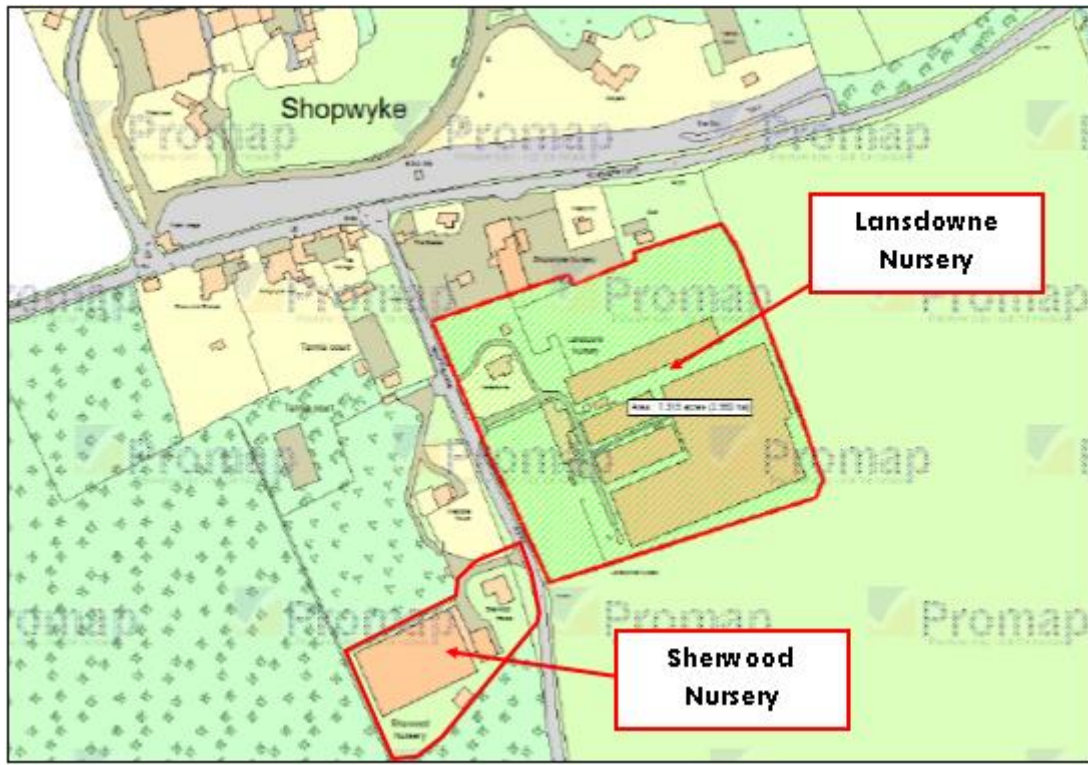




Chichester District Council
Preferred Approach Consultation
December 2018.



Lansdowne Nursery & Sherwood Nursery
Drayton Lane Chichester

February 2019

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Introduction

WS Planning and Architecture have been instructed by Asprey Homes Southern Ltd to submit detailed representations to the Chichester Local Plan Review 2035 Preferred Approach consultation (Regulation 18) and more specifically, representations for 2 sites known as Lansdowne Nursery & Sherwood Nursery, in Shopwyke within the Parish of Oving.

The Local Plan Review will provide a broad policy framework and a long-term strategy to manage development, protect the environment, deliver infrastructure and promote sustainable communities within Chichester District, to 2035. The Plan aims to balance the economic, social and environmental dimensions of sustainable development.

The local plan is split into two parts, with part one forming the strategic element of the plan and this includes the strategic site allocations. The objectives of the Chichester Local Plan in regard to housing and neighbourhoods, are to achieve by 2035:

- Increased housing supply, making provision for new dwellings of the right quality, location, type, size and tenure; including specialist housing for older people;
- Ensure that new dwellings can be easily adapted to meet the needs of wheelchair users and elderly people.
- Increase availability of affordable housing;
- Support neighbourhoods to be safe, clean, build and maintain community spirit and help shape the area in which they live;
- Promote the development of mixed, balanced and well integrated communities;
- Maintain low levels of crime and disorder, improve community safety and work to reduce anti-social behaviour;

Policy S3 deals with the development strategy, it identifies a broad approach to providing sustainable development in the plan area. It aims to ensure that new residential development is distributed in line with the settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements, this includes Shopwyke. In addition, non-strategic provision is made for small scale housing developments consistent with the indicative housing numbers set out in Policy S5.

The Plan states that it seeks to make provision for an additional 12,350 dwellings to be delivered during the period 2016-2035 in accordance with the findings of the Chichester Housing and Economic Development Needs Assessment (HEDNA). With 10,056 dwellings to be delivered in the East/West Corridor. This reflects the identified objectively assessed housing needs of the plan area, plus an allowance for accommodating unmet need arising from the Chichester District part of the South Downs National Park.

In October 2018 the examination report for the Site Allocation: Proposed submission Development Plan Document 2014-2029 was published, the Inspector concluded that the plan required a number of modifications including an increase in the quantum of housing.

Having reviewed the Preferred Approach Consultation document it would appear that a new site allocation known as AL3 is now proposed in Oving Parish, to provide an additional 600 homes required in the area. This is in addition to an existing housing allocation (AL2) for 585 homes on the opposite side of Shopwyke Road. Site AL3 currently comprises open countryside/agricultural land.

The Sites

The sites are in two distinct parcels of land on either side of Drayton Lane, known as Lansdowne Nursery, (HOV0006) and Sherwood Nursery (HOV0012). The site to the west of Drayton Lane known as Sherwood Nursery, comprises a detached dwelling, substantial glasshouses, associated structures and parking areas. The site is surrounded by mature vegetation and trees to its boundaries.

The site to the east of Drayton Lane, Lansdowne Nursery, is considerably larger comprising approximately 7 acres. This currently includes a number of structures including a detached dwelling, various timber outbuildings one formerly used for retail, three substantial glasshouses, one of which is some 6862 square metres, oil and water tanks, hard standing for parking/storage and a container. This site also includes areas of more open ground to the west of the timber outbuildings and to the north of the glasshouses.

The sites formerly produced tomatoes on a commercial scale by hydroponic methods, supplying major supermarket chains, with a small subsidiary retail element selling some items imported to site. However, the commercial enterprise ceased in 2004 due to economic viability and there has been no activity, or employment on the site since. The buildings on site are all in poor condition and do not contribute to the character of the area.

Background

In December 2017, land at Lansdowne Nursery, Drayton Lane Chichester (HOV0006) and land at Sherwood Nursery Drayton Lane Chichester (HOV0012) were both submitted as part of the Councils Local Plan Call for Sites. However, as confirmed by the HELAA Appendix 2, both these sites were rejected as they are considered to be *“Detached from a settlement boundary”*

More recently in May 2018 and following discussions with Chichester District Council, pre-application advice was sought for the demolition of all commercial buildings and the erection of approximately 85 dwellings across the two sites. (70 dwellings - land at Lansdowne Nursery, (HOV0006) and 15 dwellings - land at Sherwood Nursery. This

suggested that in the Council’s view, the sites were in a horticultural use and were not brownfield.

Furthermore, Chichester District Council also noted that the sites fell outside of the settlement boundary and engagement with the Local Plan Review process was the most appropriate way forward to promote both sites for redevelopment.

Following the Councils advice, engagement with Oving Parish Council through meetings and discussions has taken place. To date, they have raised no objection in principle to the redevelopment of both sites, which they acknowledge have become visually unsightly and attracted anti-social behaviour more recently.

Through these discussions, the Parish Council have outlined an aspiration to provide a quantity of Community Housing, some of which could potentially be accommodated as part of the redevelopment of both sites. This is supported in principle by the land owner and promoter.

Assessment

The Chichester Local Plan Review 2035 Preferred Approach – December 2018 set out proposed changes to the strategic site allocation for Shopwyke. Figure 1 below shows the existing and proposed settlement boundary, as well as the existing strategic site allocation known as AL2.

Figure 1 : AL2 Shopwyke Existing Strategic Site Allocation

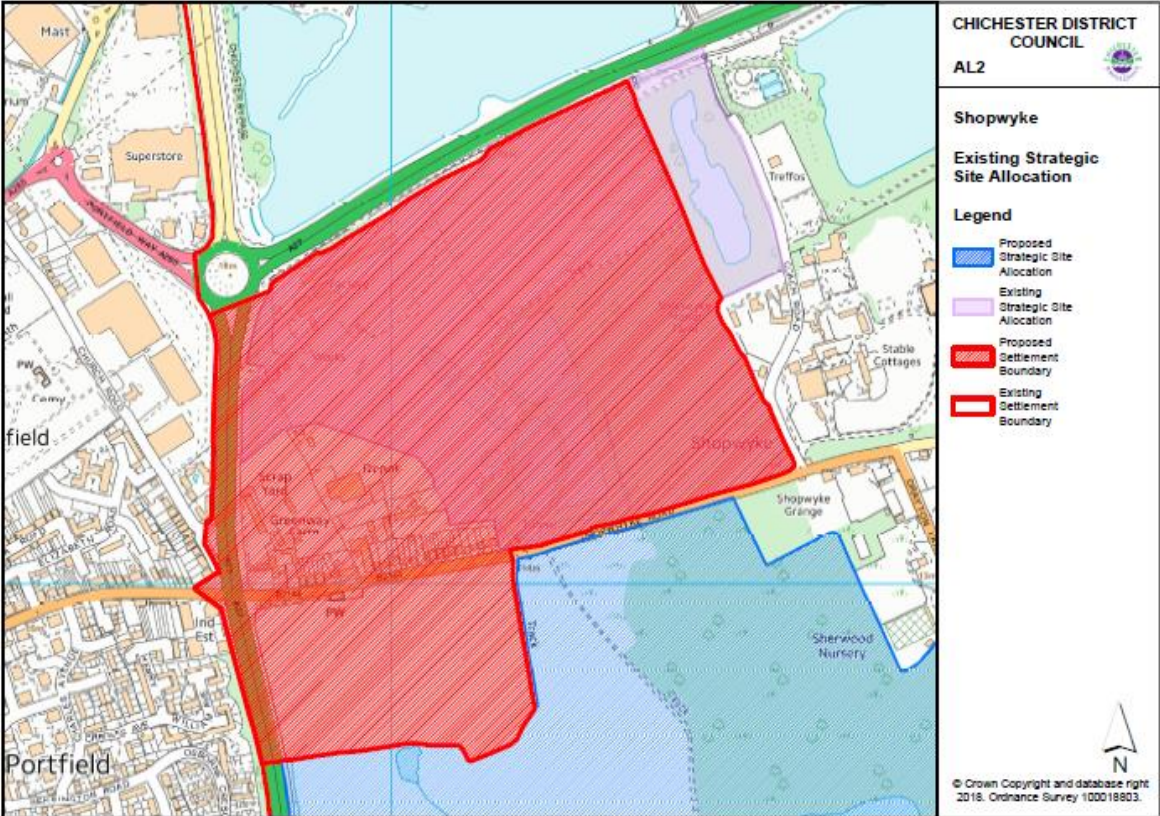


Figure 2 below, shows the proposed strategic site allocation, which now includes land to the south of Shopwyke. Figure 3 identifies all of the sites put forward for Oving Parish in the 2018 HELAA, which did not include site AL3.

Paragraph 6.19 states that *“Although the site is physically separated from the city by the A27 Bypass, the development is planned as an extension to the city, forming a new neighbourhood”*.

Of note is that this land would appear to be within the countryside and does not physically abut the settlement. Moreover part of the eastern boundary abuts the western and southern boundaries of the smaller site known as Sherwood Nursery, as detailed above.

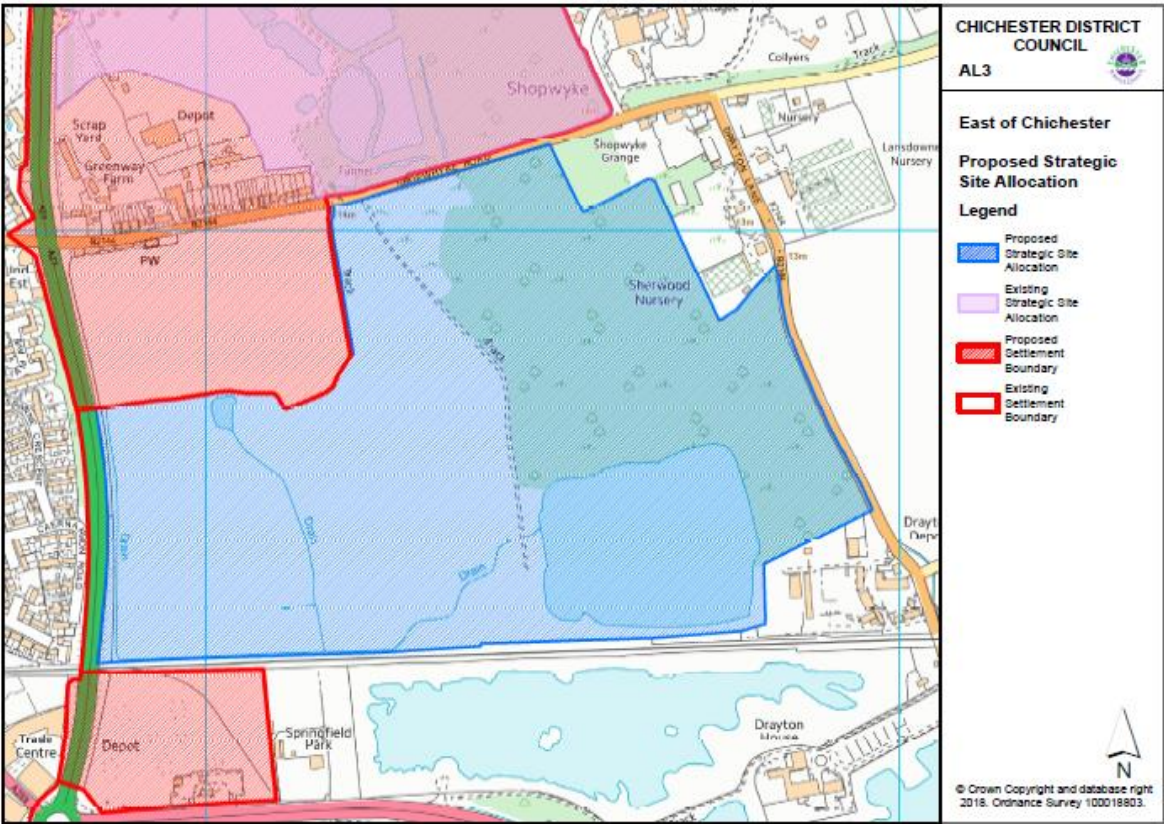


Figure 2 : AL3 Shopwyke Proposed Strategic Site Allocation

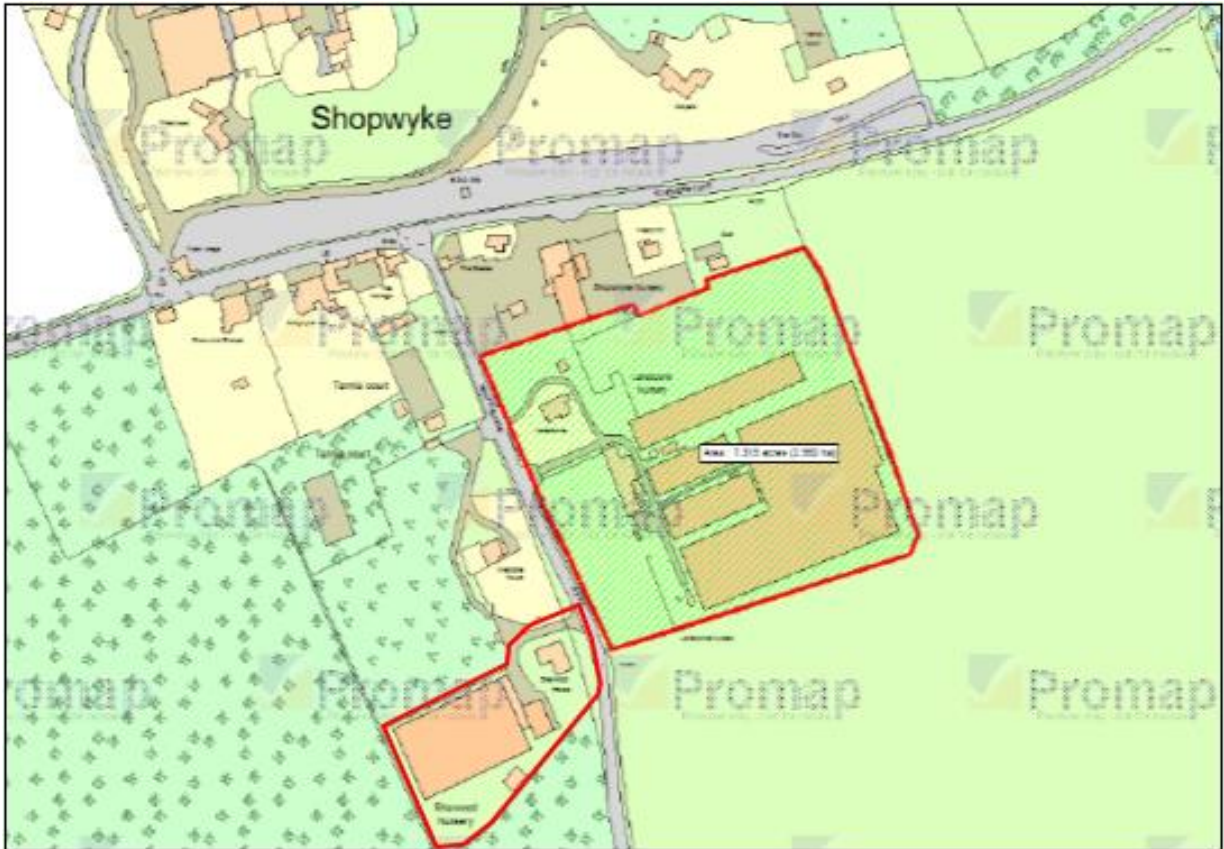


Figure 4: Lansdowne Nursery, (HOV0006) and Sherwood Nursery (HOV0012)

As demonstrated in figure 4, both sites comprise robust and defensible boundaries. The redevelopment of the land would not create an extension to the village per se or encroach further into the Countryside. In addition, the sites are very well screened and therefore visually would have limited visual impact on the surrounding area. Moreover, the sites are located between existing housing and commercial development to the north and housing to the west.

The sites would meet the three dimensions to sustainable development.

- Economic role: - The sites would foster economic growth by helping towards building a strong, responsive and competitive economy. It would reuse brownfield land and support economic growth.
- Social role: -The sites would provide the market with an appropriate mix of both private and affordable housing.
- Environmental role: - the sites existing boundary treatment would remain with the possibility of landscape enhancements incorporated into the development of the site.

Both sites have clear, defined boundaries, that are physical features, readily recognisable and likely to be permanent, these being the built form adjoining the boundaries coupled with mature trees which define the site area.

Conclusion

Lansdowne Nursery and Sherwood Nursery both comprise brownfield land and in this case both sites are redundant, as such, an allocation for housing should be supported by the local plan process. The Local Plan process should explore and utilise all brownfield sites before considering open countryside, especially in an area where there is a clearly identified need.

Both sites have clear, defined, defensible boundaries and would not create further encroachment or visual harm, to the wider countryside. Both sites are available, achievable and deliverable.