



Representation Form

Local Plan Review: Preferred Approach Consultation

The consultation on the Local Plan Review: Preferred Approach will run from 13 December 2018 to 7 February 2019. The document and more information on the consultation can be viewed on our website www.chichester.gov.uk/localplanreview

All comments must be received by 11.59 pm on Thursday 7 February 2019.

There are a number of ways to make your comments:

- Comment on the document on the internet using our online consultation website www.chichester.gov.uk/localplanreview (**Recommended**)
- Complete this form on your computer and email it to us at planningpolicy@chichester.gov.uk
- Print this form and post it to us at: Planning Policy Team, Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY

How to use this form

Please complete Part A in full. Please note anonymous comments cannot be accepted, a full address including postcode must be provided.

Please complete Part B overleaf, using a new form for each separate policy or paragraph that you wish to comment on. Please identify which paragraph your comment relates to by completing the appropriate box.

For more information, or if you need assistance completing this form, please contact the Planning Policy Team by email at planningpolicy@chichester.gov.uk or telephone 01243 785166.

PART A	Your Details	Agent's Details (if applicable ¹)
Full Name	Paul McCann	
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Organisation (if applicable)		
Position (if applicable)	Strategic Land Director	

Is this the official view of the organisation named above? Yes

No

¹ Where provided, we will use Agent's details as the primary contact.

PART B

Please use a new form for each representation that you wish to make. Please note anonymous comments cannot be accepted. Any personal information provided will be processed by Chichester District Council in line with the General Data Protection Regulations 2018. More information is available at: <http://www.chichester.gov.uk/dataprotectionandfreedomofinformation>.

To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 113	Policy Reference:	Policy AL7
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

We object to the proposed allocation of a minimum of 250 dwellings and a two form entry primary school at Highgrove Farm at Bosham because:

- It will not represent organic growth but will result in the creation of a disjointed enclave with little affinity both visually or functionally with the main settlement that lies predominantly to the south of the A259.
- It will be in the wrong location to benefit from and support many of the existing facilities in the village.
- It will create a significant and undesirable intrusion into the open landscape on the eastern side of the village.
- It will interrupt important views towards the South Downs National Park to the north.
- It will provide a new school in a relatively poor location for the majority of the village leading to unsustainable travel patterns.
- It will run contrary to the findings of the Bosham Neighbourhood Plan that there is firm evidence from the responses to consultations undertaken that any growth to the west or east of the existing settlement boundaries must be resisted.
- It will reduce the narrow rural gap along the A259 separating Bosham with Fishbourne to the east leading to the potential for coalescence.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

As an alternative to the site at Highgrove Farm we believe that further consideration should be given to land at Broadbridge Farm comprising land at Bullock Barn and Swan Field (as identified on the attached plan) which was earlier the proposed allocation for housing in the

Regulation 14 version of the Bosham Neighbourhood Plan. Although this allocation was deleted at the recommendation of the Neighbourhood Plan Examiner this was simply on the basis that insufficient evidence had been demonstrated to justify development in the Chichester Harbour AONB. Such evidence in the form of a Landscape and Visual Impact Assessment has subsequently been prepared through Fabrik (see LVIA attached) that objectively assesses the relative importance of the landscape at Highgrove Farm and Broadbridge Farm, albeit in the context of schemes for circa 50 dwellings. This shows that in the context of a scheme of this size either site had equal landscape capacity. Although an application for 50 dwellings lying at the south western corner of the land at Highgrove Farm (with substantial landscape mitigation) has been resolved to be approved this is no reason why further intrusion on the more exposed parts off Highgrove Farm should now be contemplated.

The Highgrove Farm site is relatively open compared with land at Broadbridge Farm, being readily visible from the A259 and open fields within the AONB to the south of it. While located adjacent to Broadbridge, this land is perceived as having an immediate visual and physical relationship to open countryside and the small hamlets and isolated buildings to the south, east and south-east of Highgrove Farm rather than Bosham itself.

In contrast the Broadbridge Farm site is considered to be an integral part of the Bosham / Broadbridge settlement, despite its current land use. This site and the wider field unit are enclosed both physically and visually by the buildings along Penwarden Way to the north; the existing built up northern edge of Bosham to the south; the commercial and residential buildings and mature vegetation to the west; the existing adjacent buildings to the north-west; and by the mature tree belts separating the area from rural land and businesses, as well as scattered dwellings along Walton Lane to the east.

We believe there are significant planning arguments in favour of reviewing the potential development around Broadbridge Farm in preference to further development at Highgrove Farm. We note the requirement for a new school site but this could easily be provided on land at Broadbridge Farm as part of Swan Field that will create a much better choice for its relocation in the heart of the existing village community rather than in an isolated location on the A259 where travel patterns are more likely to be car borne rather than on foot/cycle.

Although for potential for additional dwellings may be less at Broadbridge Farm as compared with Highgrove Farm there is the potential to provide additional dwelling capacity through the redevelopment of the existing village school. This will also meet the objective of the Neighbourhood Plan to provide a more dispersed allocation of sites rather than being overwhelmed by what is tantamount to an excessively large housing estate that will seem isolated from the main village with all the consequent implications of social cohesion. It will run contrary to the principle of building a community that underlines the objectives of the Neighbourhood Plan that still remains part of the extant Development Plan.

We recognise that further development for housing or a school on land at Broadbridge Farm would encroach into the AONB but this would not amount to major development in our view and even if this was not considered to be the case there is an overwhelming public interest argument in favour of growing a village organically rather than sporadically.

(Continue on separate sheet if necessary)

Declaration

I understand that any comments submitted will be considered by Chichester District Council in line with this consultation and will be made publicly available on their website www.chichester.gov.uk and may be identifiable by my name or organisation, if provided.

Name (<i>print</i>):	Paul McCann (on behalf of CALA South Home Counties Limited)
Date:	4 th February 2019

