

# BEDFORD & UPTON

CHARTERED SURVEYORS

OLIVER H JAMES Bsc FRICS

24 SOUTHGATE  
CHICHESTER  
WEST SUSSEX  
PO19 1ES

Tel. & Fax. (01243) 783866

Email: [bedford\\_and\\_upton@btinternet.com](mailto:bedford_and_upton@btinternet.com)



OHJ/MSH

30<sup>th</sup> January 2019

Planning Policy Team  
Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
West Sussex PO19 1TY

Dear Sirs

**Chichester Local Plan Review – Preferred Approach – Consultation  
Strategic Allocations in the Parishes of Chidham and Hambrook and of  
Southbourne – Policy Nos.SA10 and SA13  
Representations on behalf of Mr. & Mrs. R. Hirlehey**

We enclose, on behalf of our Clients Mr. And Mrs. Hirlehey, a Representation in respect of the Strategic Allocation Policy for the Parishes of Chidham and Hambrook (Policy SA10) and Southbourne (Policy SA13).

Our Clients own Willowbrook Riding Centre in the north west corner of Hambrook. Part of the Centre has been identified in the recently completed HELAA Study as being suitable for residential development within the next 5 years (Site No.HSB0001). The land in question, however, although located and entered from Hambrook is on account of the position of the Parish boundary technically within the Parish of Southbourne. Our Clients are seeking in their representations to have the land treated for site allocation purposes as being within the Parish of Hambrook rather than the Parish of Southbourne.

We have, as requested, submitted two representations, one in respect of Policy SA10 and the other in respect of Policy SA13 although the contents of each representation is the same.

We have also written to the Clerk of Chidham and Hambrook Council putting forward our Clients land for consideration for allocation in the Review of the Councils Neighbourhood Plan which is at present being undertaken. We enclose a copy of our letter for your information.



We would be grateful if you could acknowledge receipt and acceptance of these representations which we will be pleased to discuss with you if you would like to do so.

We look forward to hearing from you.

Yours faithfully



Encl:





## 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](http://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](http://www.chichester.gov.uk/localplanreview) (**Recommended**)
- Complete this form on your computer and email it to us at [planningpolicy@chichester.gov.uk](mailto: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](mailto:planningpolicy@chichester.gov.uk) or telephone 01243 785166.

PART A	Your Details	Agent's Details (if applicable <sup>1</sup> )
Full Name	MARTIN A HILLIER	MR JAMES
Address	WILLOWBROOK LANE HAMBROOK ALL SOUTH HAMBROOK CHICHESTER	24 SOUTHGATE CHICHESTER WEST SUSSEX
Postcode	PO19 9UI	PO19 1PS
Telephone		01243 783866
Email		
Organisation (if applicable)	WILLOWBROOK LANE COUNTRY	GEORGE & JON
Position (if applicable)	OWNERS	MANAGER

Is this the official view of the organisation named above? Yes ☒ No ☐

<sup>1</sup> 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:	-	Policy Reference:	SA 10
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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:

PLEASE SEE REPRESENTATION DATED  
29th JANUARY 2019 ATTACHED

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

PLEASE SEE REPRESENTATION DATED  
29th JANUARY 2019 ATTACHED

(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](http://www.chichester.gov.uk) and may be identifiable by my name or organisation, if provided.

Name (print):	GEORGE HUTTON
Date:	29th JANUARY 2019



## **Chichester Local Plan Review 2035 – Preferred Approach December 2018**

### **Representation by Bedford & Upton on behalf of Mr. R. and Mrs. C. Hirlehey in respect of Policy SA10 and Policy SA13 – Strategic Allocations in the Parish of Chidham and Hambrook (Policy SA10) and in the Parish of Southbourne (Policy SA13)**

1. Mr. and Mrs. Hirlehey own Willowbrook Riding Centre located on the north west boundary of Hambrook and shown edged red on Plan No.BU/LPR/WRC/1 attached (this Plan is based on the Settlement Area Map in the Chidham & Hambrook Neighbourhood Plan).
2. The Centre which is entered from Hambrook Hill South to which it has a frontage of 50 mtrs has a total area of 8.85 ha of which 4.0 ha, shown coloured green on the Plan has been identified in the recently completed HELAA Study as being suitable for Residential Development within the next 5 years (Site No.HSB0001).
3. Also shown on the plan with a thick black line is the Parish boundary which runs in a north/ south direction along the centre line of the stream (The Ham Brook) which separates the entrance to the property and the land which has been identified as being suitable for development. The result of this is that the land which has been identified as suitable for development is within the Parish of Southbourne although in reality it is part of Hambrook from which settlement is entered.
4. Policy SA10 provides for the allocation of site for a minimum of 500 houses in the Neighbourhood Plan for the Parish of Chidham and Hambrook, and Policy SA13 provides for the allocation of site for a minimum of 1,250 houses in the Neighbourhood Plan for the Parish of Southbourne.
5. We support both of these Policies and the number of houses which they propose should be allocated.
6. We are, however, concerned that there may be a conflict between the interests of the two Parishes when considering the possible allocation of this land on account of the land for development being located in the Parish of Southbourne while in reality it forms part of the settlement of Hambrook from which it is entered.
7. We would therefore submit, on Mr and Mrs. Hirlehey's behalf, that for Planning purposes and in particular the allocation of sites in the Neighbourhood Plans and the receipt of the Infrastructure Levy received from the development of the land that the land (HELAA Site Ref.HSB0001) should be treated as if it were part of Hambrook, which in reality it is, rather than as part of Southbourne and should be considered for development within the Chidham and Hambrook Neighbourhood Plan rather than within the Southbourne Neighbourhood Plan.
8. We would also submit that Chichester District Council being the Planning Authority in which both Parishes are located should have overall responsibility for allocation in circumstances such as this.



9. The Preferred Approach provides for the Site Allocations in both Hambrook and Southbourne to be made through the Neighbourhood Plan for those Parishes and subject to the representations which we have made above we have no objection to this. We feel, however, that we should mention the following attributes of Mr and Mrs. Hirlehey's land (HELAA Site Ref.SB0001)
10. (a) The land is located in the North West corner of Hambrook to the North of the Railway and to the South of the A27. It will not on account of this impinge upon the amenities of either the Chichester Harbour Area of Outstanding Natural Beauty, the North Boundary of which is the A259 or of the National Park the South Boundary of which is to the north of the A27.
- (b) Mr and Mrs Hirlehey own 4.85 ha of land on the West Side of the land proposed for development (within the area edged red but not coloured on the attached Plan). This land could be made available for Community/Recreational use or could be made subject to an agreement preventing future development thereby preventing the further expansion of Hambrook on its West Side and preserving the gap separating the Settlements of Hambrook and Southbourne.
- (c) Surface Water Drainage, which as we understand matters, has always been a problem with the development of land in Hambrook, can be provided both into the stream (The Ham Brook) which runs through the site at the rear of the house and through the adjoining land to the west and into the ditch which runs down the west boundary thereof.
11. We feel that consideration should be given to the construction of a new access to the A27 between Southbourne and Hambrook. This would provide occupants of both Settlements, in which it is proposed that an additional 1,750 Houses should be built, direct access to the A27 and enable them to travel freely in both directions and reduce the traffic on the A259 and the built up areas (Fishbourne, Bosham, Chidham, Nutbourne, Southbourne and Emsworth) through which that road passes.

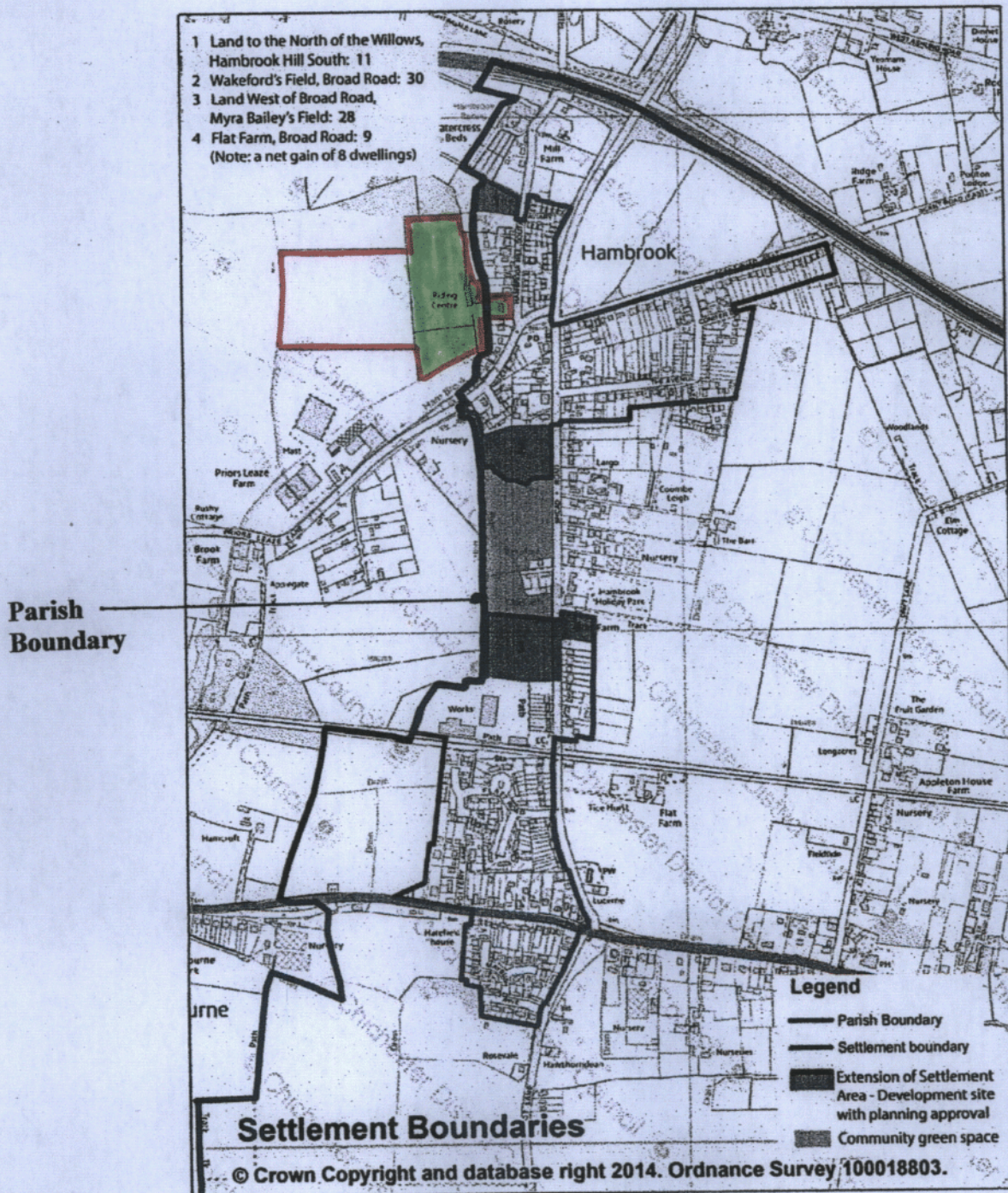
Signed...

Bedford & Upton  
24 Southgate  
Chichester  
West Sussex PO19 1ES

Date: 29<sup>th</sup> January 2019



**Willowbrook Riding Centre, Hambrook Hill South,  
Hambrook, Chichester PO18 8UJ**







## Representation Form

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#### 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](mailto:planningpolicy@chichester.gov.uk) or telephone 01243 785166.

PART A	Your Details	Agent's Details (if applicable <sup>1</sup> )
Full Name	MARTIN D HILCOMBY	O. G. JAMES
Address	WILLOWBROOK LIVING COMM HAMPSHIRE ALL SOUTH HAMPSHIRE CHICHESTER	24 SOUTHGATE CHICHESTER WEST SUSSEX
Postcode	PO19 8UI	PO19 1BS
Telephone	-	01243-783866
Email	-	-
Organisation (if applicable)	WILLOWBROOK LIVING COMM	BEDFORD & SON
Position (if applicable)	OWNERS	MANAGER

Is this the official view of the organisation named above? Yes ☒ No ☐

<sup>1</sup> 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:	—	Policy Reference:	SA13
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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:

PLEASE SEE REPRESENTATION DATED  
29<sup>th</sup> JANUARY 2019 ATTACHED

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

PLEASE SEE REPRESENTATION DATED  
29<sup>th</sup> JANUARY 2019 ATTACHED

(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](http://www.chichester.gov.uk) and may be identifiable by my name or organisation, if provided.

Name (print):	BEDFORD HUTTON
Date:	29 <sup>th</sup> JANUARY 2019



## **Chichester Local Plan Review 2035 – Preferred Approach December 2018**

### **Representation by Bedford & Upton on behalf of Mr. R. and Mrs. C. Hirlehey in respect of Policy SA10 and Policy SA13 – Strategic Allocations in the Parish of Chidham and Hambrook (Policy SA10) and in the Parish of Southbourne (Policy SA13)**

1. Mr. and Mrs. Hirlehey own Willowbrook Riding Centre located on the north west boundary of Hambrook and shown edged red on Plan No.BU/LPR/WRC/1 attached (this Plan is based on the Settlement Area Map in the Chidham & Hambrook Neighbourhood Plan).
2. The Centre which is entered from Hambrook Hill South to which it has a frontage of 50 mtrs has a total area of 8.85 ha of which 4.0 ha, shown coloured green on the Plan has been identified in the recently completed HELAA Study as being suitable for Residential Development within the next 5 years (Site No.HSB0001).
3. Also shown on the plan with a thick black line is the Parish boundary which runs in a north/ south direction along the centre line of the stream (The Ham Brook) which separates the entrance to the property and the land which has been identified as being suitable for development. The result of this is that the land which has been identified as suitable for development is within the Parish of Southbourne although in reality it is part of Hambrook from which settlement is entered.
4. Policy SA10 provides for the allocation of site for a minimum of 500 houses in the Neighbourhood Plan for the Parish of Chidham and Hambrook, and Policy SA13 provides for the allocation of site for a minimum of 1,250 houses in the Neighbourhood Plan for the Parish of Southbourne.
5. We support both of these Policies and the number of houses which they propose should be allocated.
6. We are, however, concerned that there may be a conflict between the interests of the two Parishes when considering the possible allocation of this land on account of the land for development being located in the Parish of Southbourne while in reality it forms part of the settlement of Hambrook from which it is entered.
7. We would therefore submit, on Mr and Mrs. Hirlehey's behalf, that for Planning purposes and in particular the allocation of sites in the Neighbourhood Plans and the receipt of the Infrastructure Levy received from the development of the land that the land (HELAA Site Ref.HSB0001) should be treated as if it were part of Hambrook, which in reality it is, rather than as part of Southbourne and should be considered for development within the Chidham and Hambrook Neighbourhood Plan rather than within the Southbourne Neighbourhood Plan.
8. We would also submit that Chichester District Council being the Planning Authority in which both Parishes are located should have overall responsibility for allocation in circumstances such as this.

9. The Preferred Approach provides for the Site Allocations in both Hambrook and Southbourne to be made through the Neighbourhood Plan for those Parishes and subject to the representations which we have made above we have no objection to this. We feel, however, that we should mention the following attributes of Mr and Mrs. Hirlehey's land (HELAA Site Ref.SB0001)
10. (a) The land is located in the North West corner of Hambrook to the North of the Railway and to the South of the A27. It will not on account of this impinge upon the amenities of either the Chichester Harbour Area of Outstanding Natural Beauty, the North Boundary of which is the A259 or of the National Park the South Boundary of which is to the north of the A27.
- (b) Mr and Mrs Hirlehey own 4.85 ha of land on the West Side of the land proposed for development (within the area edged red but not coloured on the attached Plan). This land could be made available for Community/Recreational use or could be made subject to an agreement preventing future development thereby preventing the further expansion of Hambrook on its West Side and preserving the gap separating the Settlements of Hambrook and Southbourne.
- (c) Surface Water Drainage, which as we understand matters, has always been a problem with the development of land in Hambrook, can be provided both into the stream (The Ham Brook) which runs through the site at the rear of the house and through the adjoining land to the west and into the ditch which runs down the west boundary thereof.
11. We feel that consideration should be given to the construction of a new access to the A27 between Southbourne and Hambrook. This would provide occupants of both Settlements, in which it is proposed that an additional 1,750 Houses should be built, direct access to the A27 and enable them to travel freely in both directions and reduce the traffic on the A259 and the built up areas (Fishbourne, Bosham, Chidham, Nutbourne, Southbourne and Emsworth) through which that road passes.

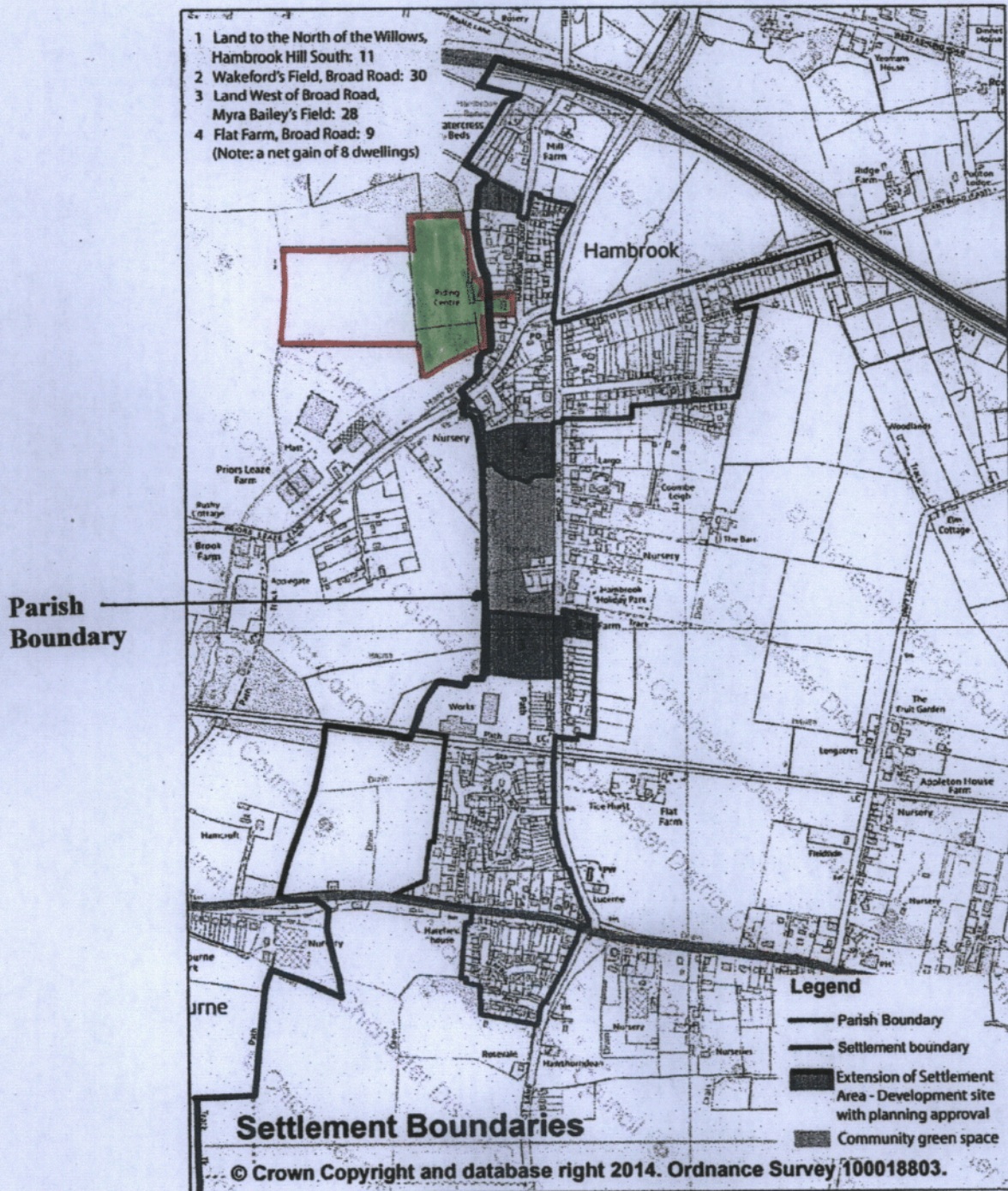
Signed..

Bedford & Upton  
24 Southgate  
Chichester  
West Sussex PO19 1ES

Date: 29<sup>th</sup> January 2019



**Willowbrook Riding Centre, Hambrook Hill South,  
Hambrook, Chichester PO18 8UJ**





# BEDFORD & UPTON

CHARTERED SURVEYORS

24 SOUTHGATE  
CHICHESTER  
WEST SUSSEX  
PO19 1ES

OLIVER H JAMES Bsc FRICS

Tel. & Fax. (01243) 783866

Email: bedford\_and\_upton@btinternet.com

OHJ/MSH

29<sup>th</sup> January 2019

The Clerk  
Chidham & Hambrook Parish Council  
West Weald  
Broad Road  
Hambrook  
West Sussex PO18 8RF

Dear Sir

**Chidham and Hambrook Neighbourhood Plan Review  
Call for Sites for Housing Development  
Land at Willowbrook Riding Centre, Hambrook Hill South, Hambrook PO18 8UJ**

We are acting for Mr and Mrs R. Hirlehey who own the Willowbrook Riding Centre which is located in the north west corner of Hambrook and adjoining the existing built up area.

The Centre has an area of 8.85 ha of which 4 ha has been identified by Chichester District Council in its recently completed HELAA Study (Site No.HSB0001) as being suitable for housing development within the next 5 years. We enclose a Plan No.BU/WRS/1 Scale 1/2500 upon which this land is shown edged Red. We also enclose a copy of the Plan forming part of the HELAA Study from which you will see that the land is shown coloured Green as being identified as being suitable for housing development.

The main part of the land, although being entered from and forming part of Hambrook is in fact, on account of the position of the Parish boundary located in Southbourne. We feel, however, that for planning purposes and in particular for the allocation of sites for housing development that it should be treated as being within your Parish and have made a formal representation to the District Council to this effect. This representation has been made through the consultation process which is at present taking place into the Chichester Local Plan Review 2035 – Preferred Approach December 2018. A copy of our representations are enclosed. We have also discussed this informally with the Planning Policy Department at Chichester District Council and a copy of our email correspondence with Valerie Dobson of that Department is also enclosed.

We consider, as stated in our representation to the District Council, that this land is ideally suited for residential development as part of the allocation for 500 houses which your Council is required to provide in the review of its Neighbourhood Plan.



The land is located in the north west corner of Hambrook to the north of the Railway and to the south of the A27. It will not, on account of this, impinge upon the amenities of either the Chichester Harbour Area of Outstanding Natural Beauty, the north boundary of which is the A259 or of the National Park, the south boundary of which is to the north of the A27.

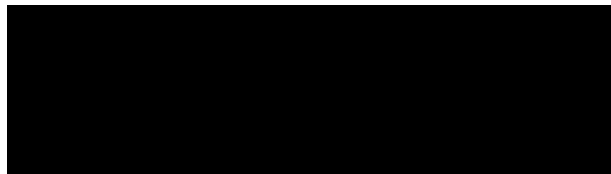
Our Clients also own nearly 5 ha of land on the west side of the land which has been identified by the Council as being suitable for development. This land could be made available for Community/Recreational use or could be made subject to an agreement preventing its future development thereby preventing the further expansion of Hambrook to the west and preserving the gap separating Hambrook and Southbourne.

Surface water drainage, which as we understand matters, has always been a problem with the development of land in Hambrook, can be provided both into the stream (The Ham Brook) which runs through our Clients land at the rear of their house and through our Clients land to the west of the proposed land for development and into the ditch which runs down the west boundary thereof.

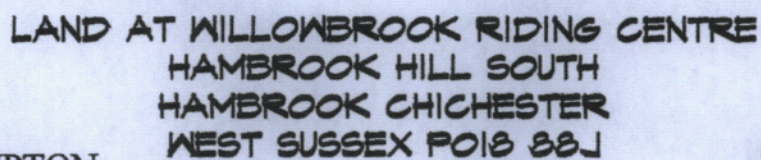
We would therefore ask your Council, on our Clients behalf, to allocate this land for housing development in the review of its Neighbourhood Plan. We will be pleased to meet your Council's Representatives and to discuss our Clients proposals for the development of this land.

We look forward to hearing from you.

Yours faithfully

A large black rectangular redaction box covering the signature and name of the sender.





**BEDFORD & UPTON**  
CHARTERED SURVEYORS

Tel & Fax (01243) 783866

Architectural Technologist  
Building Design Consultant  
Tel (01243) 575334  
E-mail: alan.unsted1@btconnect.com

'Trafina Cottage' Newells Lane West Ashling  
Chichester West Sussex PO18 8DF

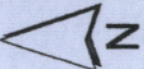


# CHICHESTER DISTRICT COUNCIL

## Chidham & Hambrook

### Legend

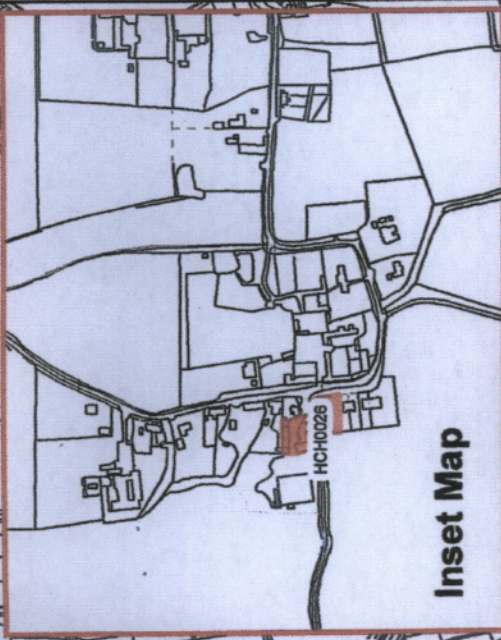
-  Settlement Boundary
-  Parish boundary
-  HELAA 2018
-  Achievable
-  Rejected
-  Planning Permission/Under Construction
-  Site Allocation



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2016. Ordnance Survey 100018803.



### Inset Map





**From:** Bedford and Upton  
**Sent:** 04 January 2019 09:45  
**To:** Valerie Dobson  
**Subject:** RE: Sites in Southbourne - Willbrook Riding Centre

Dear Valerie

Thank you for your email. I am pleased that you concur that the site at Willowbrook Riding Centre should be considered as part of Hambrook.

I am grateful to you for your help.

Kind regards

Oliver James

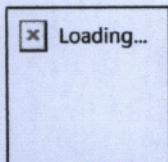
Sent from Mail for Windows 10

**From:** Valerie Dobson  
**Sent:** 03 January 2019 16:00  
**To:** 'Bedford and Upton'  
**Cc:** Tim Guymer  
**Subject:** RE: Sites in Southbourne - Willbrook Riding Centre

Dear Oliver,

Thank you for coming back to me on the site. Yes I tend to agree with you in relation to Chidham and Hambrook Parish. We will need to undertake a similar exercise in relation to the HELAA sites in that parish and the contact details that we hold but I would think it sensible that in passing contact details to the parish, once consent has been received, that we also include your details for the site at Willowbrook Riding Centre. On that basis I have copied my colleague, Tim Guymer, in to this email as he covering the Chidham and Hambrook parish and neighbourhood plan and will therefore be undertaking the site details check in due course.

Kind regards,  
Valerie



**Valerie Dobson**

Principal Planning Officer  
Planning Policy  
Chichester District Council

Ext: 34594 | Tel: 01243534594 | [vdobson@chichester.gov.uk](mailto:vdobson@chichester.gov.uk) | Fax: 01243776766  
<http://www.chichester.gov.uk>





**From:** Bedford and Upton  
**Sent:** 03 January 2019 10:16  
**To:** Valerie Dobson  
**Subject:** RE: Sites in Southbourne

Dear Miss Dobson

Thank you for your email to which I apologise to my delay in replying.

I can confirm that I have no objection to your passing our details to Southbourne Parish Council and can confirm that I will be pleased to speak to them on my Client's behalf.

I think that there may also be some sense in you passing our details to Chidham and Hambrook Parish Council as the site with which we are concerned (land at Willowbrook Riding Centre – HELAA Site No.HSB0001) although technically in the Parish of Southbourne is in practice in Hambrook from which it is entered.

I think that there would be much merit in this site being treated for Site Allocation purposes as being within Hambrook rather than Southbourne and I will be making a singular representation as part of the consultation process into the Preferred Approach to the review of the Local Plan which is at present taking place.

I hope that you will agree that this is a sensible suggestion and will be pleased to discuss it further with you if you would like to do so.

I am grateful to you for your help and look forward to hearing from you.

Kind regards

Oliver James

Sent from Mail for Windows 10

**From:** Valerie Dobson  
**Sent:** 21 December 2018 09:07  
**Subject:** Sites in Southbourne

Dear Sir/Madam,

I am writing to you as you are either a developer or landowner that has promoted land to us for future development within Southbourne parish. The Parish Council, as you may already be aware, is preparing a neighbourhood plan that will include identifying sites for development. On




## **Chichester Local Plan Review 2035 – Preferred Approach December 2018**

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8. We would also submit that Chichester District Council being the Planning Authority in which both Parishes are located should have overall responsibility for allocation in circumstances such as this.

9. The Preferred Approach provides for the Site Allocations in both Hambrook and Southbourne to be made through the Neighbourhood Plan for those Parishes and subject to the representations which we have made above we have no objection to this. We feel, however, that we should mention the following attributes of Mr and Mrs. Hirlehey's land (HELAA Site Ref.SB0001)
10. (a) The land is located in the North West corner of Hambrook to the North of the Railway and to the South of the A27. It will not on account of this impinge upon the amenities of either the Chichester Harbour Area of Outstanding Natural Beauty, the North Boundary of which is the A259 or of the National Park the South Boundary of which is to the north of the A27.
- (b) Mr and Mrs Hirlehey own 4.85 ha of land on the West Side of the land proposed for development (within the area edged red but not coloured on the attached Plan). This land could be made available for Community/Recreational use or could be made subject to an agreement preventing future development thereby preventing the further expansion of Hambrook on its West Side and preserving the gap separating the Settlements of Hambrook and Southbourne.
- (c) Surface Water Drainage, which as we understand matters, has always been a problem with the development of land in Hambrook, can be provided both into the stream (The Ham Brook) which runs through the site at the rear of the house and through the adjoining land to the west and into the ditch which runs down the west boundary thereof.
11. We feel that consideration should be given to the construction of a new access to the A27 between Southbourne and Hambrook. This would provide occupants of both Settlements, in which it is proposed that an additional 1,750 Houses should be built, direct access to the A27 and enable them to travel freely in both directions and reduce the traffic on the A259 and the built up areas (Fishbourne, Bosham, Chidham, Nutbourne, Southbourne and Emsworth) through which that road passes.

Signed...

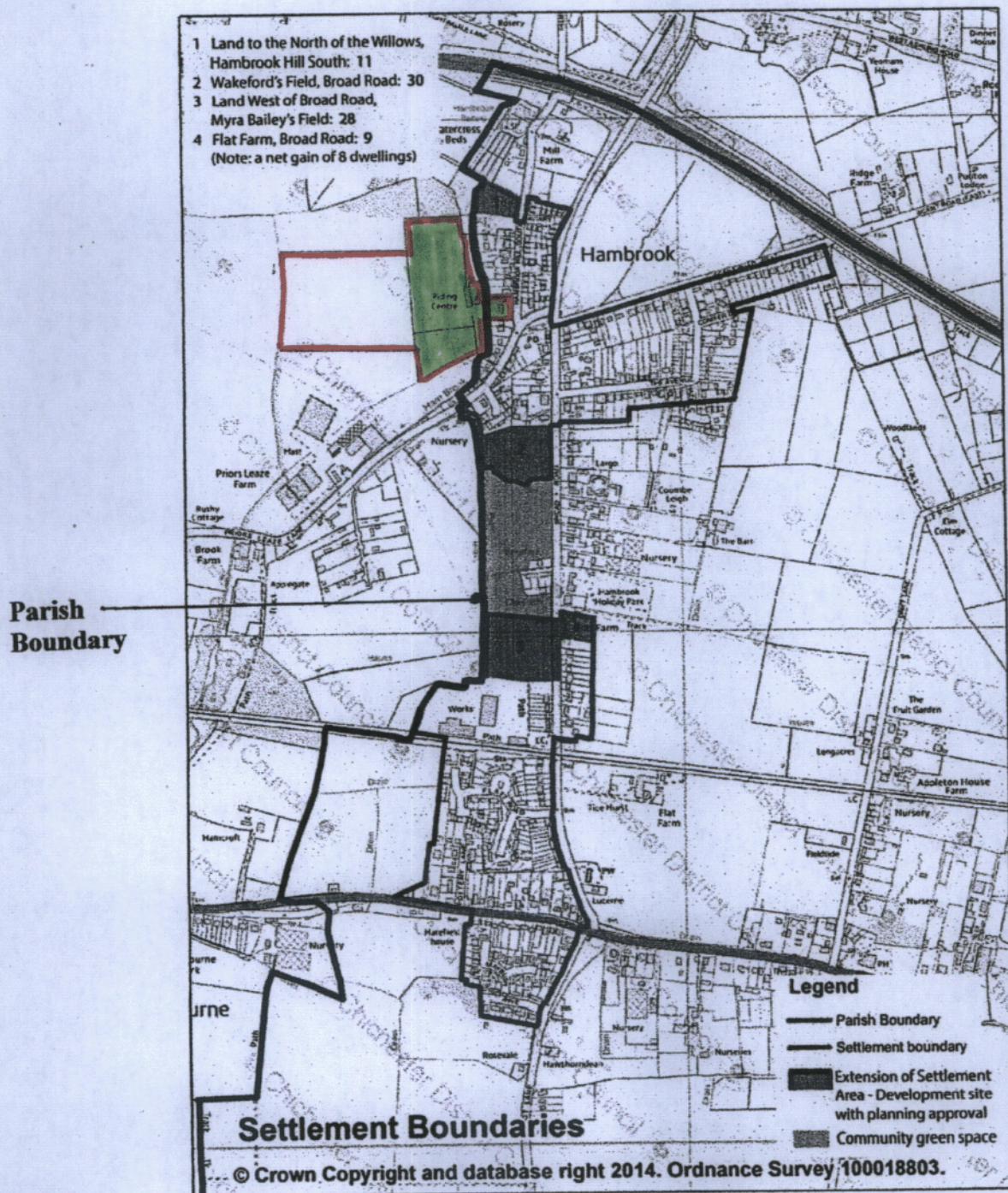


Bedford & Upton  
24 Southgate  
Chichester  
West Sussex PO19 1ES

Date: 29<sup>th</sup> January 2019



**Willowbrook Riding Centre, Hambrook Hill South,  
Hambrook, Chichester PO18 8UJ**



Bedford & Upton, 24 Southgate,  
Chichester, West Sussex PO19 1ES  
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**Key**  
Edged Red – Willowbrook Riding Centre  
Coloured Green – Land identified for  
housing development –  
HELAA Site No.HSB0001