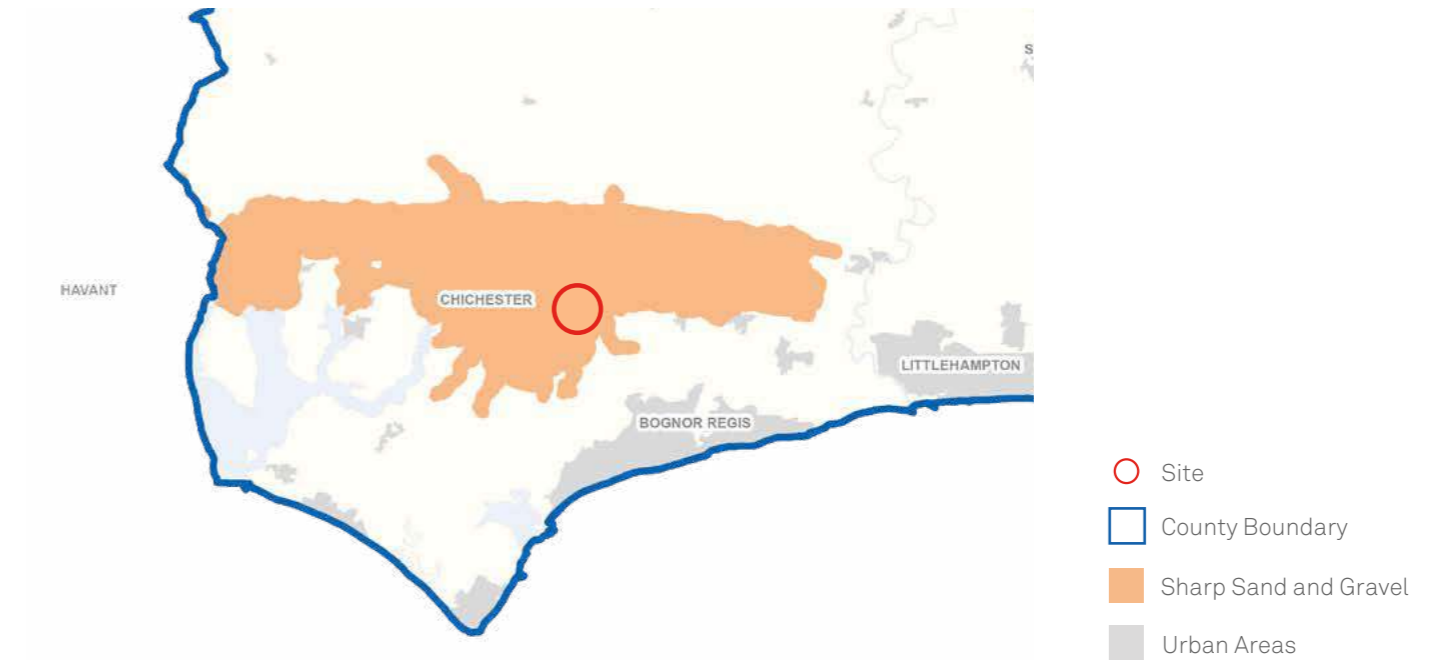
Mineral sterilisation will not occur; or

it is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or

the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.”

Much of the demand for sharp sand and gravel is met by landings of marine dredged aggregates at Shoreham Port which have increased steadily. Policy M11 allocates three sites for soft sand extraction.

In further developing proposals for the site, reference will be made to the relevant guidance and the Minerals Plan and to the current undertaking of a review of the minerals reserve in this location.



Sharp Sand and Gravel Mineral Safeguarding Area (West Sussex Joint Minerals Local Plan)



Aerial view showing the agricultural land around the site

3.3 Landscape

The lead characteristic of this relatively flat coastal plain landscape is that it is dominated by large scale open arable fields. The hedgerow pattern is fragmented and fields frequently have no hedgerows where they adjoin roads. In moving through this landscape there are numerous nucleated villages and hamlets and these villages and their surrounding landscape have long views to the South Downs.

The Landscape Strategy put forward in the Chichester District Council Landscape Capacity Study (March 2019) for the Chichester to Yapton Coastal Plain includes: (from page 709 sub area 127)

“Create a new large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features”

“Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors”

“Encourage and promote land management schemes to increase species rich grassland areas”

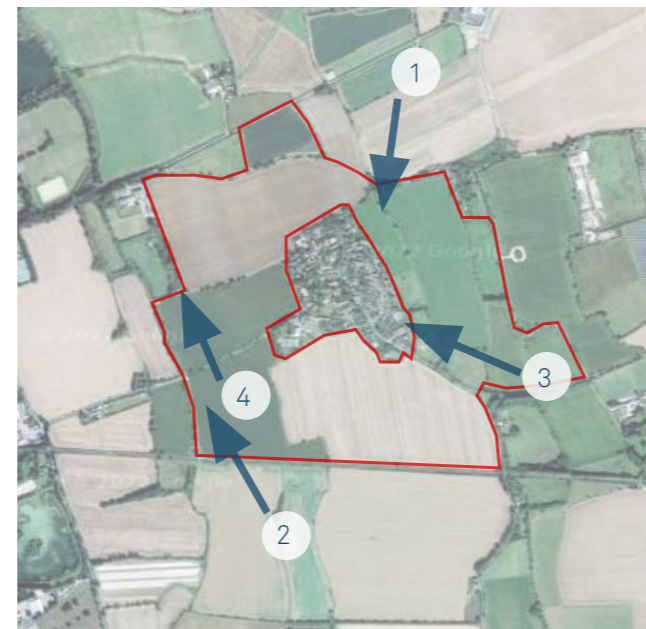
“Encourage landscape enhancements around villages and on their approaches”

“Maintain, restore and enhance floodplain woodland and associated species, including native black poplar”

These observations and recommendations are reinforced within the assessment of the sub-areas around Oving. Particularly relevant text includes:

“The village and spire of St Andrews Church are key foci in local views” (page 718)

The assessment encourages, “Tree and hedgerow planting to strengthen boundaries and the landscape between settlements and create wildlife corridors” (Sub-area 128, page 718)



Site photos and key



1 | Open fields with remnant hedgerows



2 | Open fields with remnant hedgerows or tree lines



3 | Flat Arable Landscape with views to St Andrews Church



4 | Opportunity to maintain and restore floodplain areas

3.3 Landscape

Landscape Changes since 1880s

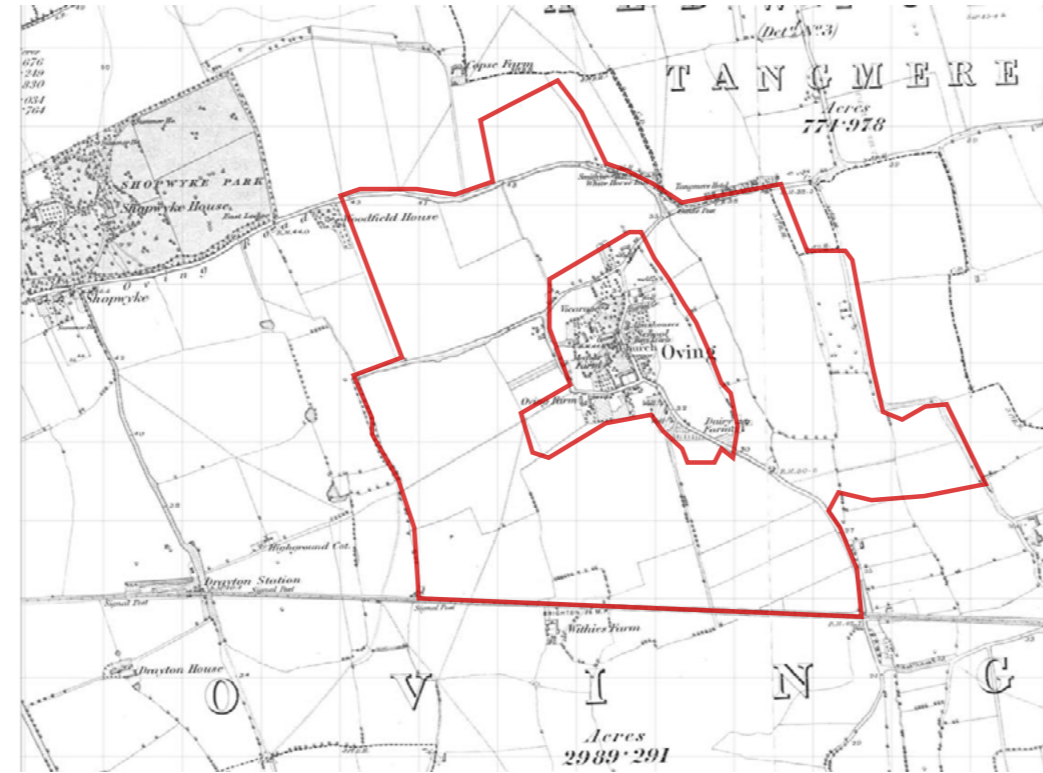
Intensive farming practices, and to a lesser extent, Dutch Elm disease and the Great Storm of 1987 have removed large proportions of field hedgerows and trees from the landscape. This erosion of character and tree loss is regrettably continuing with Ash Die Back disease currently killing most of the countries Ash trees. From the later part of the C19, the study area has lost approximately 2,754 liner metres (2.75km) of hedgerows.

Today's Landscape

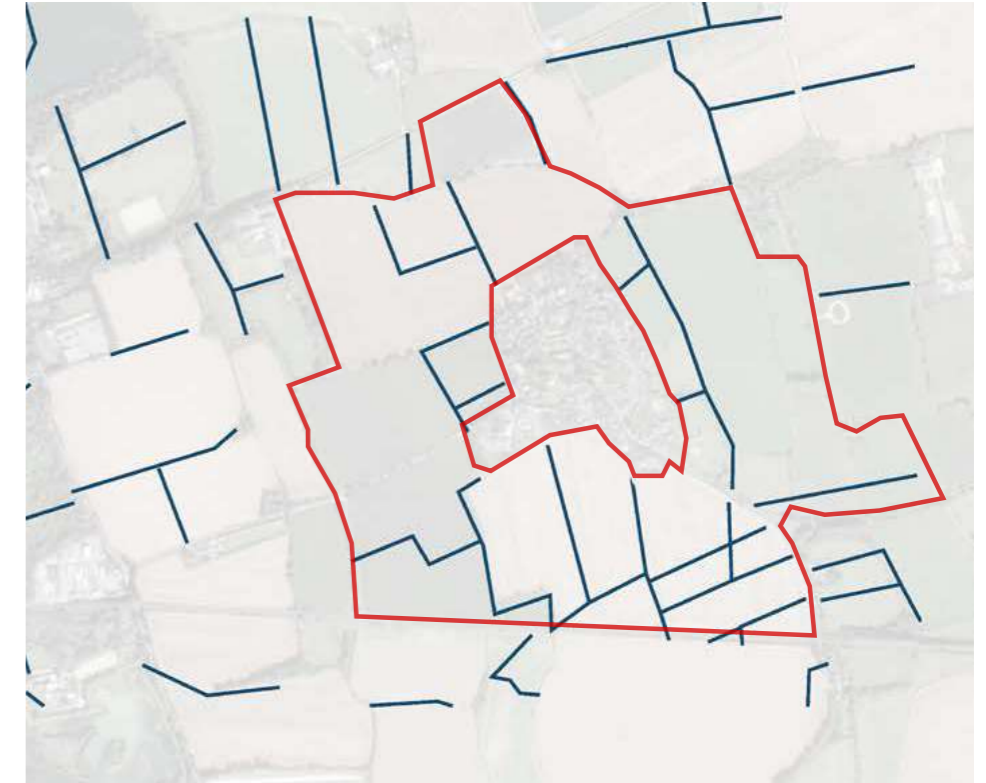
The hedgerow removal has resulted in some large and odd shaped fields. Farming and flood alleviation schemes have straightened the field edge ditches and streams which have become overly deep. Additionally, the absence of hedgerows results in the landscape having a very open expansive character.

Existing Nature Conservation

The intensive agricultural practices in the landscape have greatly reduced the number of nature conservation assets you might ordinarily expect to find within the landscape. There are a number of significant 'hot spots' of more than local ecological value at the Taylor's lane Brook – riparian corridor and the former gravel pits west of Drayton Lane. These are dispersed and fragmented across the landscape with few linked corridors of established ecological value.



1876 Map



Removal of Hedgerows and the Resulting Change in Field Patterns



Great Storm of 1987 destroyed trees and woodlands



Dutch Elm Tree Disease reducing number of Elm Trees



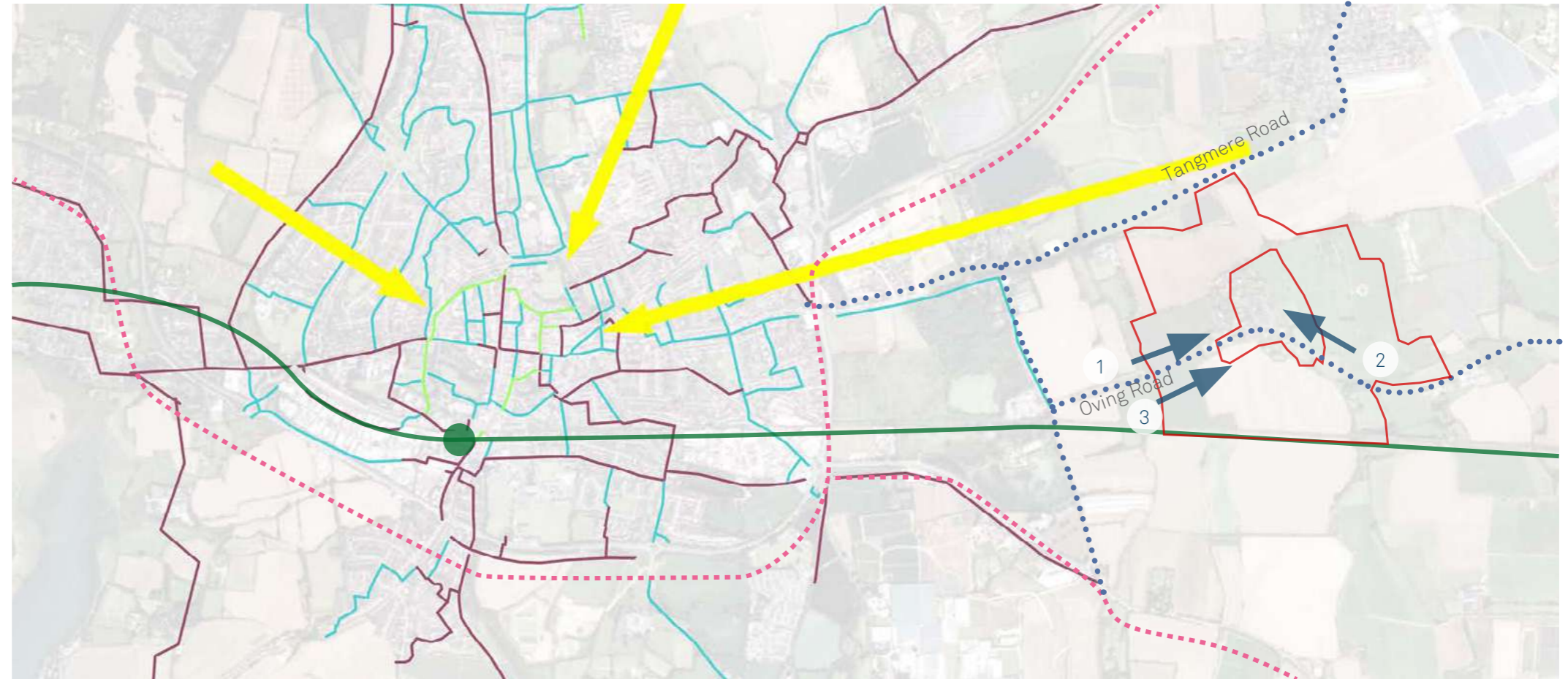
Ash Die Back is now killing most Ash trees

3.4 Transport

The site has been investigated in the context of national, regional and local policy, and it is considered that there is a viable transport strategy that allows the site to be redeveloped for housing. The location of the site means that there is potential for a joined-up transport strategy with other development sites, which could potentially reduce the impact on the Strategic Road Network (SRN). The proposed development would support the local facilities being provided as part of the Tangmere development.

The principal highway routes into the area are the A27 and A259 Bognor Road/ Chichester Road. The A27 is the strategic inter-urban east / west road along the south coast. The A259 Chichester Road is to the south of Drayton Lane. It currently provides a secondary east / west route (to the A27) and is the principal route between Chichester and Bognor Regis, allowing access to the respective town centres. The B2144 Drayton Lane provides a route between Tangmere Road to the north and the A259 to the south, approximately half way along the route there is a priority junction with Oving Road providing access to Oving village centre.

The closest bus stops to the site are located on Oving Road and the bus services which operate from these stops include the Compass Travel services 85 and 85A which provide a connection to Arundel, Oving and Chichester via Oving Road.



1 | Entrance into Oving from Chichester on the Oving Road



2 | Bus stops in Oving



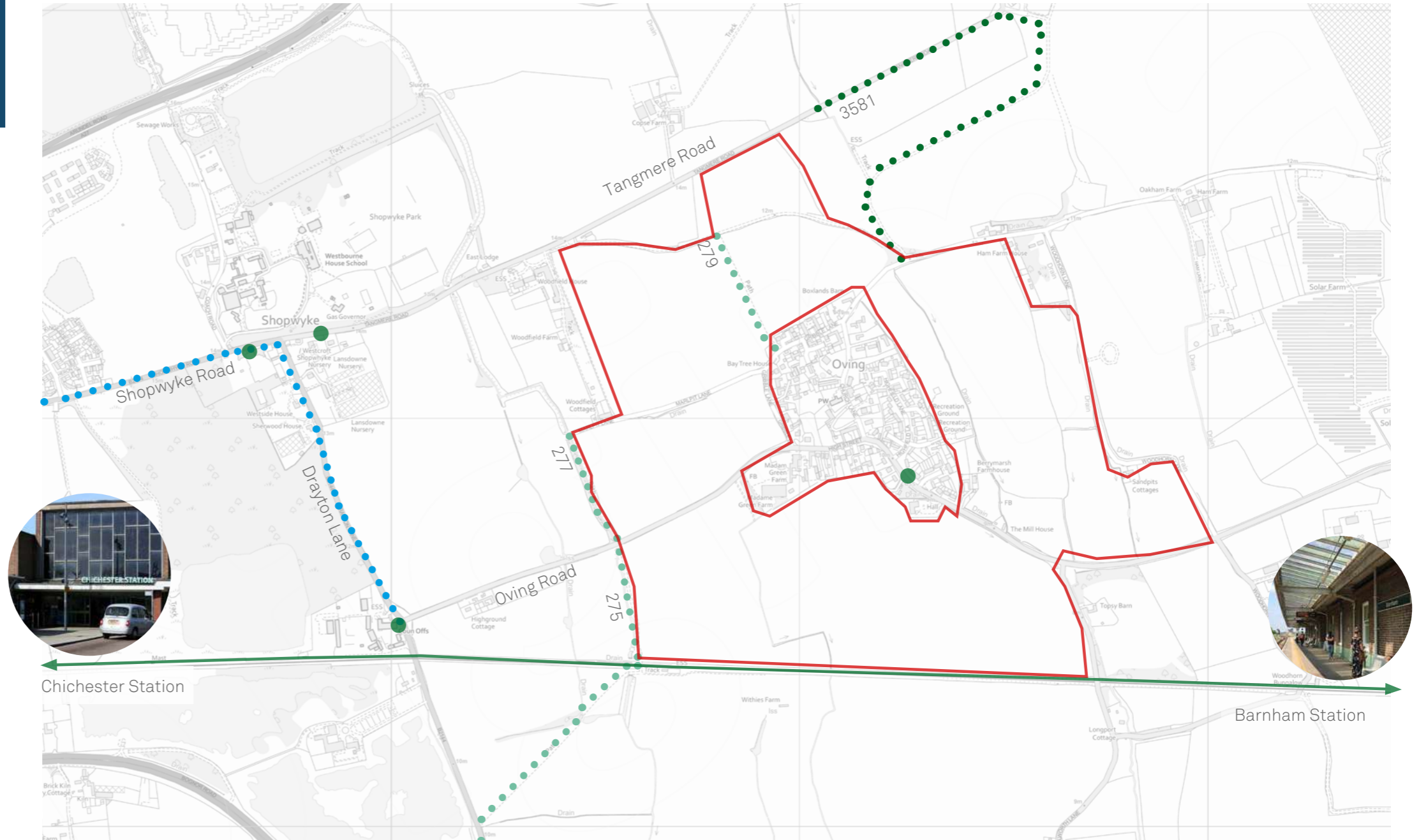
3 | Roads around Oving with no footpath/cyclepath



3.4 Transport

There are three railway stations within the area surrounding the site. These include Bognor Regis, Chichester and Barnham railway stations. Chichester and Barnham railway stations are both on the south coast mainline, providing easy access to London Victoria, Brighton, Portsmouth and Southsea, as well as Littlehampton and Southampton Central. Barnham also provides access to Bognor Regis station. A number of Public Rights of Way (PROW) are in the vicinity of the site including footpaths 279, 277, and 275 and bridleway 3581.

There are several planned or committed developments in the Shopwyke Road/ Tangmere Road corridor and further east at Barnham Eastergate Westergate that provide an opportunity for synergy in the transport strategy. There are known to be capacity concerns in peak periods along the A27, and in relation to the site these include the Bognor Road Roundabout, signalised crossroads at Shopwyke Road, and the Portfield roundabout. Schemes for these junctions have been considered in the Arun Transport Study (ATS) 2016 Stage 3 Final Report as part of the adopted Arun Local Plan and the Chichester District Council – Local Plan Transport Study of Strategic Development Options. These include a combination of highway capacity improvements and bus priority. It is also understood that WSCC is undertaking a multi-modal corridor study for the A259 between Bognor Regis and Chichester. The findings from this are not yet known, but it is likely that this will include a combination of highway capacity improvements delivered in conjunction with bus priority and upgraded pedestrian and cycle infrastructure.



Local Highway and Footpath Network

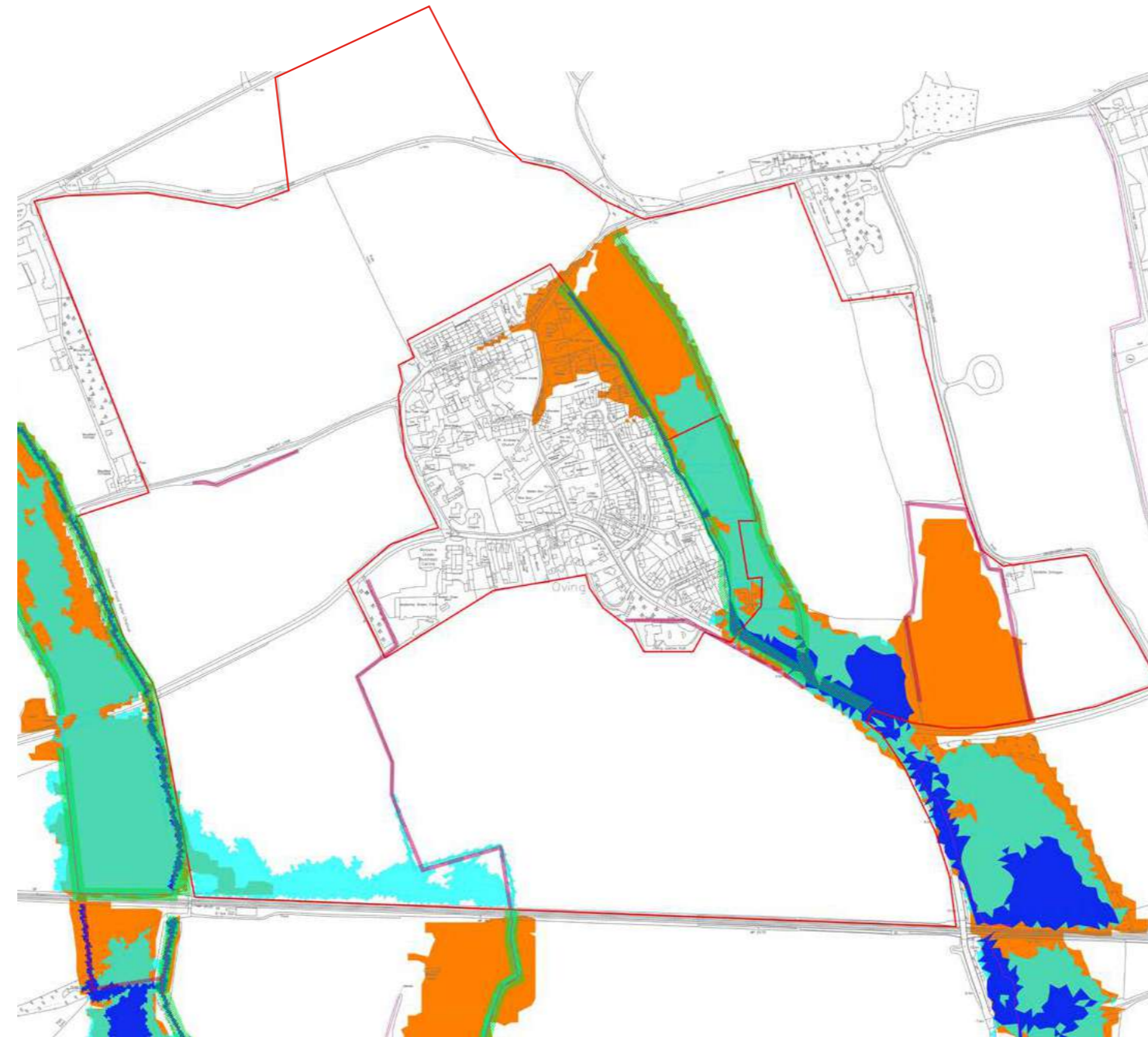
- Railway
- Existing Public Rights of Way
- Aspirational Cycle Network
- Existing Bridleway
- Bus Stop Location

3.5 Flood and Drainage

The majority of the site is shown on Environment Agency's Flood Map for Planning to be located in Flood Zone 1. This is defined as land having a very low risk of flooding from rivers and the sea (less than a 0.1% annual probability). Some areas are shown to be within areas at medium and high risk of flooding, shown as Flood Zone 2 and Flood Zone 3 respectively. These floodplains are linked to the Chichester Flood Relief Channel to the west and a network of smaller unnamed watercourses in the east.

Mapping provided by Chichester District Council as part of their Strategic Flood Risk Assessment shows the site to be removed from the extent of tidal flooding, even when considering the potential impacts of climate change on sea level change up to the year 2115. The SFRA also concludes that climate change impacts on river flooding would be limited in this area, but a Flood Risk Assessment prepared in support of any future application may need to consider climate change in line with prevailing guidance.

Groundwater flooding is a known issue across much of Chichester and the wider west Sussex area. West Sussex County Council (as Lead Local Flood Authority) have a policy requiring appropriate Winter Groundwater monitoring to be carried out in support of planning applications to better inform the localised risk and feed into appropriate surface water drainage designs.



Flood Risk Constraints Plan

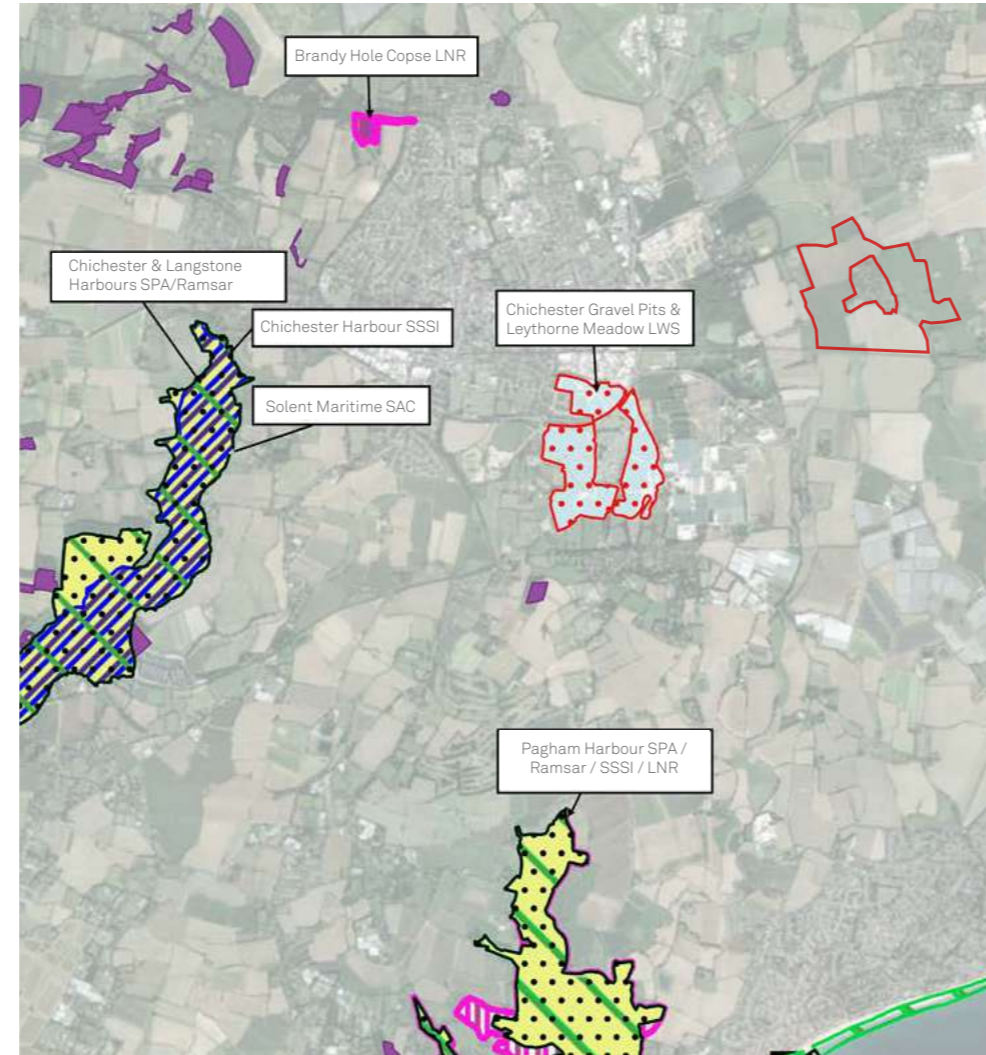


3.6 Ecology

An initial ecological appraisal of the site has been undertaken to ascertain the existing baseline situation, with regard afforded to designated sites in the local area, the habitats present within and adjacent to the site and the opportunities that the site provides for faunal species.

There are no statutory or non-statutory designated sites of nature conservation interest within, adjacent or in close proximity to the site. The site is situated approximately 5.5km to the east of Chichester and Langstone Harbours Special Protection Area (SPA) / Ramsar site, and therefore lies partly within the identified 5.6km Zone of Influence of these international designated sites. Chichester and Langstone Harbours SPA / Ramsar site are designated on account of their importance for a number of wintering, migratory and breeding wildfowl and wetland birds. The Strategic Wildlife Corridor runs to the west of the site.

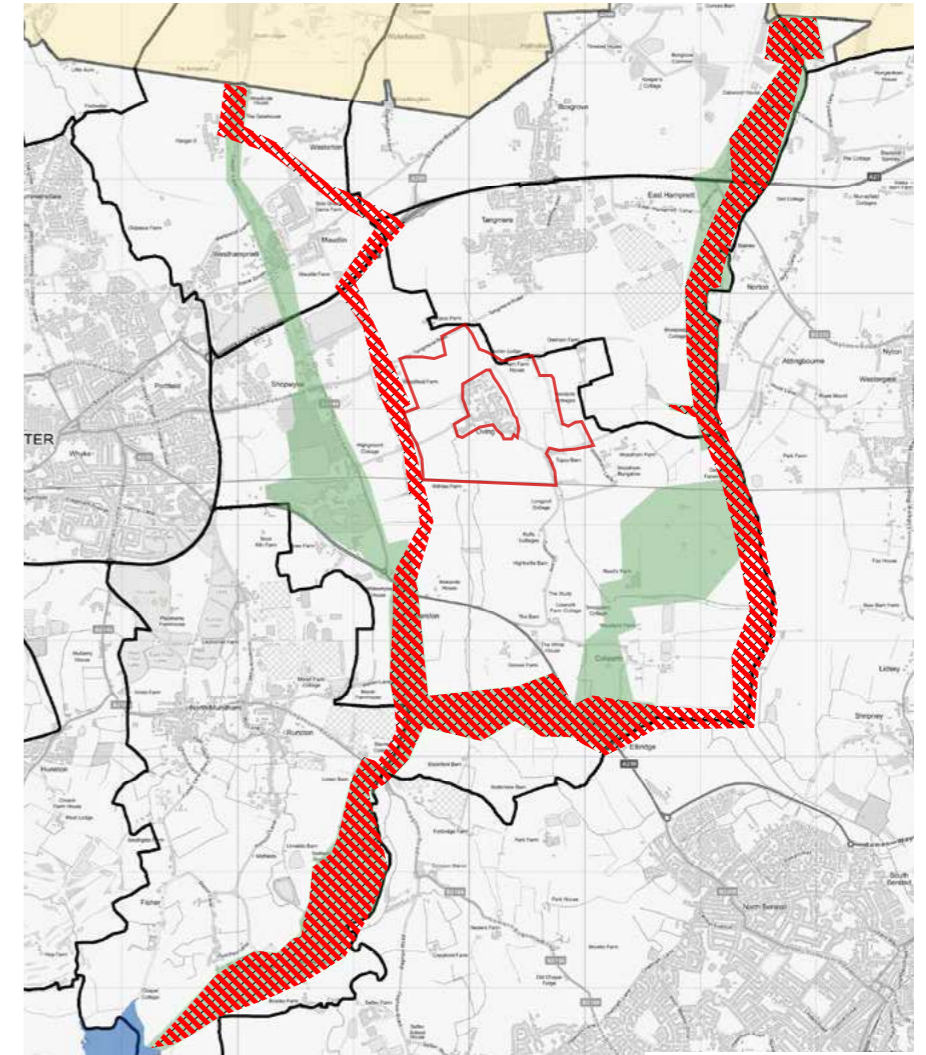
It is noted that there has been consultation regarding the location of the Wildlife Corridor and a potential extension or re-designation west into allocated site AL3. As this consultation develops and continues, emerging plans will have due regard to this.



Ecological Destinations

Source: Ecology Solutions

- Site Location
- National Nature Reserves (NNR)
- Special Protection Area (SPA)
- Local Nature Reserves (LNR)
- Special Area of Conservation (SAC)
- Local Wildlife Sites LWS
- Ramsar Site
- Ancient Woodland
- Sites of Special Scientific Interest (SSSI)



Strategic Wildlife Corridors Technical Consultation

Source: from Strategic Wildlife Corridors Technical Consultation (Map 5), Chichester District Council

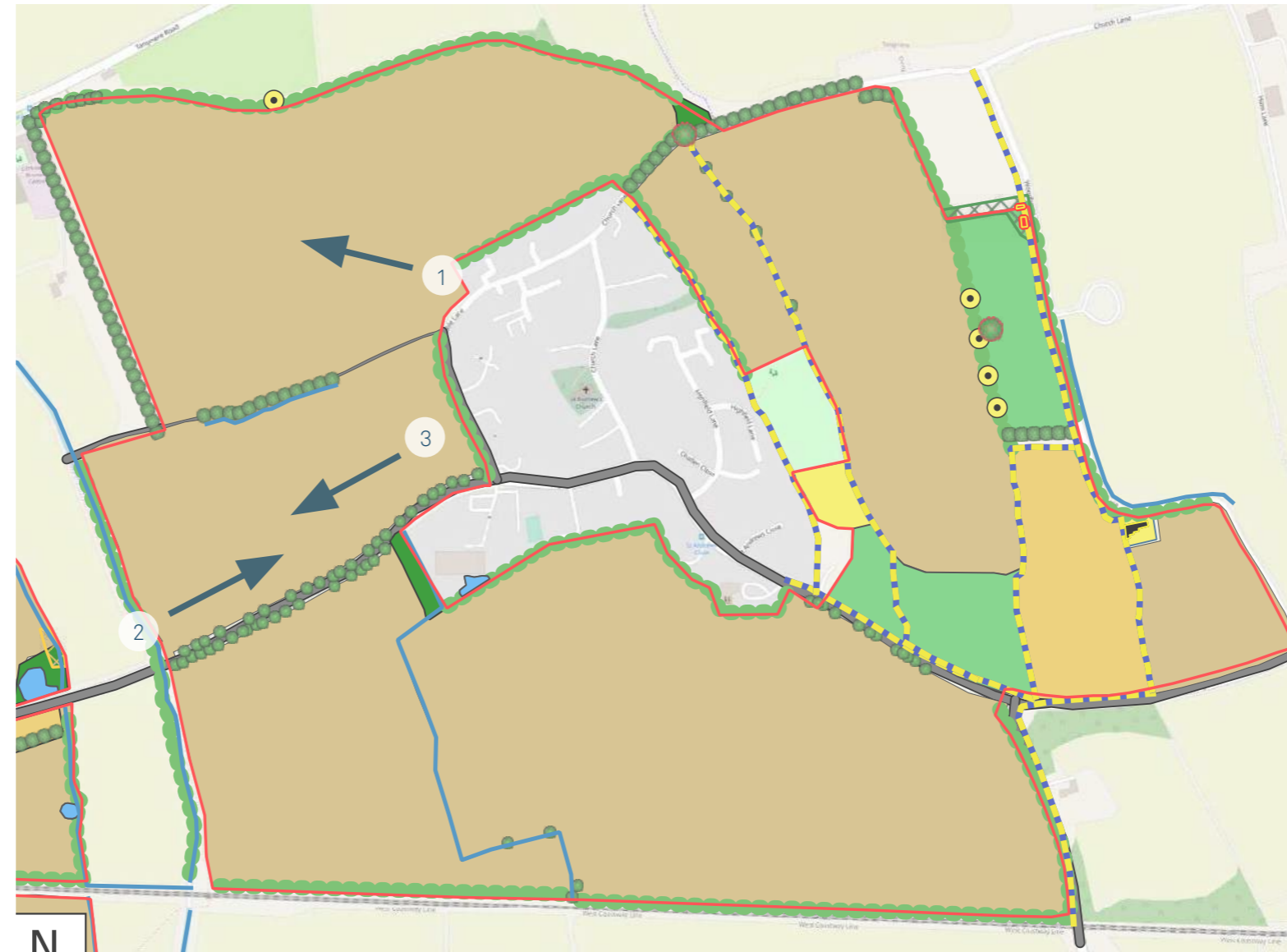
- Site Location
- SWC Preferred Approach Plan 2018 - East of City
- SWC Technical Consultation 2021
- South Downs National Park Boundary
- Special Protection Area
- Parish Boundary

3.6 Ecology

The vast majority of the site comprises very large intensively managed arable fields, which is of very little ecological interest and provides few, if any, opportunities for fauna. Habitats of relatively greater value include mature hedgerows and treelines, watercourses and ditches, broadleaved woodland and semi-improved grassland.

The habitats present within the site provide some potential opportunities for a range of protected and notable species, such as bats (roosting, foraging and commuting), Badgers, amphibians, reptiles, Water Voles, Otters and birds. However, the arable land which comprises the vast majority of the site provides very few, if any, opportunities for most faunal groups.

Given the significant distances concerned, and the intervening habitats, it is considered highly unlikely that the site would be regularly utilised by qualifying bird species associated with these designations. However, in line with the adopted strategic approach towards avoidance and mitigation for the SPA / Ramsar site, emerging development proposals will incorporate a suitable package of measures to address potential effects from recreational pressure.



1



2



3

Site photos and Ecological Analysis Diagram

Site Location	Amenity Grassland	Hedgerow	Watercourse
Arable Land	Woodland	Tree	Building
Semi-improved Grassland	Dense Scrub	Tall Ruderal	Hardstanding
Improved Grassland	Treeline	Pond	Chalk Stream

3.7 Heritage and Archaeology

The effects of any development at Oving on heritage, both buried archaeology and standing buildings or areas of distinctive historic landscape, are a key consideration in the formulation of an appropriate master plan for any new development.

A full Desk-based Heritage Assessment has been produced for the site area and a 1km radius beyond, which includes all relevant national and local designation information and the data in the Chichester District Council Historic Environment Record, on the known archaeological sites and features, and the results of past site investigations. The report allows for an assessment of the heritage sensitivity of different parts of the site to development, either through physical effects or through changes to the setting of particular assets. These could be the result of alteration to the legibility of historic uses and associations, to particular views of value or to the appreciation and experience of the overall rural character. The report will be issued to Chichester District Council's Archaeology Officer to assess and agree any investigative archaeological surveys required.

This appraisal work has supported the evolution of the master plan to date, and its conclusions will continue to influence the proposed allocation scheme as it progresses.

Archaeology

In 1970, a borehole survey was carried out by RMC Aggregates Ltd on land west of the village in preparation for potential sand and gravel extraction. No significant archaeological deposits were identified. A further geotechnical survey comprising

18 test pits took place to the west of the village in 1997 by the same exploratory company. The presence of archaeological horizons and datable finds were not recorded as part of these geotechnical site investigations.

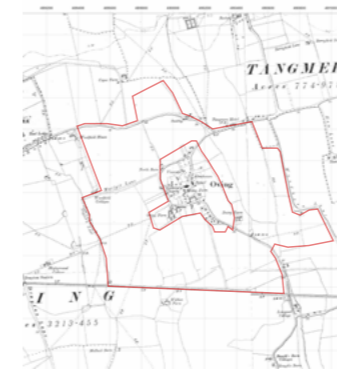
There are no other recorded non-designated archaeological sites or features anywhere in the fields surrounding Oving. This is a consequence of no specific site investigations associated with development proposals taking place across these fields. The wider study area contains a rich archaeological resource dating back to earliest prehistoric times, revealed predominantly because of excavations prior to the construction of the A27. Recent largescale investigations as a consequence of proposals for housing west of Tangmere and at Shopwyke have revealed further early prehistoric evidence in the form of late Iron Age and early Roman settlements.

A degree of further archaeological site investigation will be necessary prior to any proposed development across the site, involving geophysical survey followed by trial trench evaluation. This will identify the presence/absence of archaeological deposits and determine their significance and whether the findings require preservation in situ or by record (targeted excavation).

Due to the presence of a rich archaeological resource in the wider landscape, most notably to the north between Copse Farm and across the land west of Tangmere, it is recommended that a geophysical survey is undertaken in order to determine presence/absence across the area of considered for future development (south and east of Oving).



1875-1876



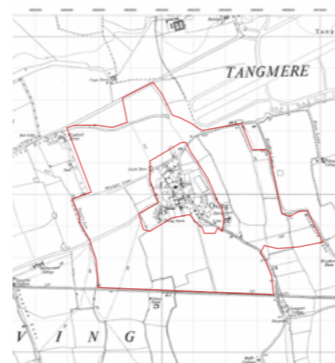
1896



1909-1910



1938-1940



1957-1961

Historic Site Maps



2001



2010



2021

3.7 Heritage and Archaeology

Built heritage and historic landscape

The land surrounds the village of Oving on all sides, abutting the boundary of the Oving conservation area at several points. The distinctive compact form of the historic village is centred on the church within the circuit of lanes, and the main listed buildings are concentrated within this centre; the two principal historic farmsteads at Manor Farm immediately next to the church and Madam Green Farm on High Street to the south west, a number of 19th century houses, and the distinctive group of listed and unlisted buildings from c.1840 when Oving was developed as a model estate village by the landowner based at Shopwyke House. These share the common use of a Tudor gothic architecture, and of knapped flint, with tall feature chimneys.

The more recent housing is on the edges of the older centre; a mid-20th century estate on the south east, and the areas cross the north of the village on Gribble Lane constructed in the late 1990s at the former location of an area of large scale buildings used by a mushroom farm. The road layout of the village and surrounding area was significantly affected by the development of the airfield at RAF Tangmere from the 1920s until its closure in 1970, which resulted in the severance of the main access lane from the north. New straight routes from the west, for both Tangmere and Oving were constructed in c.1960.

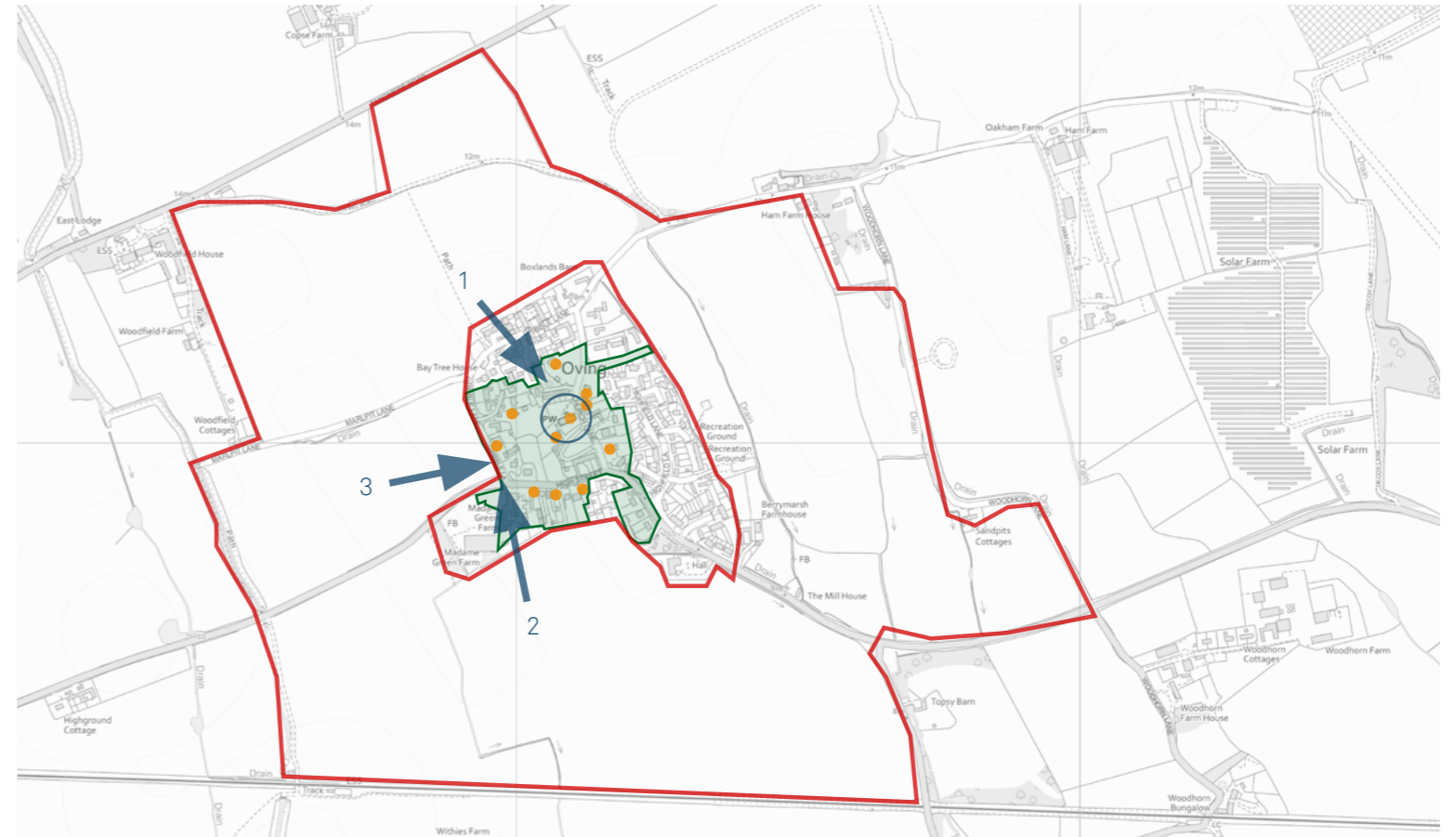
The village has a largely unchanged relationship to the surrounding farmland, most evidently on the west and south, and views from a distance and from the network of footpaths are an important part of its character, the church spire forming an important landmark across a wide area.



1874-1875



1932



1 | 19C House in centre of Oving



2 | Houses on Gribble Lane



3 | Public House

Historic Maps and Development of Oving from the C19

■ Conservation Area
 ○ St Andrew's Church, Oving
 ● Listed Buildings
 — Site Boundary

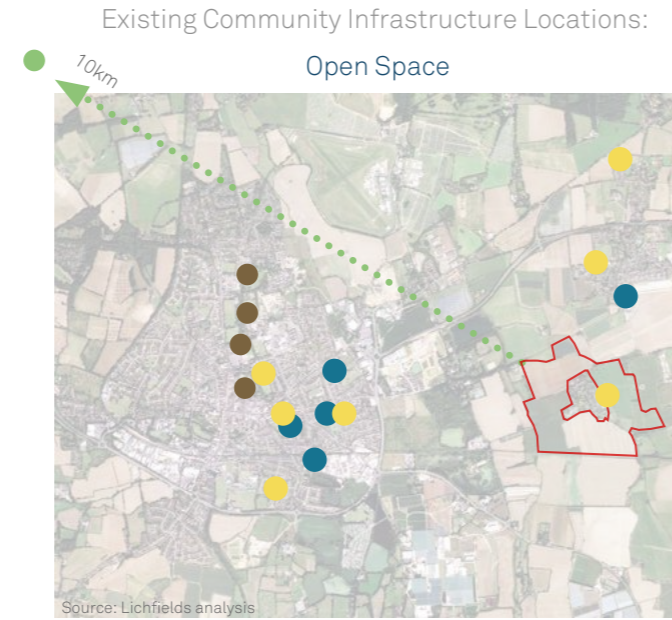
3.8 Community Infrastructure

An initial community infrastructure audit, and high-level assessment of the balance between supply and demand for community and social infrastructure generated by the potential development of land around Oving on an identified local impact area (LIA) has been undertaken.

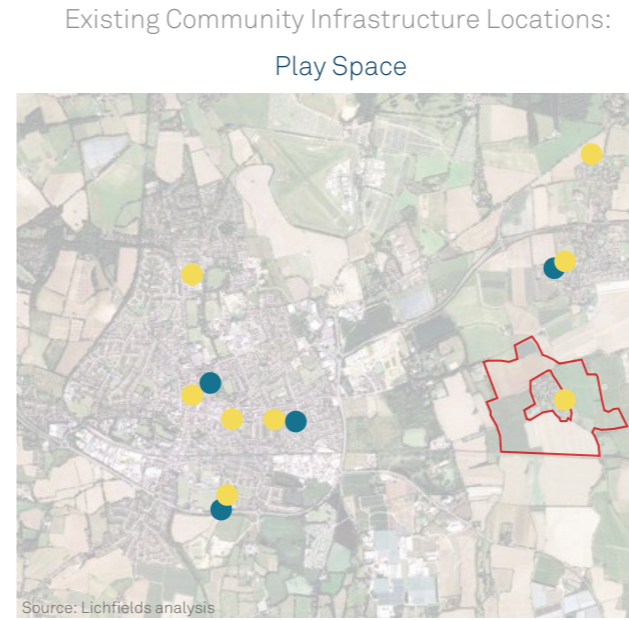
The LIA is likely to vary depending on the type of community facility being considered, however for most uses this will range from 3 to 5 km. Noted infrastructure and their distances from the site are as follows:

- Early-years care : 3.km
- Primary schools : 3.5km
- Secondary schools : 5.4km
- GPs and dentists : 5km
- Open space (formal and informal) : 600m
- Children and young people’s play space : 720m
- Other social and community infrastructure : nearest library, leisure/sports centre and community centres

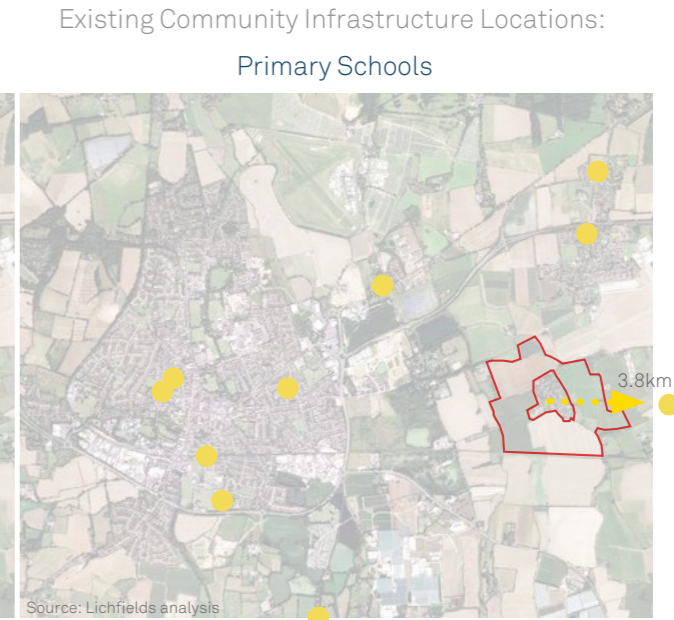
The maps on this page show the locations and therefore distances of the community infrastructure facilities from the site.



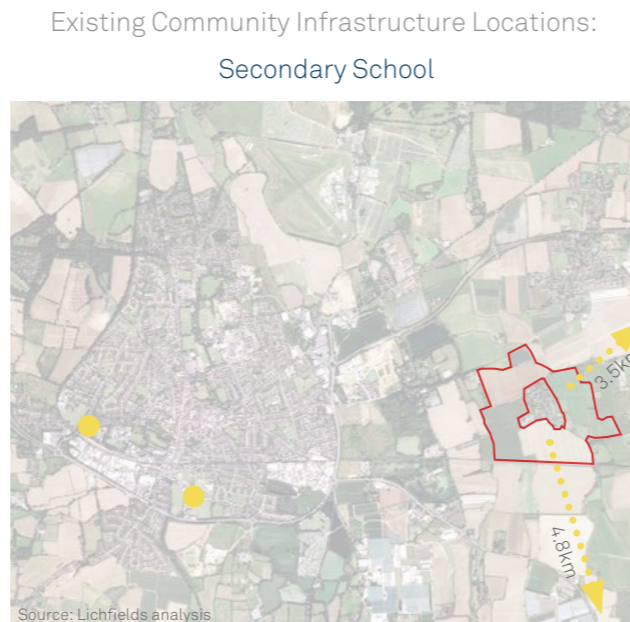
- Amenity Green Space
- Natural Green Space
- Allotments
- Parks & Recreational Grounds



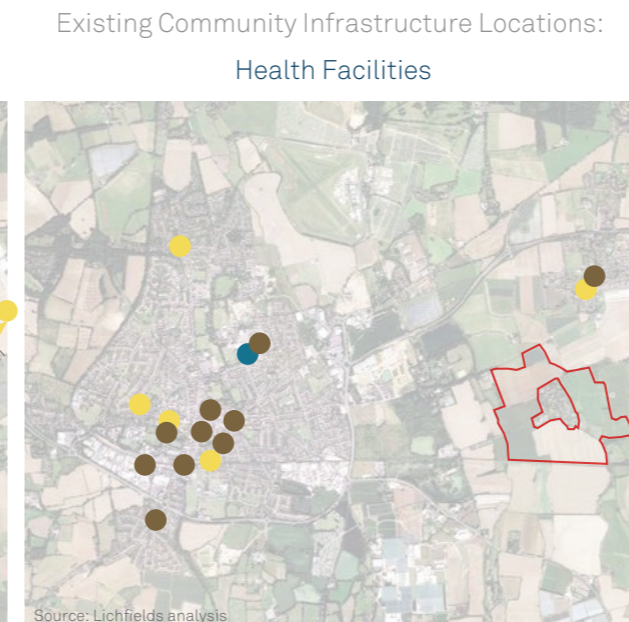
- Teenage Facilities
- Play Space (Child)



- Primary Schools



- Secondary Schools



- Hospital
- GP
- Dentist



- Indoor Sports Centre
- Community Centre
- Museum
- Library
- Place of Worship
- Amusement Centre

3.9 Architecture

The vast majority of built-form in Oving is residential, there are a few examples of non-residential use classes, either Class E (commercial, business and services) and Class F (local community and learning).

Landmarks : The historic core of Oving is an area of high-quality architecture, there are many notable landmark buildings, including the key listed buildings such as St. Andrew’s Church and the almshouses. There are also a number of buildings that have a notable positive impact on the village, for example the some of the older houses to the north and southeast of the conservation area.

Built form character : Following thorough site research it was found that although the historic architecture is of an exceptional quality, offering exemplary precedents, the more recent developments were poorly masterplanned and of a very low architectural quality in comparison. No village prototypes were found in the post-war architecture. Instead, an architectural mix that could easily have been placed in an urban setting or taken from a developer’s typical suburban housing catalogue.

Edge conditions : The village edge conditions are generated by the above character areas and are generally present a well-defined edge to the village. Generally housing plots back directly onto the surrounding agricultural land. However some, for example to the north and west, are more successful than other areas, for example the newer housing to the west. This housing has a poor relationship with the agricultural fields with the gardens being unsympathetically presented to the land beyond.

Streetscape : The landscaping in the historic centre is ‘picturesque’ however the more recent Jubilee Park and surrounding street layouts are poorly executed and considered. There also is an apparent lack of pedestrian movement infrastructure, cycleway and public transport infrastructure.



1 | Public House



2 | High quality semi-detached housing



3 | Low quality housing

Photos of existing built-form in Oving



Oving village edge conditions



Non-residential land uses

04
Constraints and
Opportunities

4.1 Constraints & Opportunities

The challenge in developing the Land around Oving is to provide a high-quality sustainable framework which expands the village of Oving whilst celebrating its vital heritage and community life. The constraints and opportunities diagram opposite highlights the key considerations in doing so:

Neighbouring Developments

The new development will be consignant of the nearby developments both at Shopwyke and at Tangmere. There is an opportunity to provide sustainable connections between the community of villages which will enable a shared use of facilities.

Landscape

Much of the landscaping and associated value, has been severely diminished due to the Great Storm, ash die back and extensive farming. This proposal seeks to reinstate a wide variety of landscape features of different scales, which will help connect the community to both Oving and nature.

Sustainable Transport

The new development will be provided with sustainable transport links, promoting cycling and walking. New infrastructure will improve on the lack of footpaths and cycleways in and around Oving benefiting the residents. Likewise new spine roads will divert vehicle flows away from Oving high Street.

Flood Risk

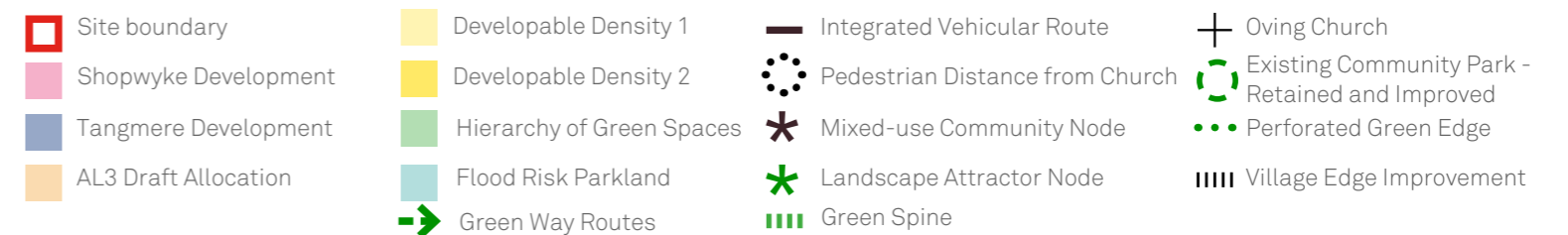
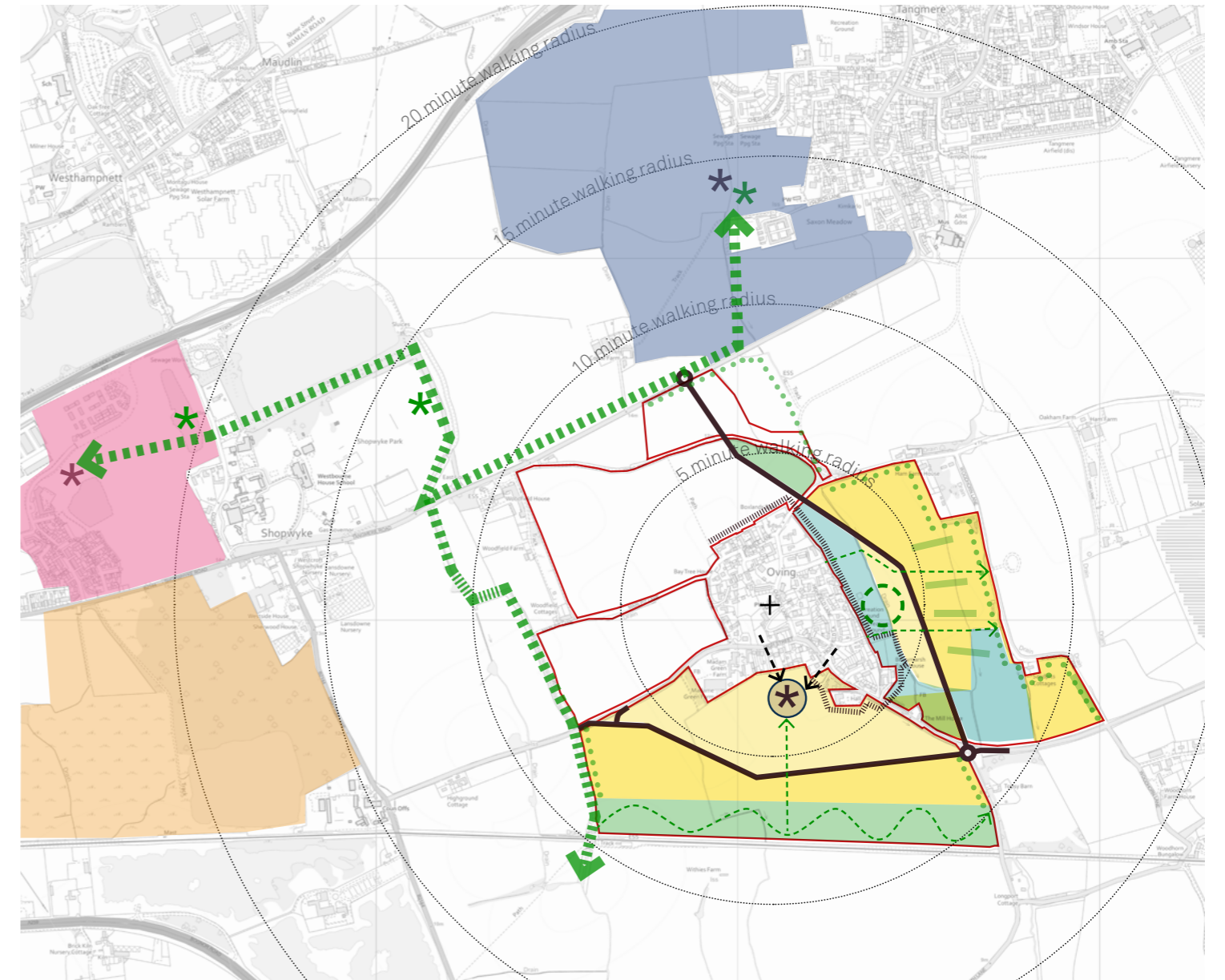
Whilst not suitable for housing development, the flood risk zone to the east of Oving provides a unique opportunity to provide much needed playing pitches and sports grounds. This zone will also ideally form a new species-rich hydrology park with huge potential advantages for biodiversity net-gain.

Ecology

Due to the intensively farmed arable land many of the land parcels do not present high ecological value, there is opportunity to improve this by re-introducing lost historic hedgerows, without affecting the feasibility of farmed land. Similarly, the wildlife corridor, with ecologically rich streams and borders will be celebrated and connected into the new development.

Connection to Heritage

The historical importance of Oving should be both celebrated and respected. The parcels of land to the north-west of the site, within the influence of Oving's historic core and conservation area, will be kept free of development in order to protect these assets. Key view corridors towards St. Andrew's Church will help to define development plots and transport routes.



05

Proposed Masterplan
Response and Technical
Considerations

5.1 Site Vision

The vision of the development hinges around the concept of connectivity. It is a landscape led masterplan which celebrates the historical importance of Oving and uses the connection between countryside and community to generate the character & identity of a series of linked hamlets.



COMMUNITY OF VILLAGES

A 'necklace' of hamlets around Oving which integrate with the surrounding villages

Housing:

Inclusive housing mix within hamlets carefully integrated by holistic approach to housing typology, massing and density to create a strong sense of village community.

Landuse:

Unique and much needed community facilities, open space and play space that benefit Oving as well as new residents. These have been carefully selected and designed to complement facilities in nearby developments.

Density:

Distribution of massing to form hamlet edges, centres, and links between which frame views to the countryside and the heritage of Oving and strengthen the existing village grain.

CONNECTIVITY



BUILT FORM | HERITAGE | VIEWS

The new built form takes cues from the important heritage settlements and key buildings

Architecture:

The new necklace of hamlets strengthens the existing village grain and identity of Oving by offering radial links between the architecture and countryside.

Public realm:

The development builds on the identity of a countryside village. A hierarchy of open spaces in and around the new hamlets connect to the surrounding countryside and village of Oving.

Transport

Green vehicular, pedestrian, cycleways and bridleways will respond to important view corridors and stitch the site together.



BIODIVERSITY | LANDSCAPE

A landscape led masterplan which celebrates, protects and restores the countryside.

Landscape:

Landscape view corridors capture the unique setting between the solace of the countryside setting and the sense of a village community.

Ecology:

The proposal will provide biodiversity net gain by transforming intensively farmed agricultural farmland into a rich ecological landscape.

Hydrology:

The masterplan will safe-guard the flood zones and create a connected hydrology park with new sporting facilities, walking routes and Sustainable Drainage Solutions.

5.2 Masterplan

Masterplan Key

- 1 | New junction on Oving Road
- 2 | New roundabout at Oving Road
- 3 | New roundabout at Tangmere Road
- 4 | New spine road with cycleway and footpath
- 5 | Community orchard
- 6 | Nursery and nature garden
- 7 | Primary school
- 8 | Village green
- 9 | Development plot
- 10 | Structured planting
- 11 | Railway park
- 12 | Designated play areas
- 13 | Green spine links to Oving
- 14 | Existing Jubilee Hall
- 15 | Hydrology park
- 16 | Existing Jubilee Park improved
- 17 | Playing pitches
- 18 | Allotments
- Hamlet boundaries



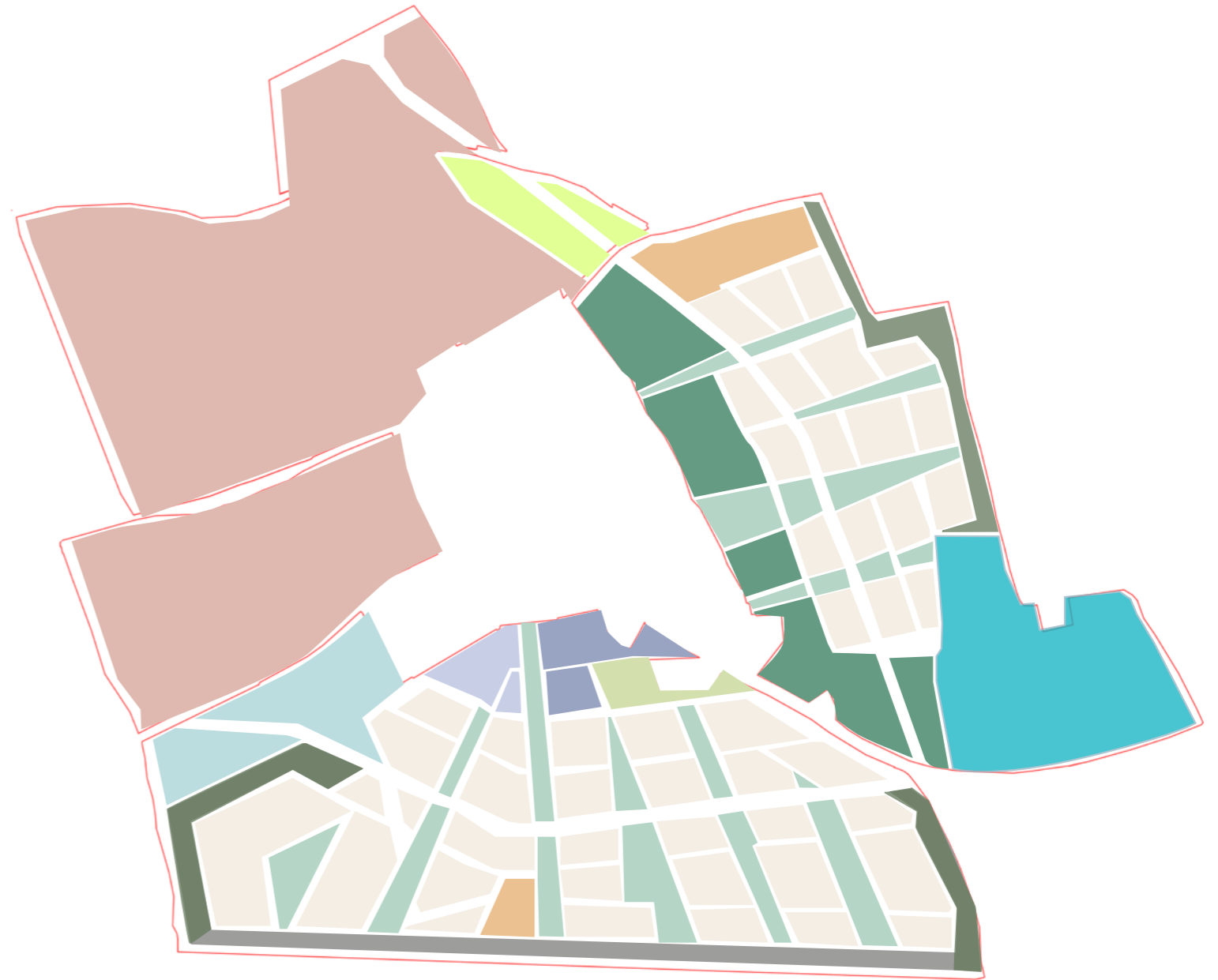
5.3 Land Use

Type of Space	Area Required (ha)	Area Achieved (ha)
Open Space (Informal)		
Parks and Gardens	2.6-2.7	9.9
- Hydrology Park		7.7
- Railway Park		2.2
Amenity Green Space	2.0	5.84
- Community Orchard		3
- Community Heritage Garden		0.84
- Allotments		2.1
Natural and Semi-natural	5.9-6.1	44.5
Open Space (Formal)		
Outdoor formal playing fields	5.2-5.5	8.4
- Playing Pitches	3.9-4.1	7.2
- All outdoor formal space (including playing pitches)	5.2-5.5	8.4
Designated play areas	1.80-1.88	7.2
- Designated play areas	0.82-0.85	6
- Other play spaces (including MUGA)	0.98-1.02	1.2
Built Form		
Transport Infrastructure		
Transportation Routes	NA	2.5
Community Facilities	NA	2.65
- Primary School		1.3
- Nursery		0.2
- Nature Garden		0.75
- Village Green		0.3
- Shop		0.1

Our proposal around Oving can be characterised by a variety of different land uses, ranging from mid to high density developable land parcels to areas of untouched agricultural countryside. This broad variety of land uses is illustrated in the diagram opposite and summarised in the schedule below. The mixture of different uses will animate the new hamlets as well as Oving, creating a dynamic community with high quality communal facilities, such as a village green, new and improved sports facilities, a nursery, new playspaces and a mixture of high-quality housing.

Land Use Key

- Built-form
- Primary School
- Nursery and nature garden
- Village green
- Ordinary countryside
- Hydrology park
- Railway park
- Community orchard
- Community heritage garden
- Allotments
- Playing pitches
- Designated play areas
- Green planting along boundary edges



Land uses of our proposal

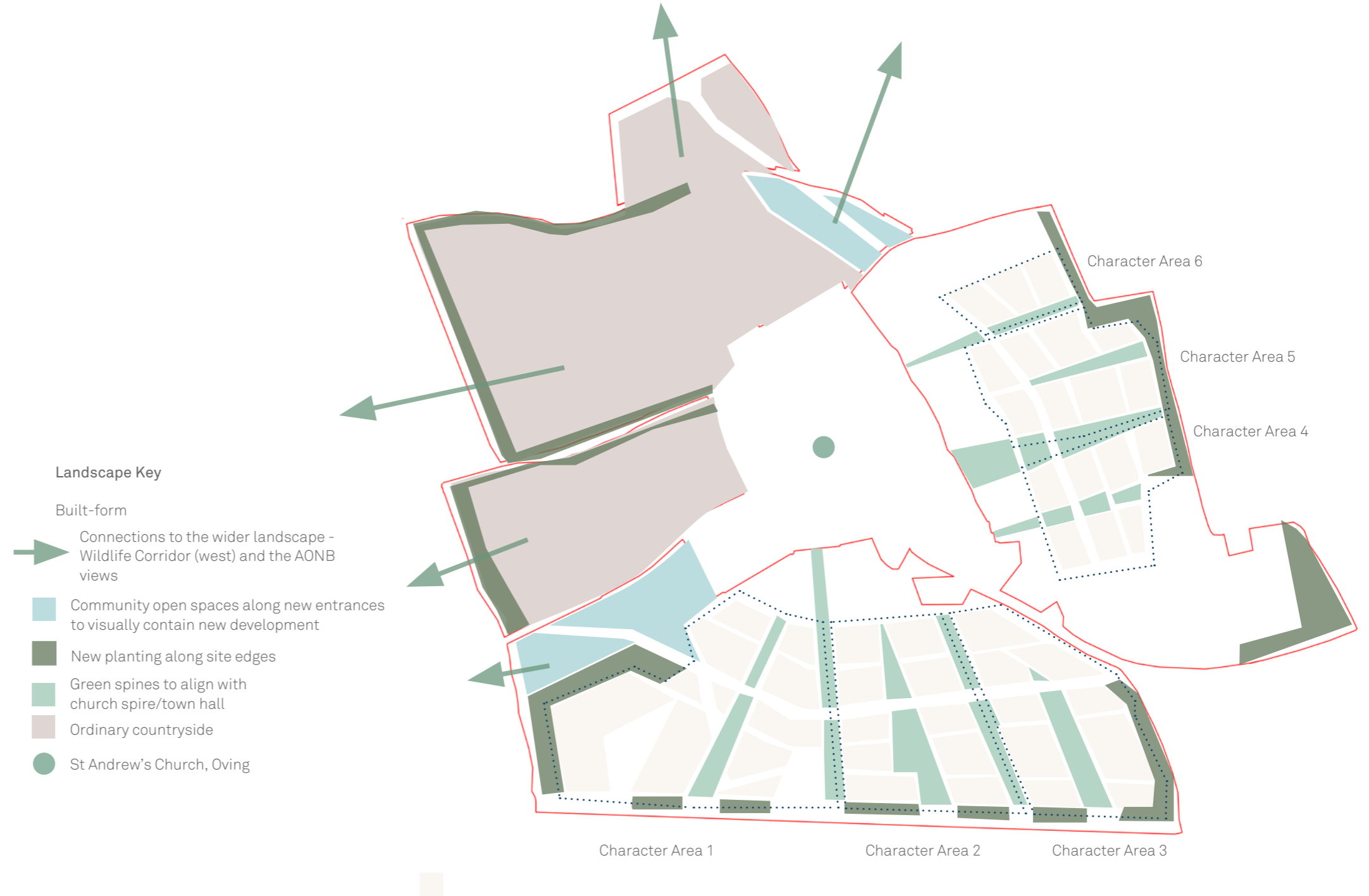
Example area schedule for our proposal

5.4 Landscape

The proposal at Oving is largely informed by the surrounding landscape. In order to create a truly sustainable framework for growth around the Village of Oving the landscape design performs a number of critical functions. The proposal restores an area of countryside that has been stripped of its ecological value and character. The landscaping design integrates the new development to Oving through careful alignment of view corridors and new green cycleways and footpaths. A hierarchy of green open spaces will provide a rich, community focused, series of playspaces, gardens, parks and fields which greatly improve the facilities for the residents of Oving and provide a touchstone for new communities.

There are 6 character areas in the Oving masterplan. Each character area consists of a radial hamlet of collective plots gathered around a central series of open courtyard spaces to the inner edges of the hamlet with adjoining green spaces to the outer edges of the hamlet.

The courtyard spaces radiate between the heritage of Oving and the surrounding landscape; between community and countryside. The character of each hamlet is led by the adjoining landscape character and this is reflected in the attributes of the movement route and housing mix.



5.4 Landscape

Key to Drawing Opposite

- 1 In consideration of the village's historic character and views of St. Andrews Church spire the agricultural fields to the west and north of the site would be retain their open character.
- 2 Given the landscape and visual characteristics of the area development is focused on land to the east and south of the village. These areas are more enclosed and have a notably weaker interrelationship with the wider landscape and the AONB escarpment/ridge to the north.
- 3 In keeping the land to the north of the village in agricultural use this would avoid any physical, perceived or visual coalescence with Tangmere village to the north
- 4 Subject to detail discussions with the Highway authority it is hoped the new access formed off Tangmere Rd could be positioned and orientated so that motorists travelling south towards the village are aligned with the St. Andrews church spire.
- 5 To visually frame the new development woodland/structure planting would be introduced at the edges of the village so as to retain the prominence of existing views towards the village. These blocks of planting along with the introduction of new hedgerows around the existing villages would help rebuild the landscape structure and character of the landscape around the village - a one of the leading strategies and recommendations put forward in the Chichester District 2011 & 2019 Landscape Capacity Studies.
- 6 To help provide an attractive introduction to the village from the current principle approach route along Oving Road the proposed development would be set back from the road with a community orchard and growing area providing the introduction to the new housing area beyond.
- 7 To help visually link the new housing area to the village green corridors are suggested, aligned so as to afford views to St. Andrews church spire.
- 8 As a visual and landscape buffer to the busy railway line the landscape developments strategy suggests a linear parkland area along the railway line boundary. Tree planting would be set well back from the railway with nodal spaces providing play and trim trail spaces along the east west parkland corridor.
- 9 In introducing new hedgerows and tree planting around the surrounding agricultural fields there is the opportunity to introduce new permissive footpath connections providing new links to existing roads (Tangmere & Oving Rd.) and the existing public footpath along the riparian corridor



Public view to church spire vista



Development Parcel



The Landscape Architect's Vision for the Site

5.5 Transport

The highway strategy for the site seeks to combine providing access to the planned development with reducing traffic flow through the existing village at Oving. A new north-south link road would connect Tangmere Road with Oving Road, and this would also integrate with the road network planned as part of the Tangmere development. Roundabouts are suggested at the northern and southern ends of the new north-south link road, and Oving Road would be reconfigured west of Oving to convert the current Oving Road into the minor arm of a T-junction. The most direct route to Bognor Regis is south via the A259, and the most direct route currently to Chichester is via Shopwhyke Road. However, it is noted that there are works at the A27/ Shopwhyke Road junction which are due to complete in May 2022. This would prioritise bus and local residential access to/ from Shopwhyke Road and improve bus accessibility along this corridor. This complements the West Sussex Bus Service Improvement Plan (2021).

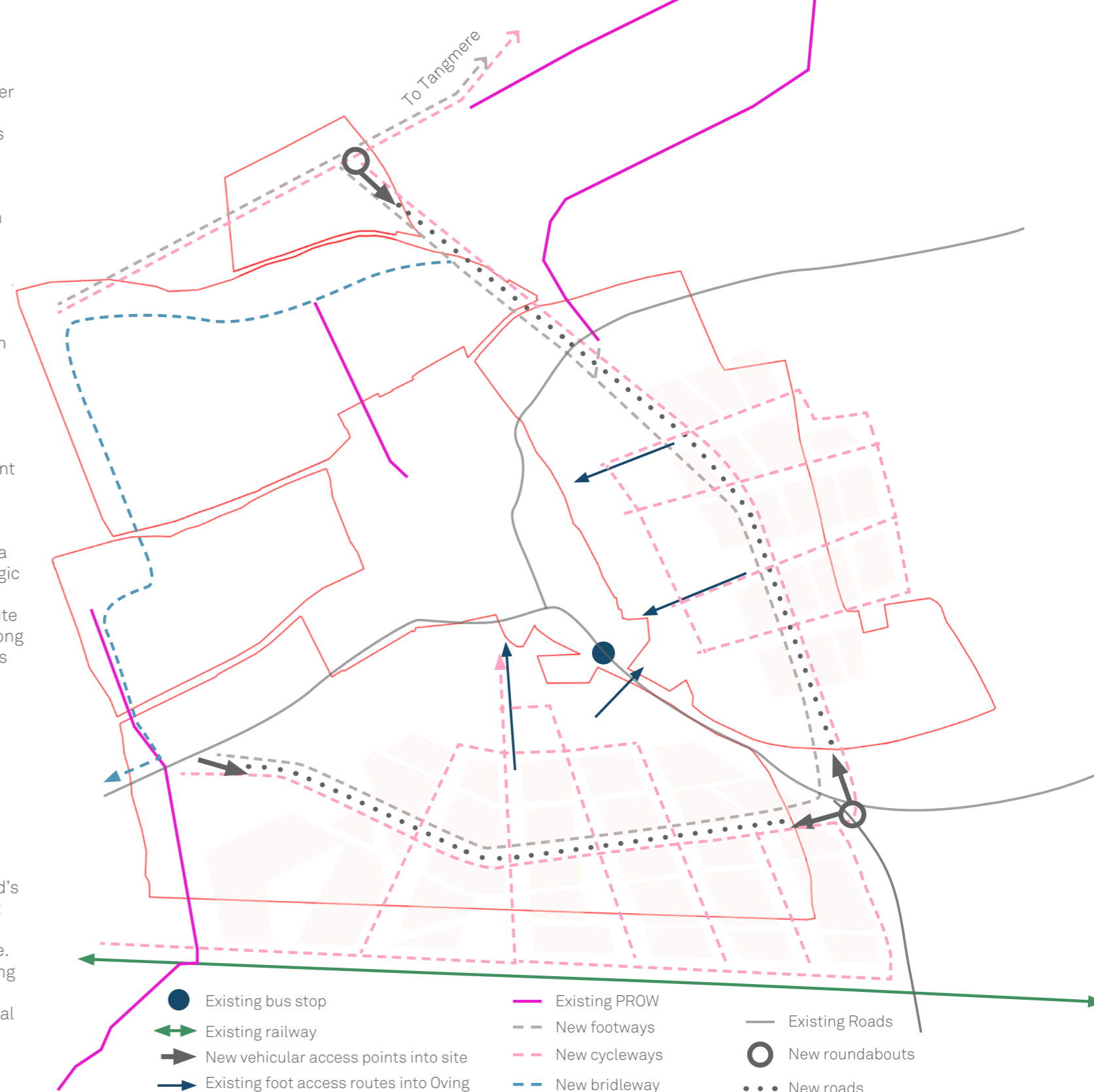
In addition, as a result of this scheme vehicle trips to and from Chichester would more likely use the A259 corridor or travel through the Shopwhyke Lakes development to reach the Portfield Roundabout. The Portfield Roundabout has a mitigation scheme identified as part of the Chichester Local Plan process, and WSCC is currently undertaking a review of improvements to the A259 corridor. Car parking provision within the development would be in line with WSCC guidance.

There is scope within either the land owned by CCofE or land within the highway boundary to accommodate a continuous footway along Tangmere Road between the site and the Tangmere development. The sections within CCofE land

could also potentially be widened beyond 2m to accommodate an off-road cycle lane through either a shared footway/ cycleway or segregated facility. A combination of on-street footways and cycleways and off-street footpaths and cyclepaths would be provided within the development to maximise the ability to walk and cycle within the development. These would be incorporated where possible within the green linkages and the locations of these are shown in the preliminary masterplan.

The bus operation in the vicinity of the site is currently limited to the infrequent 85/ 85A service. There have been preliminary initial discussions with Stagecoach in regards to the Barnham Eastergate and Westergate development, and this dialogue has set out potential for a new route between Littlehampton and Chichester, with the route from Barnham to Chichester to be determined. There is a compelling case, given the scale of new development in this corridor east of Chichester, and the housing proposals at Barnham Eastergate and Westergate for a higher frequency bus route that serves the development. There are two route options either via Oving Road or Tangmere Road, but given the strategic scale of development proposed at Tangmere, it is likely that Stagecoach's preference would be to route the bus via Tangmere Road and therefore a stop along the northern edge of the site would facilitate access to this new route.

This is further reinforced by the West Sussex Bus Service Improvement Plan (2021) which suggests a new service (55X) with a new 30- minute frequency extended service to serve new housing and provide rail/bus connection at Barnham (going further from Chichester than the current 55 route). This will link the towns, villages, and new housing areas in-between to shopping and leisure areas on the outskirts of Chichester (Portfield), and to St Richard's Hospital. The improvement plan goes on to suggest that the service frequency will rise to 15min, then 10min as housing is infilled along much of the route. Therefore the planned development on Land at Oving would further support and benefit from bus service improvements in this corridor. There is also potential to increase the frequency of the 85/ 85A service operating along Oving Road.



5.6 Flood and Drainage

The proposed development will have due regard to these floodplain extents, limiting any built form within the area most at risk. Areas within the floodplain will be given over to landscaping, amenity and recreation uses where possible. Where development must interact with the floodplain, such as improved highway designs and junctions, the designs will ensure new infrastructure will be at low risk of flooding in the future and seek to improve flood risk where possible.

The watercourses, ditches and other waterbodies should be retained where possible, and a suitable standoff from the top of bank applied in line with guidance published by the Lead Local Flood Authority and Environment Agency as appropriate.

As part of emerging proposals, a strategy for the management of surface water will be required, based on sustainable drainage principles. This should look to capture surface water runoff generated by the development as close to source as possible, and holding it within the site before being allowed to discharge from the site in a controlled manner by an appropriate method. The strategy should include above-ground SuDS features where possible to achieve the 4 pillars of good SuDS design outlined in the CIRIA SuDS Manual.

Early engagement with Southern Water as the current sewerage undertaker is recommended to ensure that development aspirations are considered as part of their strategic management of their foul drainage network, considering the potential upgrades required to their network to serve future development in a sustainable way to meet their obligations under the Water Industry Act 1991.



5.7 Ecology

The proposals for the site provide an opportunity to enhance connectivity between existing corridors passing through the wider landscape, which would complement and indeed enhance the Strategic Wildlife Corridors identified within this area. By retaining existing features of greater ecological value, wherever possible, providing new native species-rich habitats such as wildflower grassland, hedgerows, woodland and wetland, and the provision of long-term management, it is considered that significant net gains in biodiversity can be realised compared to the existing situation.

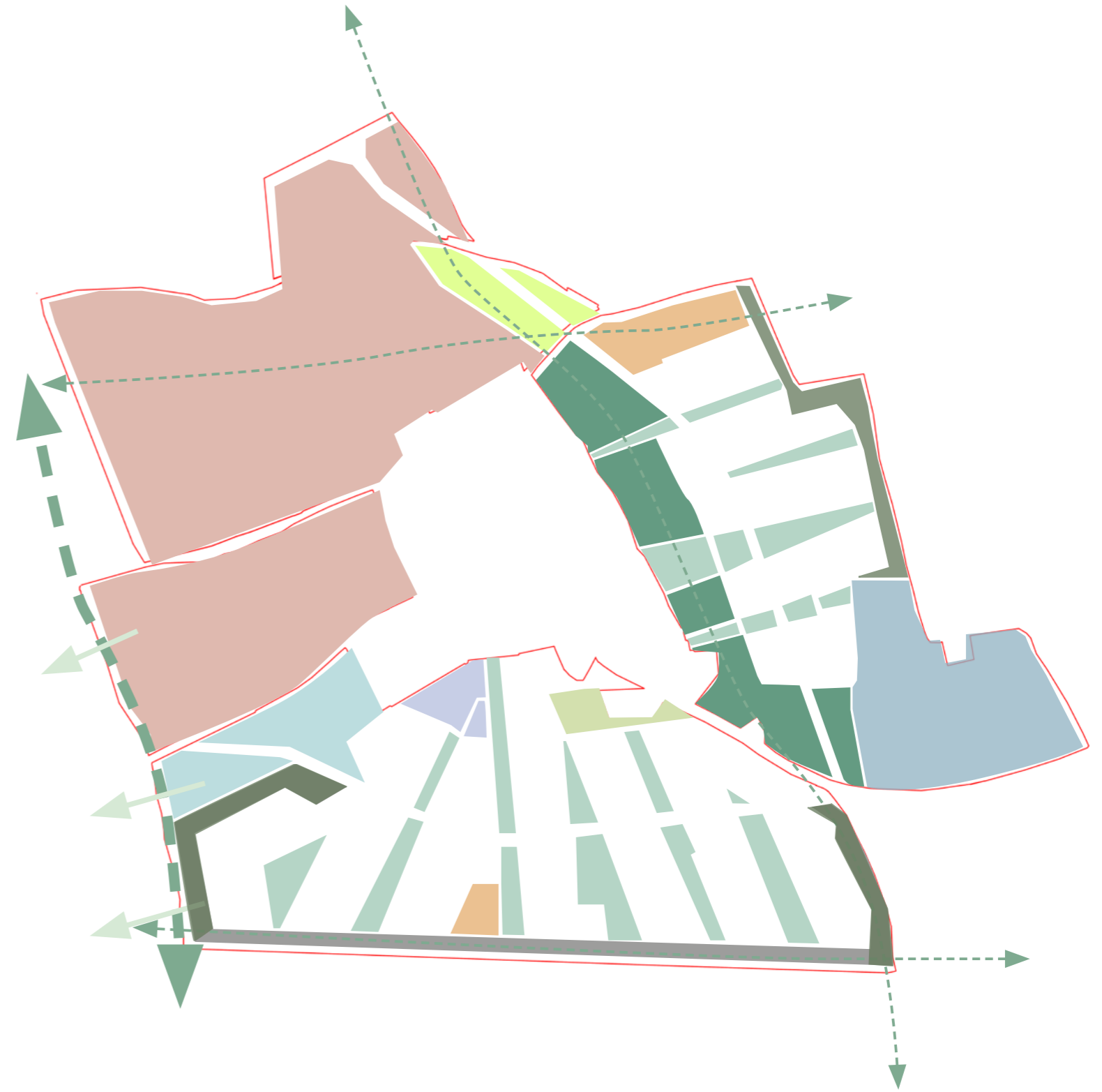
The proposal will include the provision of an interconnected, accessible Green Infrastructure network which passes through and across the site, including a network of formal and informal footpath routes. This network would provide new with attractive, 'on the doorstep' opportunities for informal recreation.

The potential presence of any protected/notable faunal groups and species would need to be carefully considered and will ultimately inform the detailed design of any emerging development proposals. However, with the retention and enhancement of existing habitats, the provision of new native species-rich planting as part of the green infrastructure network, and delivery of specific avoidance, mitigation and enhancement measures as required, not only can adverse effects be avoided but there would be an opportunity to deliver significant enhancements for faunal species compared to the existing situation.

In developing the proposals, early consideration will be given to opportunities to deliver Biodiversity Net Gain at the site, with the objective of ensuring that the new development would not only offset any unavoidable biodiversity losses, but actually deliver significant, long-term enhancements compared to the existing situation.

Assessment will be mindful of the provisions set out in the Environment Act. However, given the existing baseline there would be ample scope for significant gains to be achieved at this site, which would fully accord with the relevant threshold.

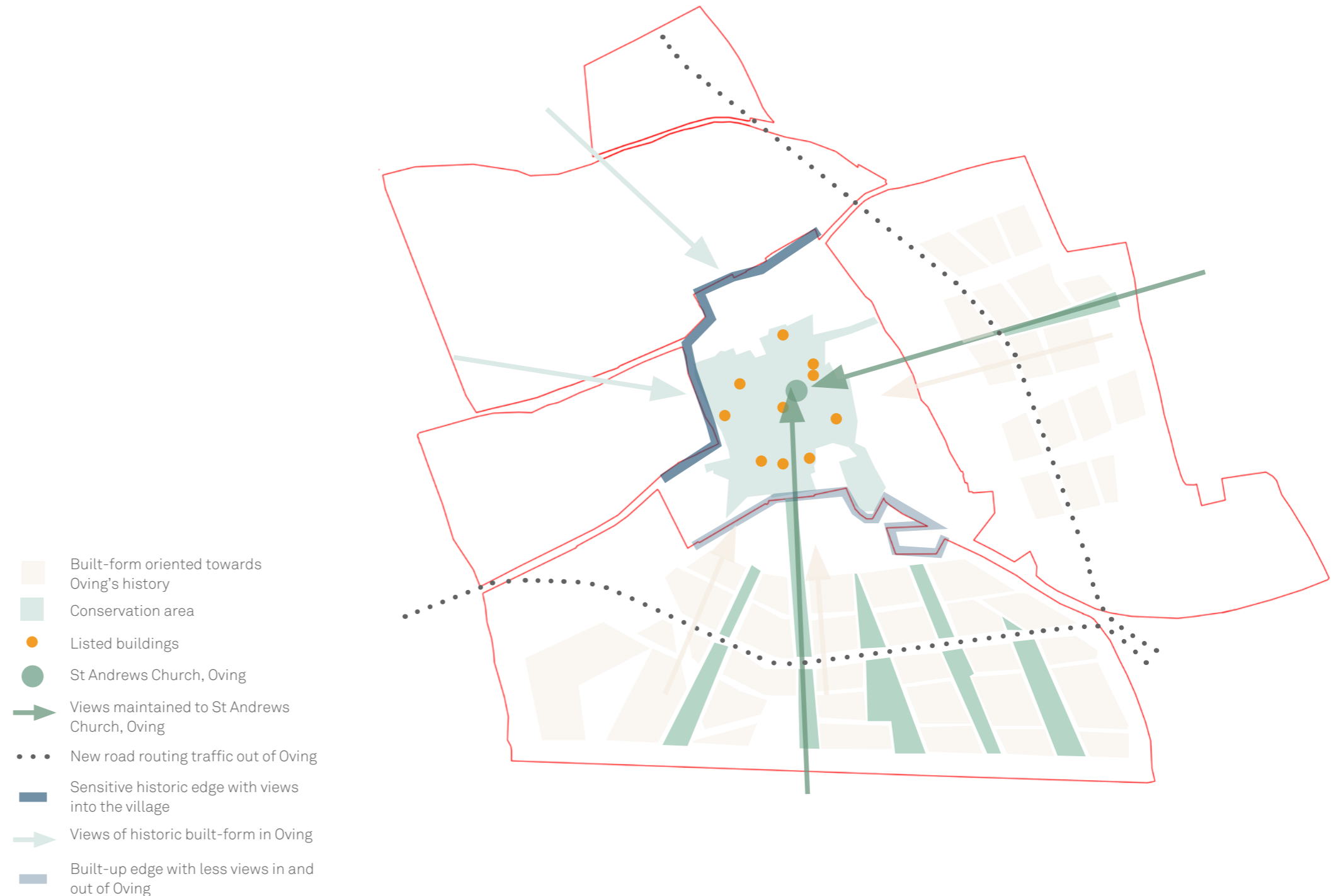
- Nature garden
- Village green
- Wildlife Corridor edge
- Ordinary countryside
- Hydrology park
- Railway park
- Connections to the wildlife corridor
- Community orchard
- Community heritage garden
- Allotments
- Playing pitches
- Designated play areas
- Green planting along boundary edges
- Ecological routes through the site



5.8 Heritage

It is critical to the success of the proposed development that the designs respond thoughtfully and appropriately to the historic village of Oving. The character of Oving is one defined by its exemplary buildings, particularly those located in the historic core and how the community has been built around these. The proposed development will provide a sustainable framework for growth around Oving that respects these critical aspects in a number of key ways.

Most importantly, the areas to the north, north-west and west of Oving have been identified as parcels of land that would have a significant negative impact on the historic core and conservation area of Oving, therefore these parcels of land will be left as open countryside to protect the integrity of the heritage assets. In addition, the proposed development will provide a visual connection to key areas of Oving and prominent buildings. For example, the spire of St. Andrew's Church is a beacon in the surrounding countryside and the necklace of hamlets have all been orientated towards this view, reinforcing the importance of the historic settlement and connection to it. Additional benefits can be found in the proposed highways network, which positively responds to the church spire, providing a gateway view on arrival, but also introduces a new road diversion south of Oving. The Southern road diversion will have a positive impact in reducing the need to travel through Oving conservation area but are unlikely to remove this option entirely.



5.9 Community Infrastructure

The LIA assessment carried out by Lichfields has identified the following potential effects from the development of land at Oving:

Primary school provision : Although there is currently surplus capacity within primary schools within the LIA, development of the land at Oving could reduce the surplus capacity to zero or result in over-subscription of primary school places. Mitigation may be required, and this could also include the provision of early years care.

Open space : Development of the land at Oving could result in a demand for informal open space provision (parks and gardens, amenity green space and natural/semi-natural green space) of up to 10.9ha, and formal open space (including playing pitches) of up to 5.5ha.

Play space : Development of the land at Oving would generate demand for up to 1.88ha of play space.

The audit does not anticipate any need for mitigation in relation to secondary school provision or health care provision.

The development may result in the need for expansion and/or adaptation of other community facilities, and engagement with key stakeholders (such as Oving Parish Council) will be undertaken.

Additionally, our proposal presents a unique opportunity to provide a greatly improved and interlinked series of community buildings and open spaces.

A new community hub is located to the south of the village, near the existing Jubilee Hall, bus stops on Oving road and existing footway connections into Oving Village. The community hub will include a new primary school and nursery, a village green, and allotments for community use which will significantly improve the isolated setting of the current Jubilee Hall and provide brand-new community focused spaces.

In addition, there will be substantial improvements to the existing Jubilee Park, with new play spaces and equipment and playing pitches located to the north and south of Jubilee Park. These areas have been identified as areas suitable for playing pitches due to their proximity to Jubilee Park, the easy connection into Oving for existing residents, and making the most beneficial use of development in a flood risk area.

- Built-form
- Primary School
- Nursery and nature garden with connections to the rest of Oving
- Village green with connections to the rest of Oving
- Community orchard
- Community heritage garden
- Allotments
- Playing pitches
- Designated play areas
- Jubilee Park with new connections to further playing fields and housing



5.10 Housing Delivery

With a total of 1440 houses, the housing mix across the necklace of hamlets will be varied and diverse providing a significant benefit to the local area. Broadly speaking there will be a mixture of house types in each hamlet, the desired impact of this is to create a sense of very local, smaller communities, within a wider network of hamlets and Oving Village. The design and layout of each of the Hamlets responds to the character areas of its surroundings and is outlined below:

Hamlet 1 | The Orchard Stream Hamlet : The plots and housing mix is defined predominantly by the community orchard and structured planting to the west, the railway line to the south and village centre to the north. To the west larger plots respond to the open countryside and would include detached and semi-detached houses. To the south, along the railway line there would small terraces that exist in the village, set back from the railway line with a green buffer and with smaller plot sizes. Similarly, to the north there will be a series of short terraced houses that respond the historic almshouses of Oving.

Hamlet 2 | The Village Green Hamlet: Similar to the hamlet 1 to the west this is bounded by the railway line to the south and village green to the north, with corresponding smaller, more compact plots in both locations. On the east and west boundaries, it connects into the greenways to Oving village.

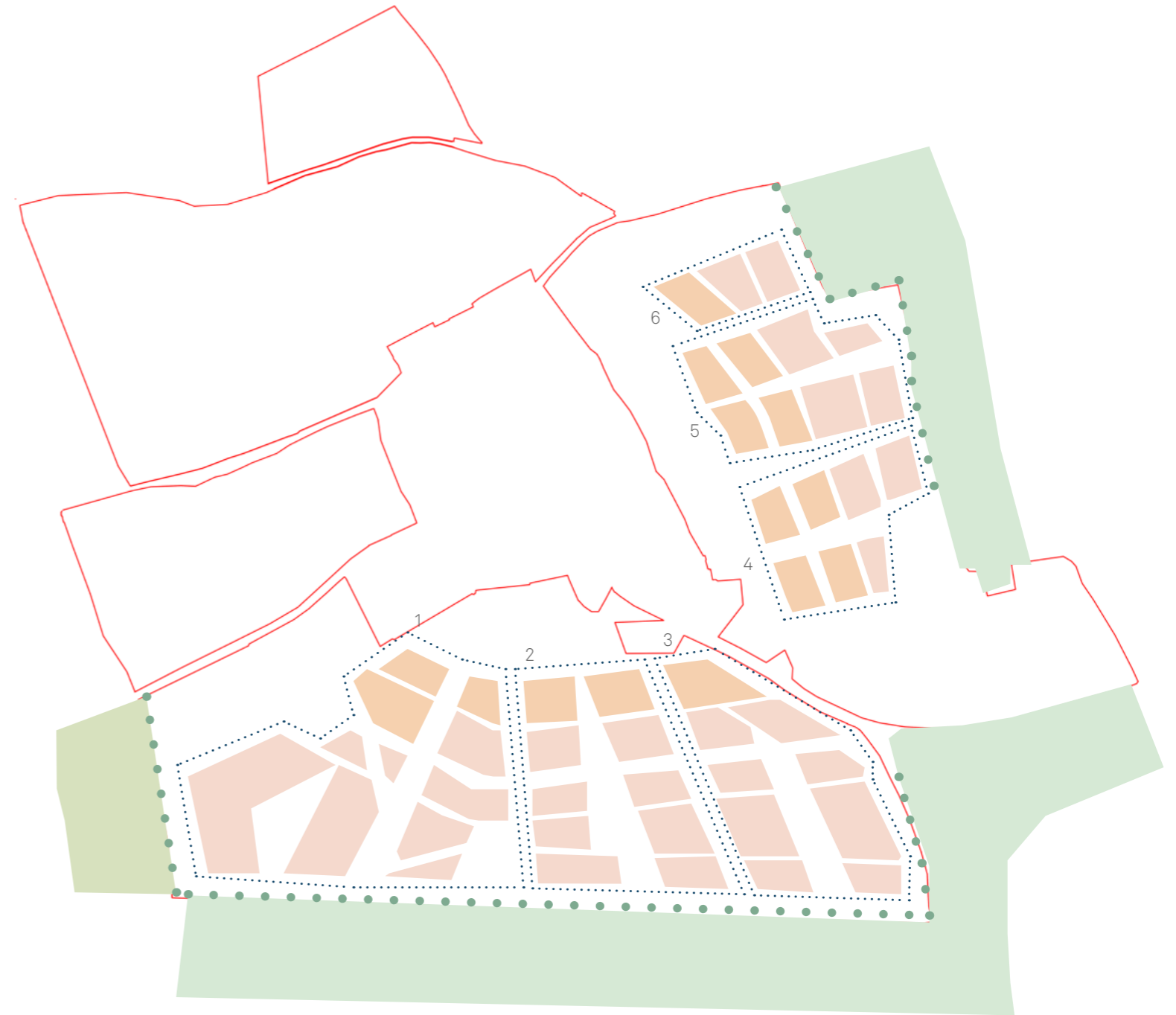
Hamlet 3 | The Farmstead Hamlet: Similar to hamlet 1 but mirrored, the layout of this hamlet responds to the railway line to the south and village centre to the north and to the new structured planting to the east. There will be larger plots that respond to the structured planting and greenways on the north-south boundaries and smaller plots that respond to the railway line and village centre.

Hamlet 4 | The Hydrology Park Hamlet: This hamlet is characterised by its relationship to the nearby hydrology park to the south, playing pitches and Oving village to the west and open countryside to the east. There will be a series of plots in a linear sequence moving from higher density at Oving Village to low density at the open countryside.

Hamlet 5 | Jubilee Park Hamlet: Similar to the hydrology hamlet, this hamlet is also characterised by open countryside to the east and Oving village to the west. There is a more prominent connection to Oving via the enhanced Jubilee Park and the primary cycleway and footway connections into the Village. Higher density plots will connect to the existing village boundary and watercourses, providing a rich ecological landscape at the front door, whereas larger plots towards east lend themselves to expansive views across the open countryside.

Hamlet 6 | Gateway Park Hamlet: This hamlet acts as a entrance gateway to the new development and signposts the arrival when travelling from Tangmere Road to the north. These plots are generally slightly larger than the plots in the hamlets to the south which is a response to the surrounding open and flat landscape. The plots are set back from the northern site boundary to not encroach on thze existing Oving Village boundary in order to retain a clear separation from the development at Tangmere.

- Low-Medium Density
- Medium Density
- Wildlife corridor
- Sensitive edge boundary
- Agricultural edge



5.11 Housing Mix

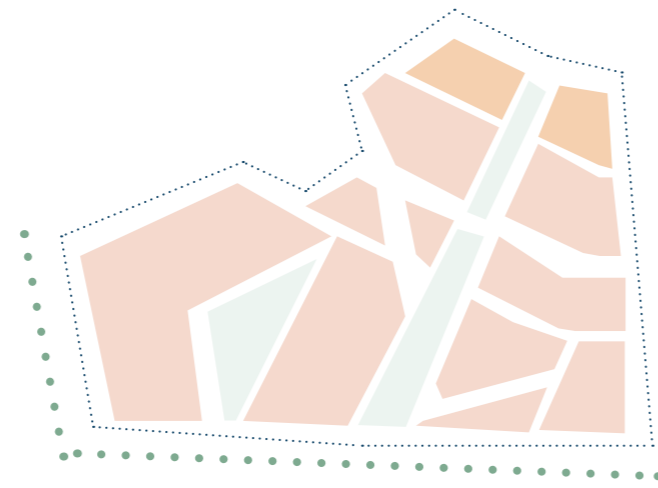
The housing mix will comprise of different scales of housing, from compact 1-bedroom units to more expansive and larger detached units with 4+ bedrooms.

Tenure

The proposed mix of housing will be in accordance with Chichester Local Plan and include affordable rented housing, low-cost home ownership and market housing, subject to a viability test.

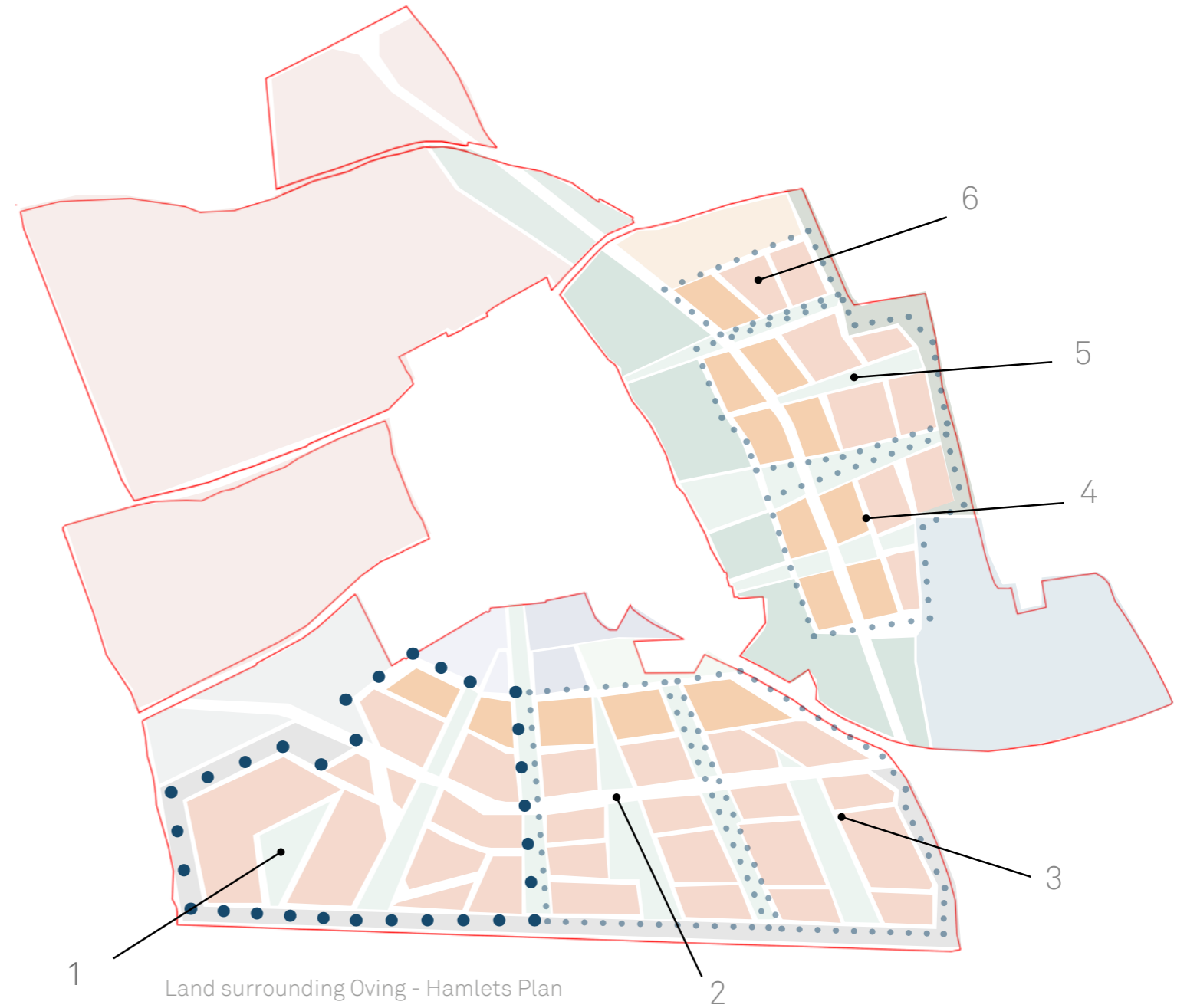
Mix

The housing mix will be considered in line with the requirements identified in the SHMA and will aim to meet the local plan target. The mix is consistently varied across all of the hamlets, with a mixture of small, medium and large plots in each hamlet.



Hamlet 1 | The Orchard Stream Hamlet

- Low-Medium Density
- Medium Density
- Sensitive edge boundary

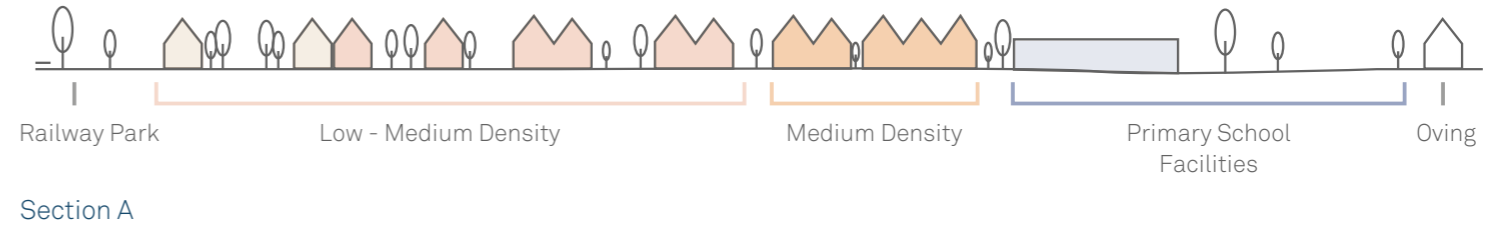
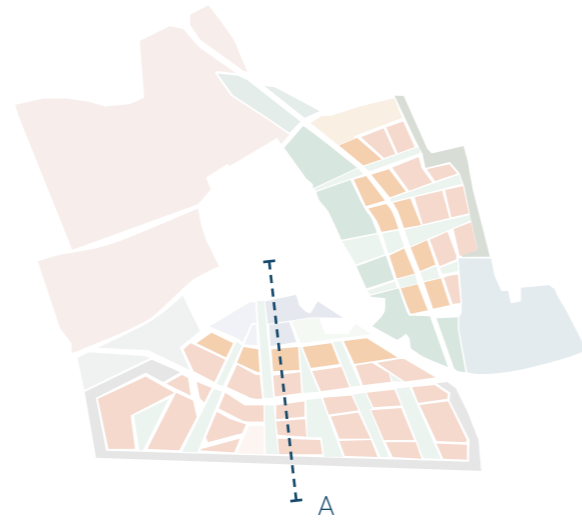


Land surrounding Oving - Hamlets Plan

5.12 Architecture

Whilst the architecture and building typologies will be developed at a later stage establishing principals will be defined at the outset as these will provide a picture of the emerging detailed design. The architecture and building typologies will draw on the exceptional architectural buildings in Oving, especially those within the conservation area. It is important to note that the more recent postwar additions to Oving to the east are generally of lower quality and do not present a design suitable for a village, but more an urban or suburban setting, therefore there is an opportunity to improve the setting of Oving as a typical countryside village by ensuring the expanding development is much more sympathetic to its rural surroundings.

The design of the houses will be in keeping with the surroundings, using appropriate cladding materials and taking cues from the massing and form of buildings nearby. The homes will be of high quality, providing ample natural daylight and natural ventilation and private and semi-private amenity space. Houses will vary in scale, from compact terraced houses to larger farmhouses, which will all be developed in further detail during the next stage of design. In keeping with the low-lying surrounding countryside houses will generally be limited to 2.5 stories to reduce the visual impact.



Low- Medium Density Housing



Low- Medium Density Housing



Medium Density Housing

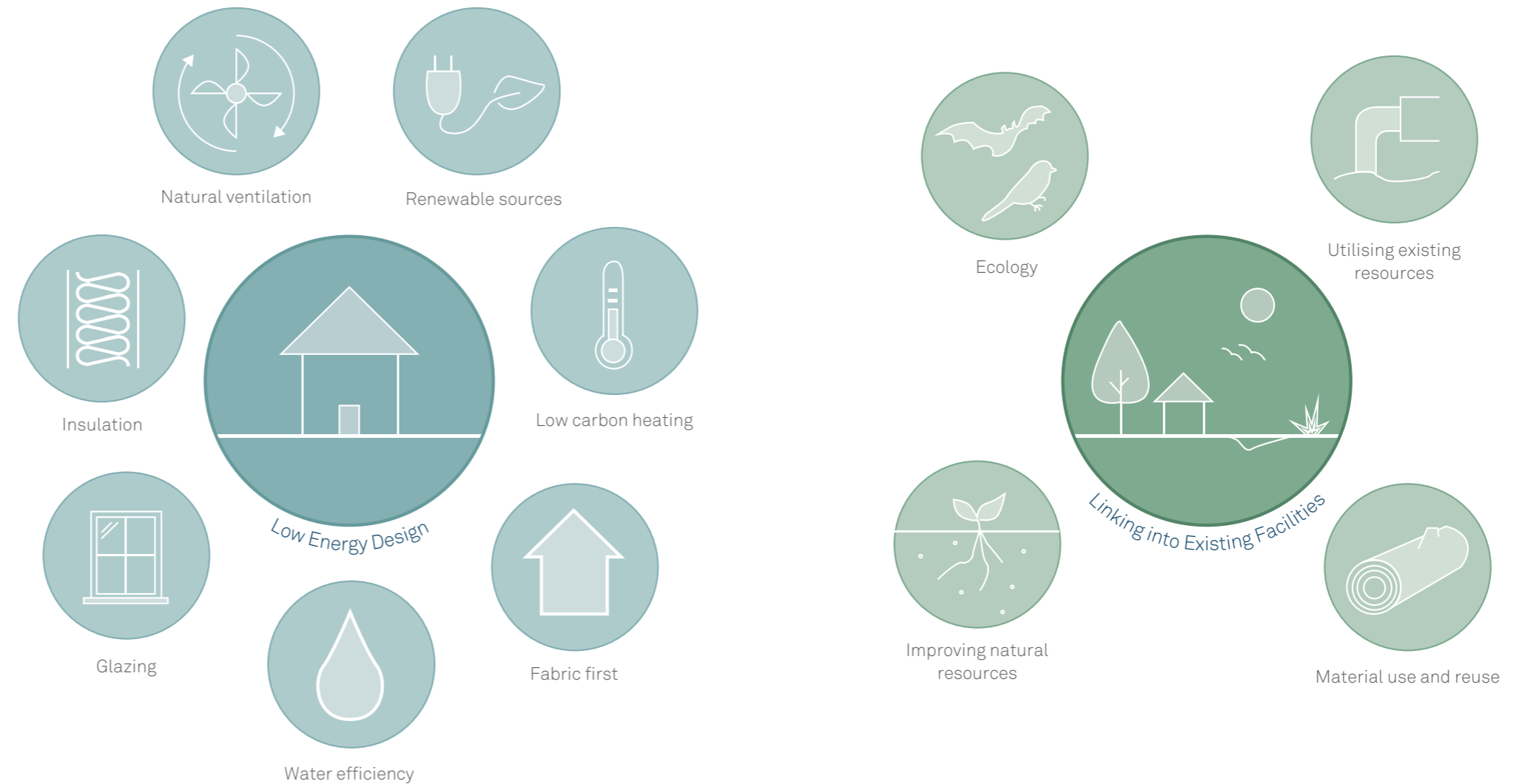
5.13 Sustainability

In recent years the efforts to rethink our effect on the environment have become known as “sustainability” and it is a key component of thinking for our proposed development at the Land East of Drayton Lane which we will incorporate wherever possible. The CCoE aim to provide sustainable developments, measured against 10 material topics, including addressing climate change and working towards net-zero. In addition, Chichester District Council declared a climate emergency in 2019 and has subsequently produced and Action Plan that requires a 10% year on year reduction in carbon emissions from 2019 to 2025.

The entire team, as part of the preparation of the vision masterplan, has started to embody sustainability principles into the thinking behind the development. Measures extend from the way that the masterplan is located on and around the site and interfaces to its environment through to the minutiae of decisions about reducing the impact, connecting into existing networks and bio-diversity net gain that make up the proposal. There is a plethora of both big ideas that have been incorporated and an understanding of the intricacies of details that need to be resolved as the design progresses.

Where possible, the development will adopt a progressive, and hierarchical, approach to resource efficiency:

1. Displacing the need for the consumption of a resource through natural means by utilising the sites climate and natural resources to maximum efficiency.
2. Utilising resources as effectively as possible, through the use of a considered approach to both systems design and material usage and reuse.
3. Generating renewable resources to displace residual demands.



06

The Opportunity at Oving

6.1 Key Benefits



Green Infrastructure Networks & Biodiversity Net Gain

- Retention of existing landscape features such as trees and hedgerows to create varied and multi-functional green spaces.
- Creating biodiversity enhancements with new grassland and native habitats within the site.



Affordable Homes

- Providing affordable housing in line with Chichester Local Plan guidelines



More Homes

- Providing a good mix of homes and housing types, reflecting the needs and aspirations of the local community.



Reduced Traffic Through Oving

- A new road that will divert traffic away from Oving and reduce the number of vehicles travelling through the conservation area



Restoration of Historic Landscape Features

- New tree and hedgerow planting to link up existing hedgerow and tree groups.
- Restoring lost trees as a result of farming practices, Dutch Elm disease and Ash Die Back.



Improvements to Jubilee Park

- Creation of a local level equipped play space and recreation areas including play equipment and sports and playing fields



Community Hub

- Careful integration of communal open spaces for recreation and amenity – linked with existing footpaths and cycle routes.
- Developing community facilities including a primary school, village green, allotments and orchards for community use.

6.2 Next Steps

The land around Oving is fully within the CCofE's control, is available for development now and is deliverable with some development achievable within the first five years of the plan period. It represents an opportunity to provide new homes, facilities and significant community benefits, through a sensitively designed extension to the existing village that integrates into the surrounding landscape.

This document sets out a vision that demonstrates how the land could be developed into an attractive extension to the village, which meets the Parish and District Council's aspirations, delivers community benefits, and could be delivered in phases over the plan period.

As a next step, the CCofE and consultant team would be pleased to work with Chichester District Council, Oving Parish Council and the local community to draw up the principles of development for this site.



Sketch view of the proposal at Land Surrounding Oving



Land Surrounding Oving



the richards partnership Pell Frischmann



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