



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	Hanbury Properties (Chichester) Ltd	Graham Beck
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Position (if applicable)		Exec Consultant

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

No

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 98 – 100 paras 6.15 to 6.20	Policy Reference:	Policy AL2
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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:

The Chichester Local Plan Review identifies Shopwyke as a Strategic Development Location within the Spatial Strategy at Policy 3 (page 35) 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.*” Policy S8 provides for the provision of employment needs paragraph 4.57 specifically referring to Shopwyke and Policy AL2.

Executive Summary

In summary, the development at Shopwyke has been ongoing for several years during which time two planning permissions have been granted to provide a mixed development consisting 585 dwellings, a care home, employment and other community facilities, playing fields and public open space. Reserved Matters have been approved for some community floorspace together with 398 dwellings a large proportion of which have been built. It is anticipated that further Reserved Matters will be submitted shortly in respect of the remainder of the housing and the remaining commercial / community floorspace located at the ‘centre’.

During the last six months discussions have been on-going with officers in Development Management demonstrating how the Shopwyke strategic development could be enhanced in accordance with the approved Masterplan and the Committee adopted Design Code / Regulatory Plan for the site. In essence this could involve the addition of a further 100 dwellings on the site. There is also the potential to further diversify the employment opportunities on the site.

It is recommended that draft Policy AL2 be amended to reflect not just the current updated position but in order to provide a degree of flexibility to deliver the key objectives of the Local Plan.

Review of the Local Plan Review and evidence base

- Housing

Draft Policy AL2 reflects the Spatial Strategy and in particular Policies S4 and S8. It is clear from Policy S4 that the current need, as advised by GL Hearn (HEDNA Report January 2018) amounts to circa 609 dwellings per year which is translated into the Local Plan Review as a requirement for the period 2016-2035 as 12,350 units. Whether this target figure is agreed or is modified during the plan making process in the light of other representations made to the plan, it is clear that green field locations will be required to meet the need; this is evidenced elsewhere in the Local Plan Review within the strategic allocations (in part) together with the target figures for other named settlements in Policy 5.

As the National Planning Policy Guidance (July 2018) states at paragraph 117, *“Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”*

Work has continued with Council Officers developing the scheme at Shopwyke, and it has become apparent from earlier work that a further 100 dwellings could be delivered on this brownfield site above the 585 currently published in the Draft Local Plan Review which has planning permission already.

To date Reserved Matters have been approved for 398 dwellings for the first phase of the central area to include some 2,700sqm of community facilities floorspace ie: Use Classes A1, A3, D1 and D2 – see original Planning Permission 11/05283.

From the approved Design Code document and Regulatory Plan (approved in accordance with Outline permission 11/05283 - Condition 32) [See extract Figure 63 from the Design Code below] and the initial Masterplan, it has always been envisaged that the central core of the development would extend to between three and four storeys in height with most if not all the community facilities on the ground floor with housing in the form of flats above.

Since approval in Outline, a Reserved Matter application has been approved Ref:15/03964 (June 2016) for part only of the central area in which some of the community facilities have been approved together with apartments above. See below.

To date only 24 apartments have been approved at Reserved Matters leaving scope for a possible further 70 apartments.


The extracts below illustrating the Central Area (prepared by JT & Partners) forming part of the Outline application and the Reserved Matters approval (prepared by OSP Architects) show clearly the Design Solution for the central area making this part of the site the central hub in which commercial and community facilities would be located together with apartments above.

ILLUSTRATIVE BIRD'S EYE PERSPECTIVE 




Fig 63 : Sketch birds eye perspective view of the key grouping for guidance

Extract from Page 50 of the Approved Shopwyke Design Code - above Illustrative View presented to Chichester DC as part of Reserved Matter application Ref:15/03964/REM approved 21st June 2016 - below



Key plan


OSPA
ARCHITECTURE

Illustrative View 02 - The Square and Neighbourhood Centre
Phase 1, Shopwyke Lakes, Chichester

15071 / SK39
NTS @ A3 May 2015



elevation of neighbourhood centre and plots 71-76

Approved drawing P52 illustrating the street elevations for the neighbourhood centre.

The Reserved Matter permission granted related *“to the provision in part of a Neighbourhood Centre, comprising ground floor commercial floorspace in the form of 418sqm of retail space and 217sqm of community use floorspace. The application is for the first phase of housebuilding since the approval of outline planning permission O/11/05283/OUT in August 2013 which secured the principle of a residential-led mixed use development of the site as well as the means of access.”* (extract from page 11 of the planning officer’s report to Committee dated 26th May 2016.

Only 24 apartments have been approved at Reserved Matters leaving scope for at least a further 70 apartments within the central area to complete the design solution. Early sketches and designs have been shared with Council officers demonstrating that an additional number of units can be achieved in accordance with the approved Design Code as well complying with other important considerations such as the necessary parking required as well as complying with open space standards. Transport and highways is also an important consideration which has been considered further but remains within the overall scope of the 700 dwellings scoped within the Environmental Statement submitted with the Outline application. It is accepted that other developments have since been approved and come on stream but further transportation / highway work is in progress.

In addition to the potential 70 residential units in the central core, further work on the overall scheme has provided an opportunity to develop other parts of the site which could secure another 30 dwellings whilst continuing to comply with current planning policies and stay within the scope of the ES. Again, initial ideas have been shared with officers in Development Management.

- Employment

Planning permission exists for 4,400sqm of Class B1 within permission Ref: 11/05283/OUT situated on 0.48ha at the western entrance to the site. Policy AL2 identifies a total of 4ha for B1 and B2 Business Uses, with the majority of land lying to the north west corner of the site, known as Glenmore Business Park.

During the last six years since planning permission has been granted and the employment site has been well known to the commercial community as an opportunity to deliver employment-led development, there has been little interest in developing a relatively small site for which reason a complementary employment use, such as an hotel, might be appropriate. The current Local Plan Policy 30 supports hotel and leisure employment uses whilst paragraph 2.24 of the Local Plan states, inter alia, that the visitor economy “**is a significant employment sector.**” This is repeated at paragraph 2.21 of the Draft Local Plan Review. The other key point to raise is that the current planning permission would require a four-storey building to deliver circa 4,400sqm of space. It is accepted therefore that a significant building is required in this important gateway entrance to the Shopwyke Development. To allow other appropriate employment uses on the site would provide a degree of flexibility within the market place providing a complementary use enabling a range of different employment opportunities whilst still contributing positively to the local economy. This would be wholly consistent with the main objectives of the Chichester Local Plan Review 2035 Preferred Approach (December 2018) paragraph 1.5 (page 8).

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

In summary, based upon the above commentary and analysis the following recommendations are made;

Policy AL2: Land at Shopwyke (Oving Parish)

Land at Shopwyke, as defined on the policies map, is allocated for mixed use development, comprising:

1. Approximately 5685 dwellings;
2. At least 4 hectares of employment land (suitable for B1 and/or B2 Business uses); the 0.48ha on the employment land forming part of the approved residential development could be suitable for other forms of employment such as an hotel to complement the neighbouring 3.52ha of employment much of which has been constructed.
3. A neighbourhood centre / community hub, incorporating local shops to provide for small scale retail uses to meet primarily day to day convenience retail needs and a community centre; and
4. Open space and green infrastructure, with the enhancement of the existing lakes for biodiversity improvements and safer access.

Taking into account the site-specific requirements, proposals for the site should:

5. Be planned as a sustainable urban extension of Chichester City, that is well integrated with neighbourhoods on the east side of the city, providing good access to the city centre and key facilities;
6. Explore opportunities for provision of integrated green infrastructure in conjunction with the other strategic sites to the north east of the city and Tangmere;
7. Protect existing views of Chichester Cathedral spire and conserve and enhance the historic significance of the listed barn at Greenway Farm and the cluster of buildings associated with the grade II* listed Shopwhyke Hall, which should be analysed at an early stage of the masterplan;
8. Provide new and improved road access to the site from the A27. Development will be required to provide or fund mitigation for potential off-site traffic impacts through a package of measures in conformity with the Chichester City Transport Strategy (Policy 13), including improved access to the A27 and changes to the A27 Oving Road and Portfield junctions;
9. Make provision for foot/cycle bridge across the A27 south of Portfield Roundabout, and foot/cycle bridge across A27 to Coach Road.
10. Make provision for regular bus services linking the site with Chichester City centre, and new and improved cycle and pedestrian routes linking the site with the city, Westhampnett, Oving, Tangmere, and the South Downs National Park;
11. Be planned to integrate with other proposed development within the site; and
12. Be planned with special regard to the need to mitigate potential impacts of recreational disturbance on the Chichester Harbour SAC/SPA/Ramsar including contributing to any strategic access management issues.

Development of the site should be phased so that bridges providing access out of the site, the neighbourhood centre / community hub, open space and green infrastructure are delivered at an early stage of development.

Development will be dependent on the provision of infrastructure for adequate wastewater conveyance and treatment to meet strict environmental standards.

(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>):	Graham Beck
Date:	7 th February 2019