



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		Hywel James
Address	c/o Agent	5th Floor, Thames Tower, Reading
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Organisation (if applicable)	CEG	Nexus Planning
Position (if applicable)		Senior Planner

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:		Policy Reference:	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:

Please see separate sheets below

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Please see separate sheets below

(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>):	Hywel James
Date:	05/02/2019

Chichester Local Plan Review - Regulation

18 Preferred Options Consultation

Policy AL7 - Highgrove Farm, Bosham

1. Highgrove Farm, Bosham ("the Site") is allocated to deliver a minimum of 250 dwellings and a two form entry primary school. We note that planning permission has recently been granted for 50 dwellings on land adjacent to the Site (planning permission ref. 17/03148/FUL). This planning permission reflects the allocation of this smaller parcel of land within the Site Allocations DPD (that is at an advanced stage).
2. For the reasons set out below, we have significant reservations with respect to the deliverability of the allocation.
3. The Site is situated adjacent to the Chichester Harbour AONB and the Chichester Harbour Conservancy raised strong objections to the proposals on the smaller adjoining piece of land. It is also notable that landscape impact is not considered as an assessment criteria within the Sustainability Appraisal ("SA"). As such, it is unclear whether the Council has considered this matter – something that is particularly important for a site situated so close to the AONB where paragraph 172 of the NPPF is clear that great weight should be afforded to protecting the setting of the AONB.
4. It is clear from the Appropriate Assessment for the proposals on the adjoining smaller parcel of land that the delivery of housing on the Site will, without mitigation, have an adverse impact on the Chichester Harbour Special Protection Area ("SPA") given its close proximity. Furthermore, the SA identifies potential adverse waste water impacts on Chichester Harbour.
5. It is evident from the SA and the Committee Report for the application on the adjoining smaller land that wastewater is a fundamental issue in this location, with very limited headroom within the existing facility at Bosham. Indeed this facility is incapable of accommodating strategic development without upgrading. There is no information available to clarify the timescales for upgrading this facility.
6. In addition, the SA rightly notes that the distance of this site to Chichester means that the car would be the predominant transportation mode. Paragraph 5.27 of the Plan states that the County Council, consistent with national policy, is seeking to reduce congestion and encourage people to

use more sustainable modes such as walking, cycling and public transport. It is difficult to understand how a site such as this, which is dependent upon the private car, can be soundly allocated in preference, for example, to sites such as the developable land within the existing Westhampnett / North East Chichester SDL, which is adjacent to Chichester City and has easy access to a significant range of jobs and facilities on foot, cycle and bus.

7. For these reasons we consider that there are clear issues associated with the suitability and deliverability of this site. Given the lack of any flexibility in housing supply as set out in Policy S4, this is a particularly acute concern.