



Cox's Farm, Hambrook

Vision Document | February 2019



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Introduction

This document has been prepared on behalf of Seaward Properties in support of the development of land to the east of Broad Road, Hambrook for a strategic allocation of a minimum of 300 dwellings and associated works. It provides a summary of the background planning position in addition to a thorough site analysis incorporating a review of key environmental and technical considerations. Following identification of the key opportunities and constraints for this site, an overarching vision has been developed alongside an initial concept masterplan.

This advocates a landscape and ecology led approach which seeks to provide extensive landscaping and ecological enhancements alongside high quality homes and extensive open space.

Chichester District Council published the Preferred Approach version of the Local Plan Review Document in December 2018.

The consultation period for the Chichester Local Plan Review - Preferred Approach (Regulation 18 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012) will run from 13 December 2018 to 7 February 2019.

Proposed Local Plan Policy AL10 proposes the allocation of land at Chidham Hambrook Parish for a minimum of 500 dwellings, a two form entry primary school and supporting facilities and infrastructure. No site or site(s) have been identified as the Parish Council has indicated that it intends to identify suitable sites itself for inclusion in its own Neighbourhood Plan Review. To this end it has invited landowners to put forward potential sites for consideration in a 'Call for Sites' initiative.

This Vision Document is submitted to the Parish Council in accordance with the 'Call for Sites' initiative. It illustrates the broad parameters of a development on the east side of Broad Road and represents the first stage of the site selection process which can be taken forward through the remainder of the Neighbourhood Plan Review.

This document is intended to form the basis of early discussions with Chidham and Hambrook Parish Council, and Chichester District Council. Early engagement with the local community will ensure that high quality and sustainable development is brought forward on this site, delivering wider benefits for the local community.



Our Vision

Delivery of a high quality and context sensitive residential development through a landscape and ecology led approach.



Development Rationale

The site is located to the east of Broad Road as identified on the accompanying Location Plan and comprises an undeveloped parcel of land measuring a total of 11.264 hectares (27.8 acres). The site is located in Chidham and Hambrook Parish, and adjoins the eastern boundary of the Parish Settlement Area in Hambrook and is therefore closely related to this settlement in terms of the general pattern of development. It is predominantly residential in context being framed to the north and west by existing residential development, with Broad Road Nursery and Hambrook Holiday Park to the south.

Having identified the site as a suitable location to meet some or all of the future development needs of Chidham and Hambrook parish, an initial opportunities and constraints exercise has been undertaken. This has focused on a number of technical considerations, including access, ecology, heritage and character, whilst also being mindful of the

pattern of development on the eastern edge of Hambrook and the importance of safeguarding the individuality and identity of the Chidham and Hambrook settlements.

This process has informed the development of an initial concept masterplan for the site and has led to the identification of a number of key layout and design parameters.

A landscape and ecology led approach has been adopted from the outset to ensure that the concept proposal responds positively to the key characteristics of the site and sits comfortably within its setting.

The proposal has sought to be truly landscape led and as such it includes the retention of trees and field boundary hedgerows and extensive open space provision. This provides opportunities to create an attractive landscape setting within the site and to deliver a high level of amenity for residents of the development. At this early stage, we see the

proposal comprising a mixture of formal and informal open space to include a community orchard/ garden, amenity greenspace and play areas in accordance with local requirements.

This package of open space is aimed at addressing identified shortfalls for Hambrook. However, we would look to engage directly with the local community in determining the type and design of these areas.

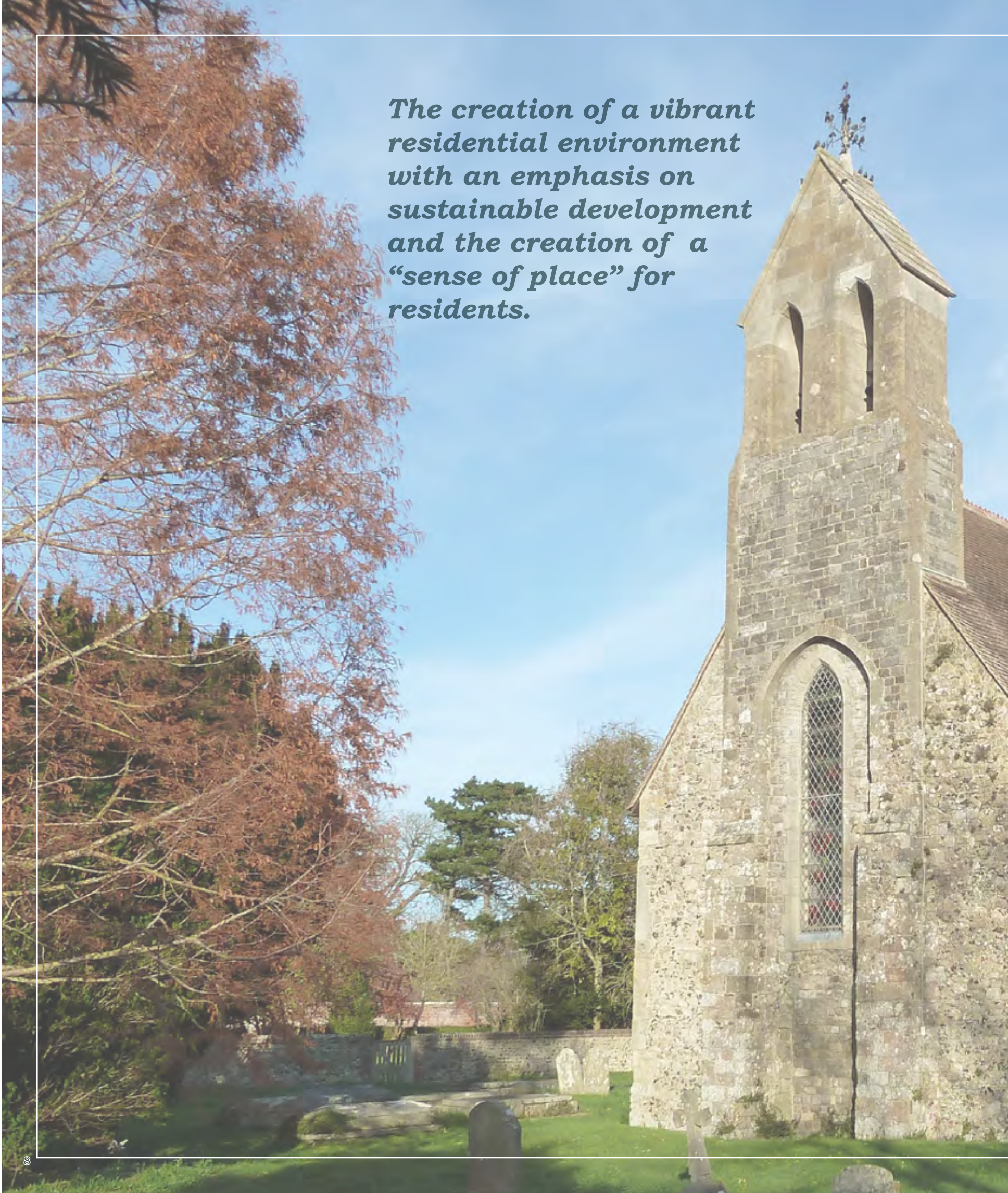
A network of pedestrian routes will be established throughout the site, creating connections to the existing pedestrian network to the west. Importantly, the proposed route within the south-western corner of the site will provide safe and attractive connections to services and facilities located within Hambrook. Following an initial highways assessment, the proposal includes a single vehicular access to be established within the south-western corner of the site.





Location Plan

The creation of a vibrant residential environment with an emphasis on sustainable development and the creation of a “sense of place” for residents.



Following on from the opportunities and constraints exercise as detailed above, the concept masterplan shows residential development as a natural extension of the eastern edge of Hambrook. It is defined by the existing field pattern, with the southern edge along the northern boundary of the adjacent nursery site.

Whilst no detailed proposals have been prepared for the site at this stage, it is anticipated that the wider site would provide a low density of circa 23 dwellings per hectare (DPH). This is likely to include development of circa 40 DPH in the central southern part of the development with a gradation to lower density development of 15 DPH along the edges of the site abutting the existing settlement and the wider countryside to the east.

It is envisaged that the development will comprise predominantly 2 storey houses with the potential for single

storey dwellings along the eastern edge and at the southeast corner.

It is proposed that the building form will be arranged to create a street frontage on the northern side of the access road from Broad Road while allowing the opportunity for linkage through to land to the north. The entrance street arrives at the southwest corner of the main site area where it turns north eastwards into the centre of the southern part of the site. From this junction a primary loop street connects to the northern part of the site.

The retention and integration of the existing field boundary hedgerows running north-south and east-west across the main part of the site define rectilinear parcels of land and it is proposed that the layout of the development will adopt a formality which responds to this setting.



View of St Mary's Church in Chidham

The Existing Site

The site is located to the east of Broad Road and adjoins the residential area of Hambrook that lies to the south of Scant Road West and east of Broad Road. The majority of the built up area of Hambrook lies immediately to the west and north-west of the site. The site is located within the Chidham and Hambrook Parish but lies outside of the Settlement Boundary.

The site comprises the existing farm buildings and paddock, and a further three agricultural fields separated by existing hedgerows. The

site is accessed through an existing lane leading from Broad Road to the farm buildings on site.

The western and northern boundaries abut the gardens of residential dwellings, with some of the dwellings having open views over the site. The eastern boundary is defined by an existing hedgerow with further agricultural fields beyond. The southern boundary is enclosed by an existing hedgerow with agricultural fields beyond the south eastern corner of the site and Broad Road Nursery

beyond the south western corner of the site.

The site is relatively level, and located within Flood Zone 1 (lowest risk of flooding).

There are a number of consented developments along Broad Road to the north of Nutbourne Rail Station that are currently under construction. Immediately to the west of the site is a recently constructed development of 23 dwellings (Hazel Copse off The Avenue).



View towards the northern boundary of site (F2)



View of neighbouring dwellings along western boundary (F3)



View of site from south-eastern corner (F1)

-  Site Boundary
-  Potential vehicular site access
-  Broad Road
-  Potential noise from A27
-  Neighbouring dwellings with open views into site
-  Existing trees
-  Existing hedges
-  5m Hedgerow buffer
-  Contours
-  General slope across site
-  Public Right of Way
-  Potential views into site from PRoW



20m 40m 60m 80m



Planning Background

The site lies within the jurisdiction of Chichester District Council where the Development Plan comprises the adopted Chichester Local Plan: Key Policies 2014 – 2029 adopted in July 2015 and the Chidham and Hambrook Neighbourhood Plan 'Made' in September 2016.

The District Council has commenced work on the Preferred Approach Local Plan Review and pre submission consultation is underway. The proposed timeline for further consultation, examination and adoption is shown in the key milestones table.

Recognising the role of neighbourhood planning within the District, the

Local Plan review provides for 2,550 dwellings on strategic sites to be allocated in various Neighbourhood Plans. Policy AL10 deals with Chidham & Hambrook parish and proposes a minimum of 500 dwellings, a 2 form entry primary school and other supporting facilities and infrastructure for the plan period to 2035.

In this regard Seaward Properties is pleased to note that the Parish Council has said it will be undertaking a Neighbourhood Plan review with the express purpose of identifying potential sites to accommodate the housing requirement. This development proposal represents the first step in that site selection process.

CALL TO ALL LAND OWNERS

Chidham & Hambrook Parish Council are reviewing their Neighbourhood Plan as agreed with the District Council and as part of their Local Plan Review 2035 Preferred Approach.

The Local Plan Review 2035 Preferred Approach defines the Parish of Chidham & Hambrook as suitable to accommodate an additional 500 homes up to 2035. This is a call to all land owners within the boundary of Chidham & Hambrook and Nutbourne East who would like the Neighbourhood Plan to consider their land to be included in the new settlement area for development.

Should you wish your land to be considered please submit this in writing to either the clerk at:

West Weald, Broad Road, Hambrook, West Sussex PO18 8RF, or by email

chidhamandhambrookpc@gmail.com

or

acollins.chpc@gmail.com

A map and a location of the land with possible access to be included.

Please contact us by **4th February 2019** to be considered.

Parish Council Flyer



Key Milestones	Dates
Approval of Preferred Approach DPD for consultation	Cabinet – Nov 2018
	Council – Nov 2018
Consultation on Preferred Approach (Regulation 18)	Dec 2018 – Feb 2019
Approval of Statutory Public Consultation DPD for consultation (Pre-Submission)	Cabinet – July 2019
	Council – July 2019
Statutory Public Consultation document (Regulation 19) (Pre- Submission)	Aug – Sept 2019
Submission to Secretary of State	Oct 2019
Examination Hearing	Jan 2020
Adoption of Local Plan Review	July 2020



View of existing agricultural buildings on site

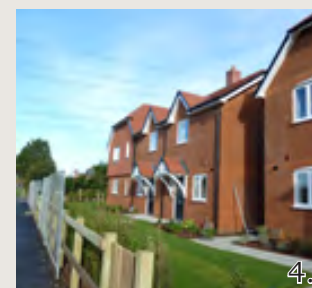
Approved Sites



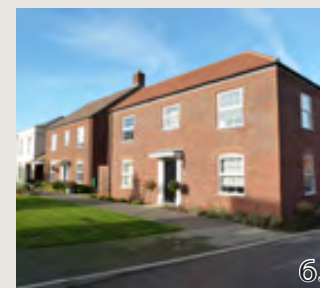
Completed development: Hazel Copse



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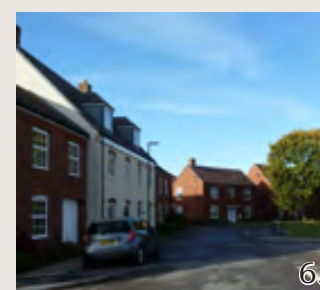
6.



3.



5.



6.

Completed developments along Broad Road

A number of sites to the north of Nutbourne Rail Station have been consented and built in recent years. These decisions establish the area as being a sustainable location for development in planning terms.

1. Hazel Copse

In 2010, Chichester District Council approved an application on Land at 30 The Avenue, Hambrook (Hazel Copse) for the erection of 23 residential dwellings with associated garages and car parking, landscaping and highways work (10/01013/FUL).

2. Brook Meadows

In 2013, Chichester District Council approved outline permission on Land to north of The Willows, Hambrook (Brook Meadows) for 11 no. dwelling houses with associated garages, car ports and parking together with a new access road. (13/01093/OUT). Reserved Matters approval for this site was granted by Chichester District Council in 2014 (13/03924/REM).

3. Pynham Manor

In 2014, the Planning Inspectorate approved outline permission on Wakeford's Field West of Broad Road, Hambrook (Pynham Manor) for the erection of 30 dwellings, community allotments and orchard, and informal open space (APP/L3815/A/14/2216805).

4. Hambrook Place

In 2017, Chichester District Council approved an application on Flat Farm, Broad Road, Hambrook (Hambrook Place) for the demolition of an existing dwelling and associated outbuildings and construction of 11 no. new dwellings (16/04148/FUL).

5. Hawthorne Meadow

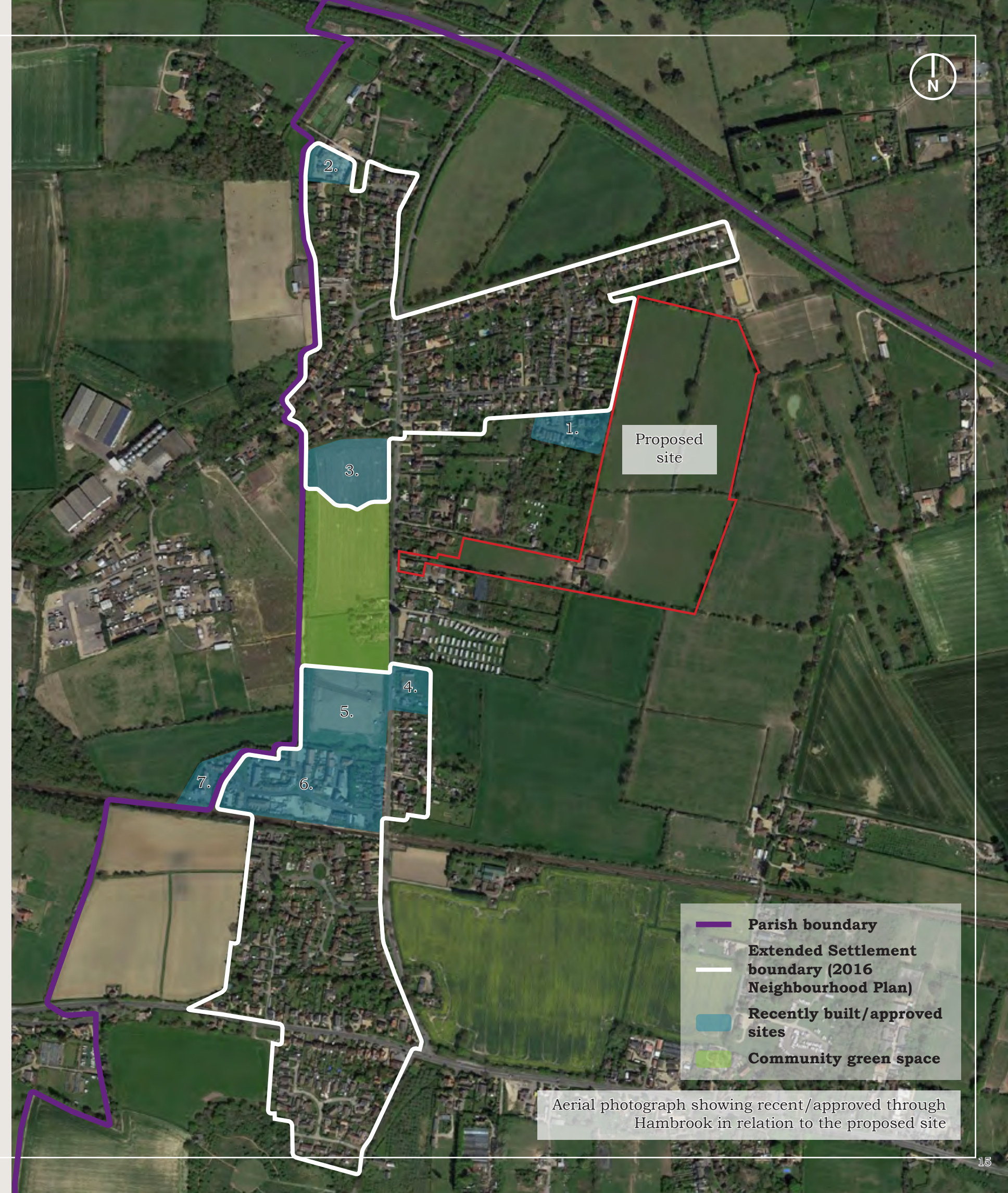
In 2014, the Planning Inspectorate granted planning permission of the construction of 28 no. dwellings, new vehicular access, open space and other ancillary works on Land west of Broad Road, Hambrook (Hawthorne Meadow). (APP/L3815/A/13/2205287).

6. Lion Park

In 2011, Chichester District Council approved an application at Marshalls Yard, Broad Road, Hambrook (Lion Park) for the redevelopment of the site for 86 residential units, including 35 affordable dwellings, with associated parking and open space provision, and 2,500 sq.m B1 floorspace, and 13 public parking space for railway users, following demolition of the existing buildings on site. (11/01764/REM).

7. Land east of 1 Kiln Drive

In 2016, Chichester District Council approved an application on Land east of 1 Kiln Drive (Lion Park), Hambrook for the erection of 16 no. dwellings together with associated access and landscaping in place of approved commercial (B1) blocks B-D (16/04148/FUL).

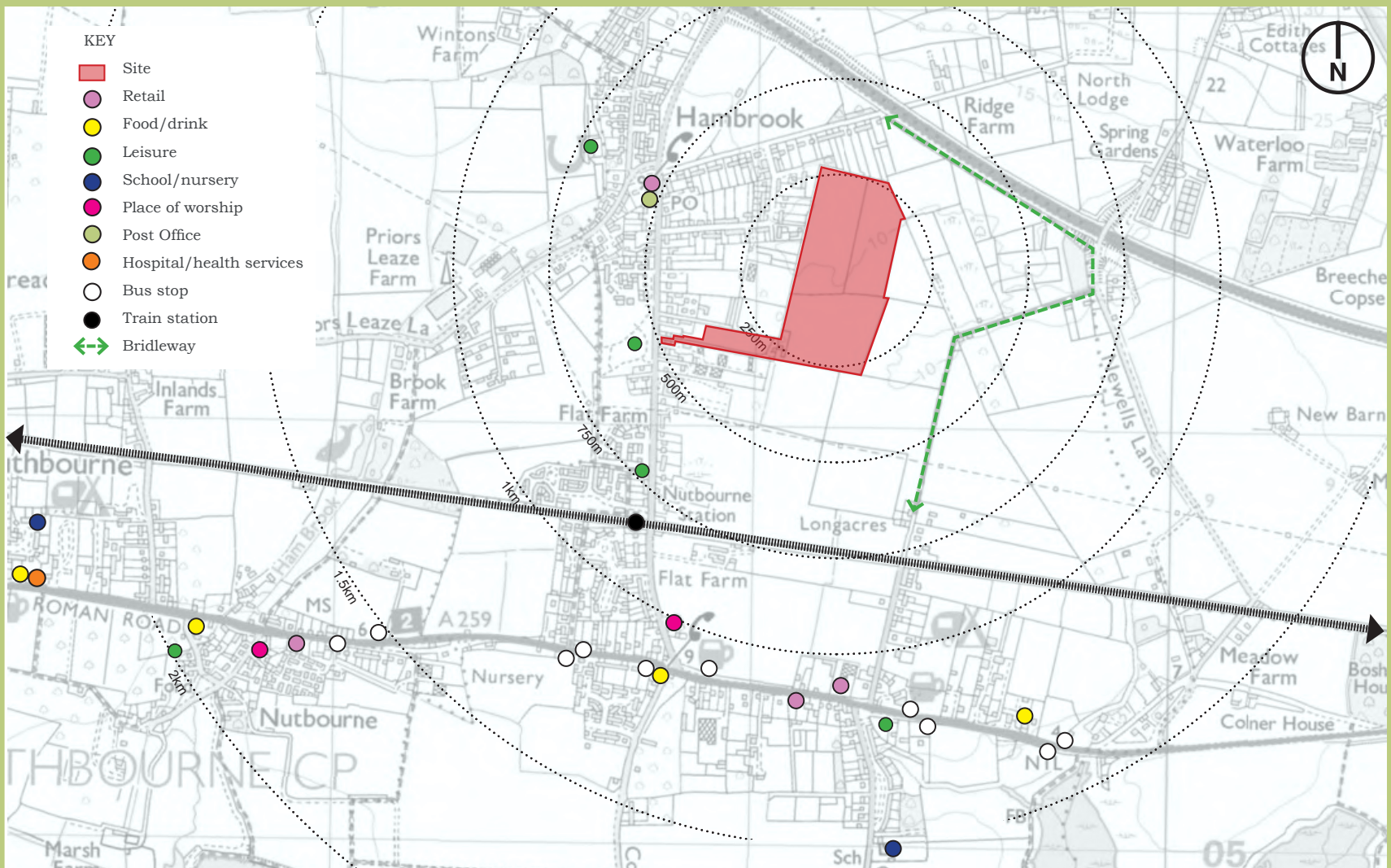


Proposed site

-  Parish boundary
-  Extended Settlement boundary (2016 Neighbourhood Plan)
-  Recently built/approved sites
-  Community green space

Aerial photograph showing recent/approved through Hambrook in relation to the proposed site

Connections



The site has easy access to Broad Road and to the A27 to the north which continues into Chichester City Centre to the east and Portsmouth to the west. The A259 lies to the south of Broad Road, also connecting to Chichester and Portsmouth.

Hambrook village is within easy walking distance of the site and provides a local range of day-to-day facilities and services. There are further facilities and services along Main Road (A259) to the south and an even wider range of local services and facilities in Southbourne to the west and Chichester to the east.

There are good quality signed cycle routes in the area. National Route No. 2 runs along Main Road to the south of the village. There are local bus stops along Main Road served by regular bus

services to Chichester, Southbourne and on to Portsmouth. Nutbourne Station lies 800m to the south of the site and provides connections to Portsmouth in the west and Chichester in the east continuing on to London Gatwick and London.

This proposal seeks to introduce pedestrian footpaths linking to the existing Public Right of Way network to ensure that pedestrian linkages are provided for future residents, providing ease of access to the local services and facilities within Hambrook/Nutbourne/Chidham. Local facilities along Broad Road and Main Road include Hambrook Stores and Post Office, Chidham and Hambrook Village Hall, a petrol station, doctor's surgery and a range of food and drink uses.

Access to the wider area is provided by the following bus services:

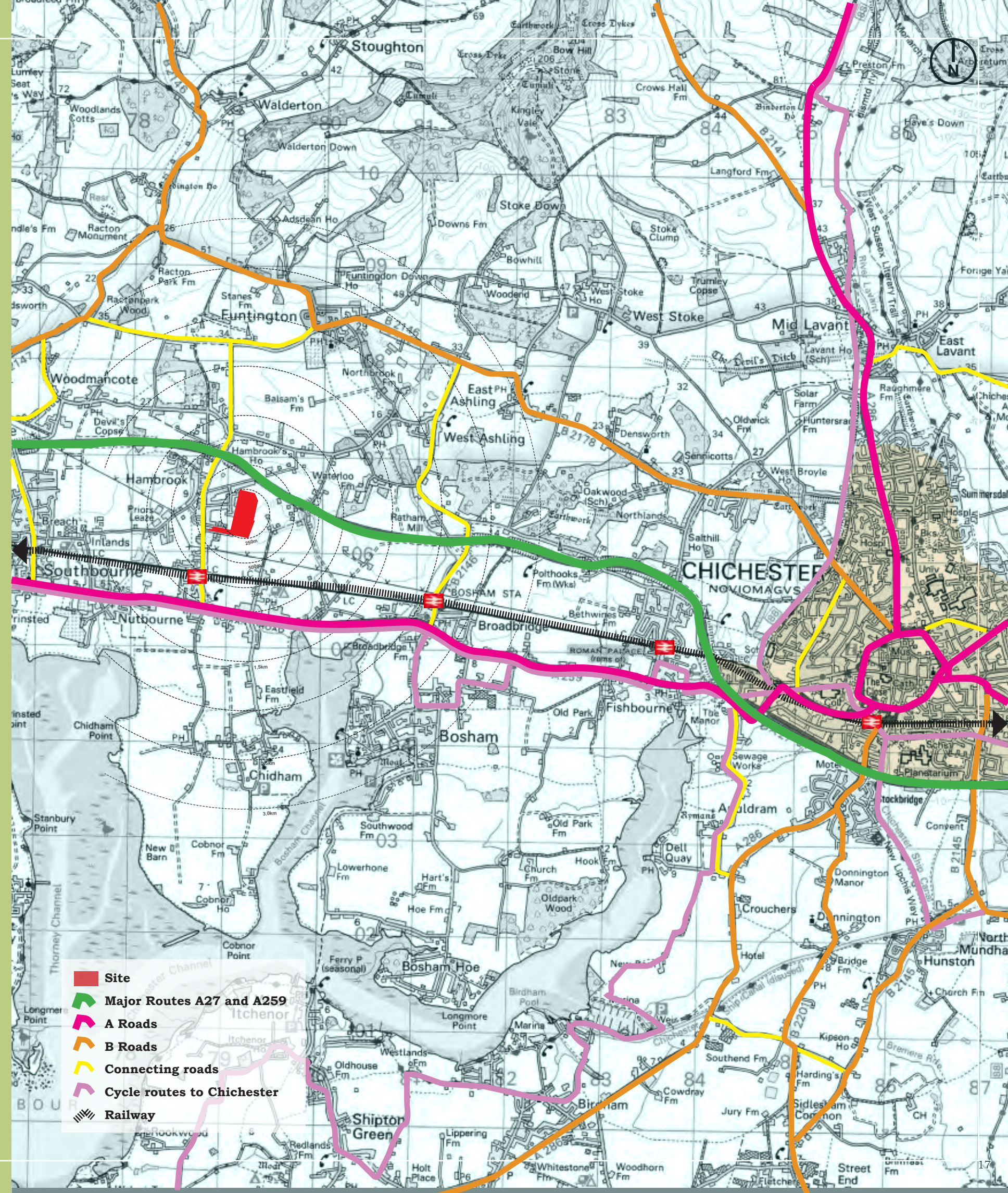
Stagecoach service No.**54** - Petersfield to Chichester and served by bus stops on Hambrook Hill.

Stagecoach service No.**121** - Rowlands Castle, West Marden, Southbourne, Compton and served by bus stops on Hambrook Hill and Main Road.

Stagecoach service No.**700 Coastliner** - Flansham Park, Bognor Regis, Chichester, Havant and Portsmouth.

Emsworth & District service No.**44A** - Bosham, Nutbourne and Bourne School. (School days only)

Stagecoach service No.**727** - Chichester to South Downs College (School days only).



- Site
- Major Routes A27 and A259
- A Roads
- B Roads
- Connecting roads
- Cycle routes to Chichester
- Railway

Ecology

The site will be designed in such a way to protect existing biodiversity on site, while providing meaningful enhancements which will provide long-term biodiversity gains.

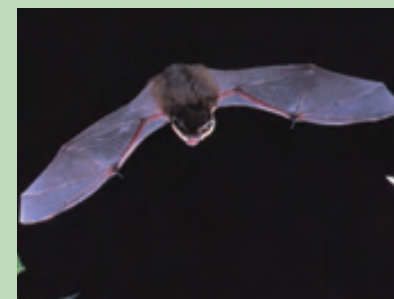
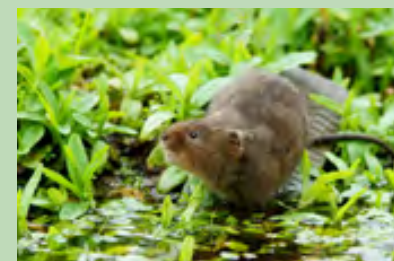
A Preliminary Ecological Appraisal of the site undertaken on 3rd October 2018 revealed the site to be dominated by grazed pasture, a habitat which offers little value in terms of biodiversity. The site is to be subject to a suite of further ecological survey during the spring / summer 2019 including reptile, amphibian, bat activity and badger surveys which will allow a robust scheme of avoidance, mitigation, compensation and enhancement to be devised.

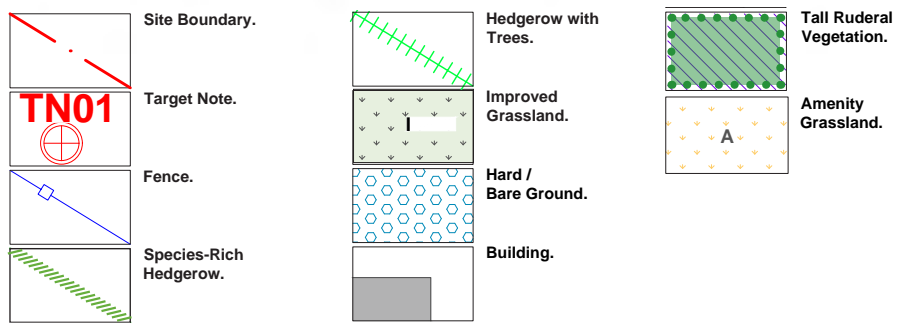
The scheme will seek to retain existing hedgerows and mature trees with a suitable buffer to prevent any degradation of these areas. A sensitive lighting scheme will be utilised with lighting designed in accordance with 'Guidance Note 08/18: Bats and artificial lighting in the UK' to protect commuting corridors, particularly those hedgerows which have been identified as part of the 'bat network' by the District Council.

Extensive areas of natural and semi-natural green space will be incorporated into the scheme, along with areas of amenity space, allotments and recreation space. These areas will provide commuting and foraging corridors for a variety of species allowing free movement around the site. Areas of natural and semi-natural greenspace will incorporate areas of wildflower meadow with native trees and shrubs with a focus on seed, nut and fruit bearing species to provide a foraging resource for invertebrates, bats and birds. Further enhancements shall include the integration of bat and bird boxes into new buildings, a sustainable drainage scheme to include permanent waterbodies, and clearance of scrub from the surrounding ditches to increase their potential suitability for water vole.

Recommendations for layout (subject to change dependent upon results of Phase 2 surveys)

- Retain a buffer along all hedgerows.
- Avoid light spill upon hedge / tree lines.
- Provide a suitable buffer to the northern section of the eastern boundary as this area adjoins Newells Lane Pond and Meadows LWS; an area known to support Great Crested Newts. Phase 2 amphib surveys are required likely followed by a licence application, so a receptor site should be designed into the scheme now to minimise problems later on. This area should include a new pond / be linked to any ponds created in the drainage scheme if possible.
- A suitable area to act as a reptile receptor zone should be provided (this can be the same as for the GCN).
- Minimise breaks in the hedging and reinforce where necessary. The hedges around the site to the south, east and central hedge have been identified as part of the 'bat network' by the District Council, therefore disruption to these hedges should be minimised where possible or new hedgerows planted to compensate.
- There are a number of badger holes along the central north-south hedge line. This area will be surveyed to assess the type of badger sett present. If it is found to be a main sett, either a 30m buffer of semi-natural greenspace will be required or a licence will be required from natural England to close the sett. If this is the case the sett will need to be re-provided somewhere else, so the proposed layout should bare this in mind.





Constraints & Opportunities

A wide range of surveys have been commissioned to inform the emerging proposals and to better understand the characteristics of the site. These include topographical surveys, landscape and visual surveys, ecology surveys and tree surveys.













Constraints:

- The site is bounded to the south and east by an existing hedgerow.
- The existing neighbouring dwellings to the north and west need to be considered.
- The site is within Flood Zones 1 (lowest risk).
- There are potential views of the site from the PROW to the east.

Opportunities:

- Provision of new homes to meet the growing housing need.
- Creation of high quality homes in keeping with the character of the existing surrounding context, taking inspiration from the attractive built form of development in Hambrook and nearby villages.
- Additional support for local businesses and shops.
- Provision of a new access point from Broad Road in the south-western corner of the site.
- The creation of new footpath links to the surrounding area, particularly Hambrook and the Community green space opposite the site entrance.
- Creation of new habitats, and enhancement of existing habitats of high value to protected species such as reptiles, amphibians and potentially water voles.
- Retention and enhancement of the hedgerows and tree belts.
- The site can provide for 300+ dwellings in one location hidden away from the main visual receptors through Hambrook therefore preserving the setting of Hambrook

KEY

-  Site boundary
-  Broad Road
-  Existing hegerows
-  Existing trees
-  Relationship with neighbouring dwellings
-  Potential site access
-  Potential emergency access
-  Potential development area
-  Potential primary vehicle route
-  Potential landscape buffer to open fields
-  Potential link to neighbouring field
-  Potential views of site from PROW



Constraints and Opportunities plan

Landscape Character

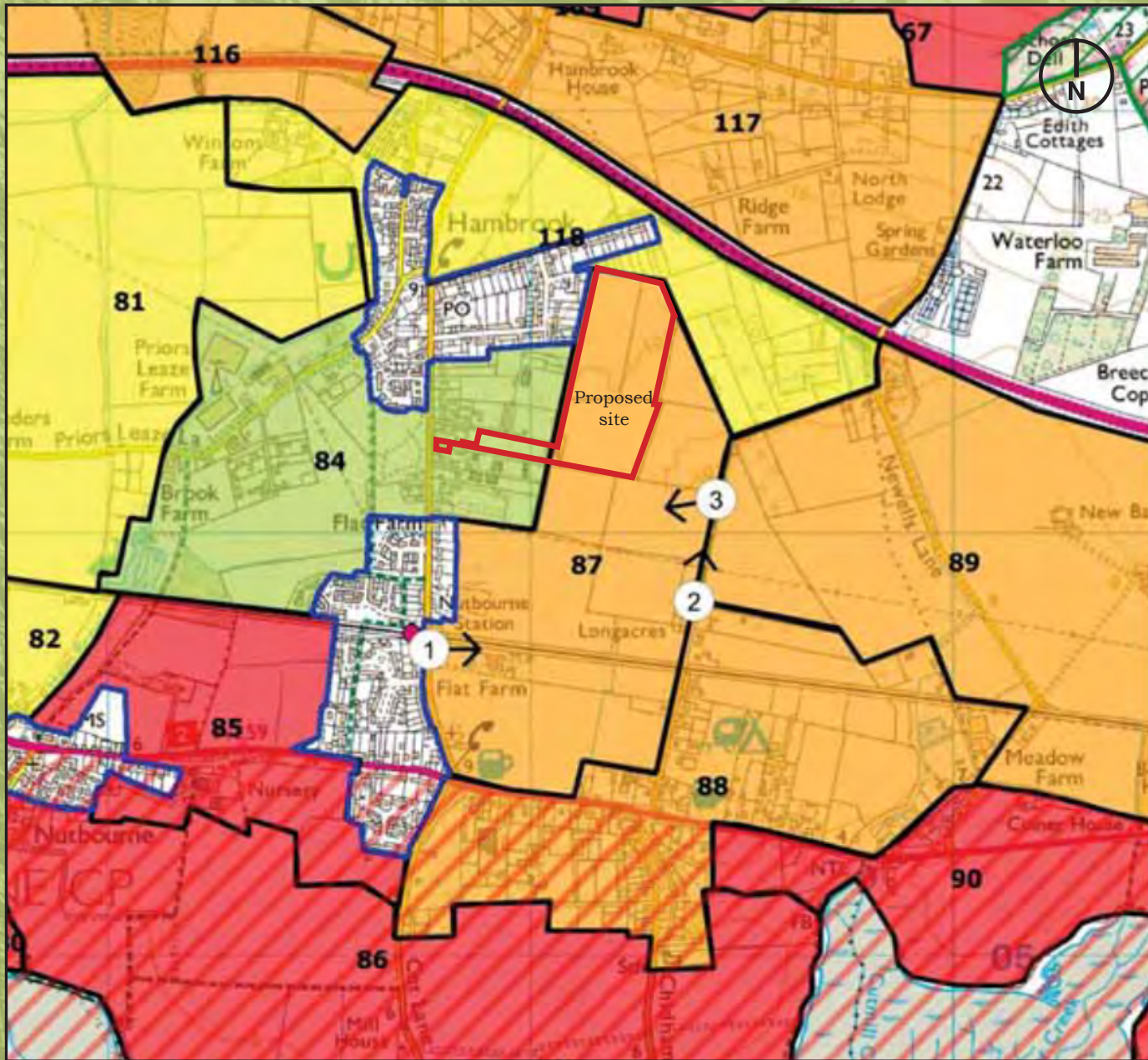
Further to a site visit undertaken on the 10th January 2019, for the purposes of a Landscape and Visual Appraisal of the site, the enclosed series of small - medium sized, rectangular shaped fields are located within an edge of settlement location, with the back gardens of residential development on two sides and more open fields in use as pasture for horses outside of the site boundaries to the east and south east. Within the landscape beyond the south western boundary of the site, a commercial nursery is located, with some provision for touring caravans within the Hambrook Holiday Park beyond.

The fields within the site are historically characterised as resulting from Parliamentary Enclosure, with settlement expansion resulting from ribbon development to north and west, whilst the wider area within which the site is located is defined within the West Sussex Landscape Character Assessment (2003) as the Southbourne Coastal Plain, which extends west of Chichester between the Upper Coastal Plain to the north and Chichester Harbour to the south.

The location of the site within the coastal plain, between the chalk hills of the South Downs to the north and the enclosed coastal waters of Chichester Harbour AONB to the south, is not readily appreciated from within the enclosed pasture of the site, with the presence of the South Downs to the north about the Stoke Clumps apparent in glimpsed views only from

southern parts of the site. The site itself is not perceptible from the Public Rights of Way upon the Downs, with limited and heavily filtered visibility towards the site from Drift Lane (Public Bridleway no.261), located some 200m adjacent to the sites south eastern boundary, through intervening hedge lines, when vegetation is out of leaf.

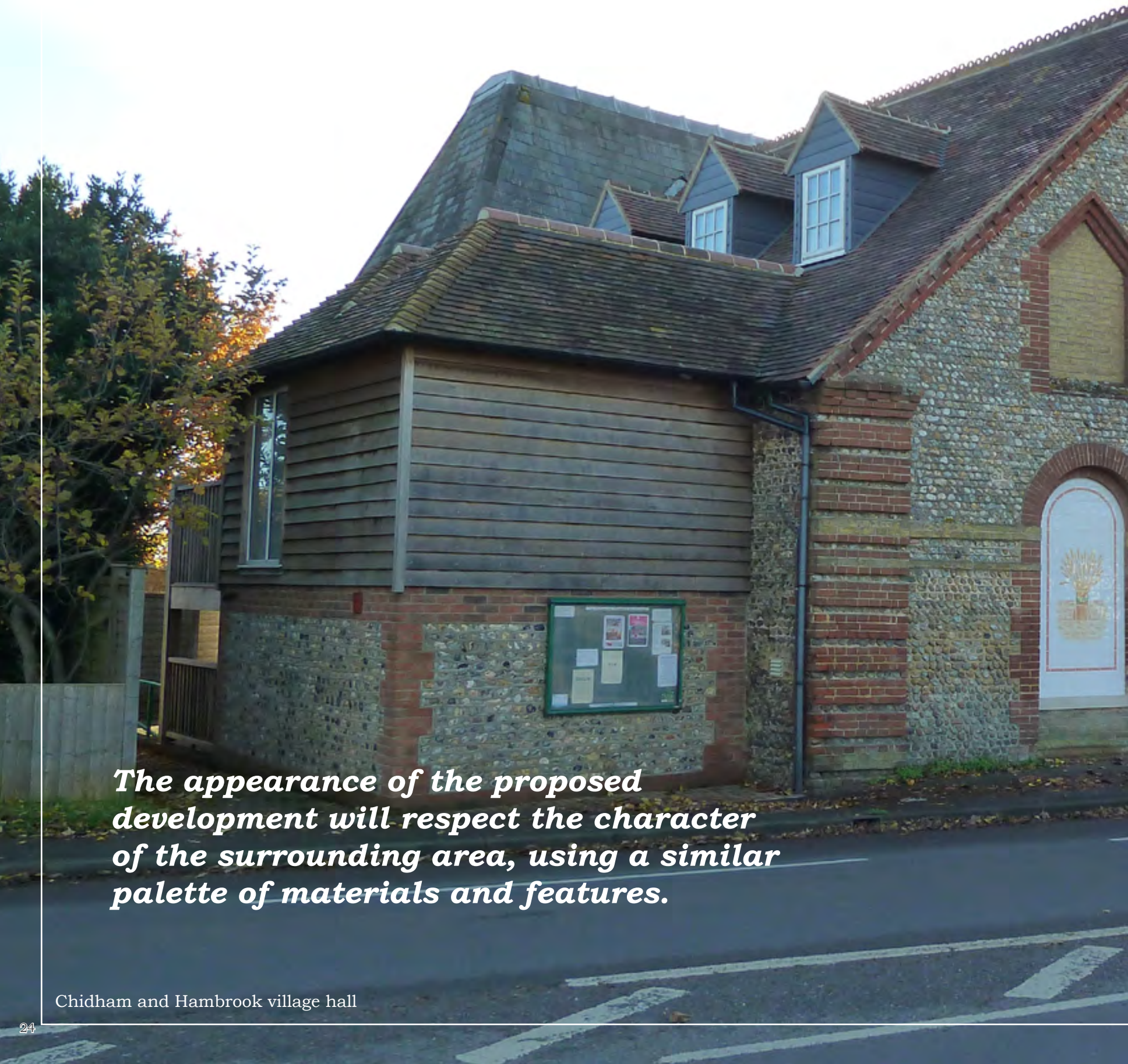
Regarding landscape capacity for accepting residential development, Terra Firma on behalf of Chichester District Council undertook a Landscape Capacity Study (December 2018), (see Extract below). The majority of the site forms the northern part of Sub Area 87: Nutbourne East North-eastern Coastal Plain. The westward extension to the site forms part of the eastern extent of Sub Area 84: Nutbourne East - Hambrook Mosaic. Sub-area 87 is allocated a medium / low capacity for landscape change due to it being: 'constrained by its rural character, it's reasonably well intact field pattern, characteristic of the wider landscape;...' There is further description provided by Terra Firma, which aligns with LLD's view that the emphasis within the allocation of capacity is upon the eastern and southern parts of the Sub-area, with a more medium capacity across the site area. This is supported by the identification of the southern and eastern parts of the Sub-area (outside of the site area) as part of a Strategic Wildlife Corridor within the Strategic Wildlife Corridors (Background Paper) (December 2018). Sub Area 84 is allocated a medium / high capacity for landscape change.



Extract from Landscape Capacity Plan - Chichester District Council



Local Distinctiveness



The appearance of the proposed development will respect the character of the surrounding area, using a similar palette of materials and features.



Chidham



Chidham



Chidham



Chidham

Context Analysis

Hambook comprises mainly detached or semi-detached bungalows, 2 - 2½ storey houses, a static caravan park, nursing home and nursery. There are few historic buildings in the area.

The area to the west of the proposed site is dominated by post war housing with a mix of two storey and bungalow dwellings along a fairly consistent build line. There are a number of recently constructed 'backland' developments

within this area. Predominant materials are brick and render, interspersed with sections of tile hanging and timber cladding and there is a dominance of pitched roofs.

Broad Road has a varied build line and a variety of different scale buildings from bungalows with shallow pitches to 2 storey buildings with steep roof pitches and dormers within the roofs. The new developments of Pynham Manor, Hawthorne Meadow and Lion Park, all along

Broad Road, are two storey in height with a mix of shallow and steep roofs.

Chidham is a medieval village located to the south of the parish. The village is very small and consists of just a handful of historic buildings clustered around St Mary's Church. Building materials in Chidham are varied, but flint, red brick and red clay tiles or slate tile for the roofs are the most prevalent.



Chidham



West Ashling Mill



Nutbourne



West Ashling



Broad Road, Hambrook



Broad Road, Hambrook

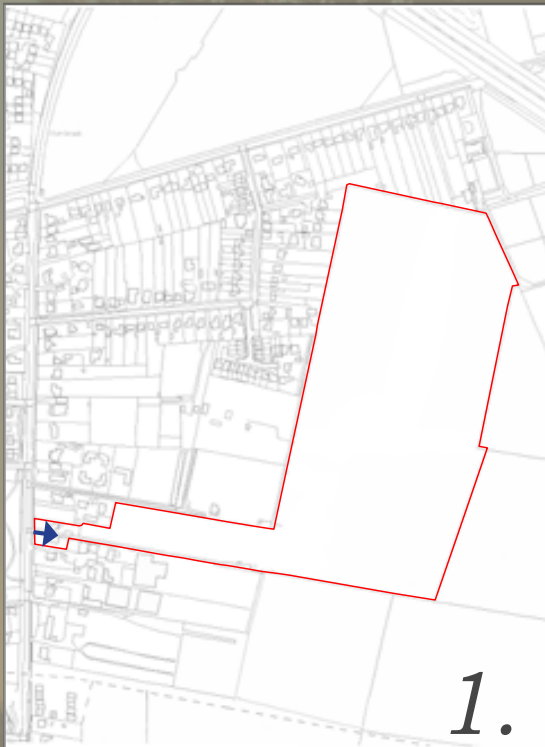
Proposals

The development of this site has the potential to:

1. Deliver high quality housing with an appropriate mix of accommodation including much needed affordable accommodation.
2. Achieve a high quality development with attractive public realm.
3. Be truly landscape and ecology led, delivering extensive ecological enhancements through additional habitat creation whilst providing a high quality, varied and usable landscaped setting for existing and future residents.
4. Blend into the wider landscape setting, retaining and enhancing existing features of landscape value and delivering much needed open space in excess of local authority requirements, responding to existing deficiencies and linking with the new community green space opposite the site entrance and other neighbouring areas of public open space.
5. Establish a permeable layout, improving pedestrian and cycle linkages with nearby facilities in Hambrook and Nutbourne.
6. Establish a high quality design that respects the character of the area and existing residential development.
7. Create a complete sense of place where people want to live, providing a safe and secure environment by incorporating principles of Secured by Design.
8. Establish modern facilities and building techniques with regard to current energy efficiency and sustainability requirements.
9. The future development at this site will aim to help to deliver community aspirations through effective engagement with the local community, by meeting the requirements of any emerging Neighbourhood Plan and ensure that the scheme is community-led.

Design Concept

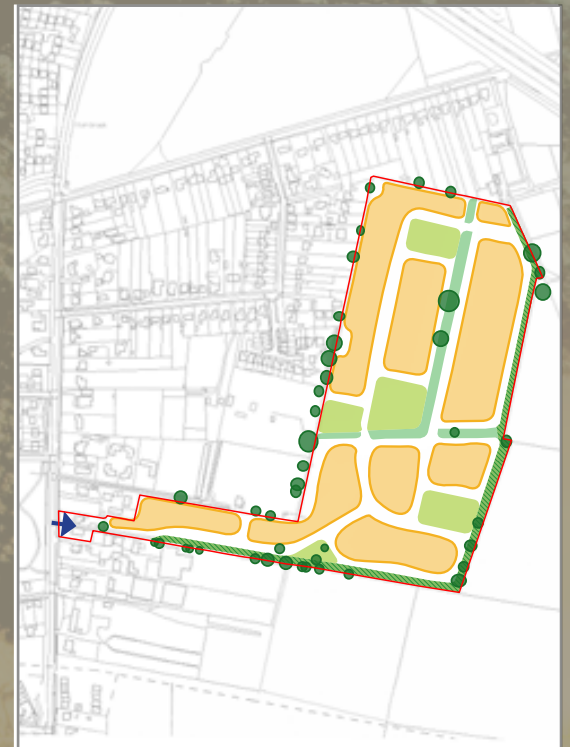
The design concept for the site has been developed by combining the key physical components of the scheme. The following sequence of diagrams shows how the design concept has been built up from the different components.



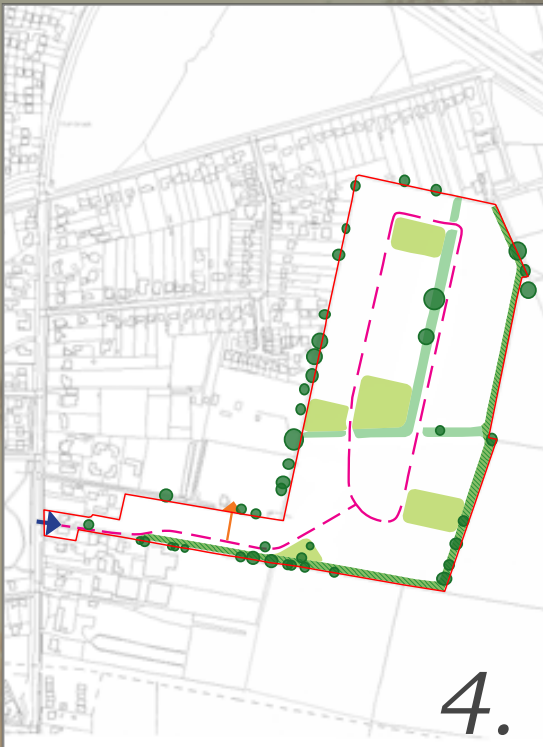
1. Broad Road provides the main vehicular access, with a new junction into the site.



2. Existing trees and hedgerows will be retained. Large open spaces and landscape buffers will be provided to the boundaries of the site.



3. Separate development zones are proposed within the site boundary.



4.

4. A primary spine road leading to a primary loop road provides the main access route through the site.



5.









5. A connected network of internal streets with a clear hierarchy provides access to the scheme.



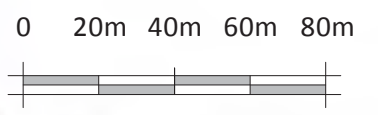
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6. Density will be distributed throughout the site with the lower density areas towards the outer edges of the site and facing open spaces within the site and medium and higher density areas contained internally within the site.

Design Framework

-  Site boundary
-  Vehicular access from Broad Road
-  Existing Trees
-  Existing Hedgerows
-  Extent of Village
-  Residential Blocks
-  Public Open Space (2.52ha)
-  Infrastructure





Initial Concept Masterplan



A. Artist's impression looking east along access road



B. Artist's impression of proposed development looking north across public open space



Key Plan



Flood Risk & Drainage

Flood Risk

The site is entirely within Flood Zone 1 and not at risk of tidal or fluvial flooding. The site is at low risk of flooding from surface water or overland flow. The proposed development will not increase flood risk outside the development boundary.

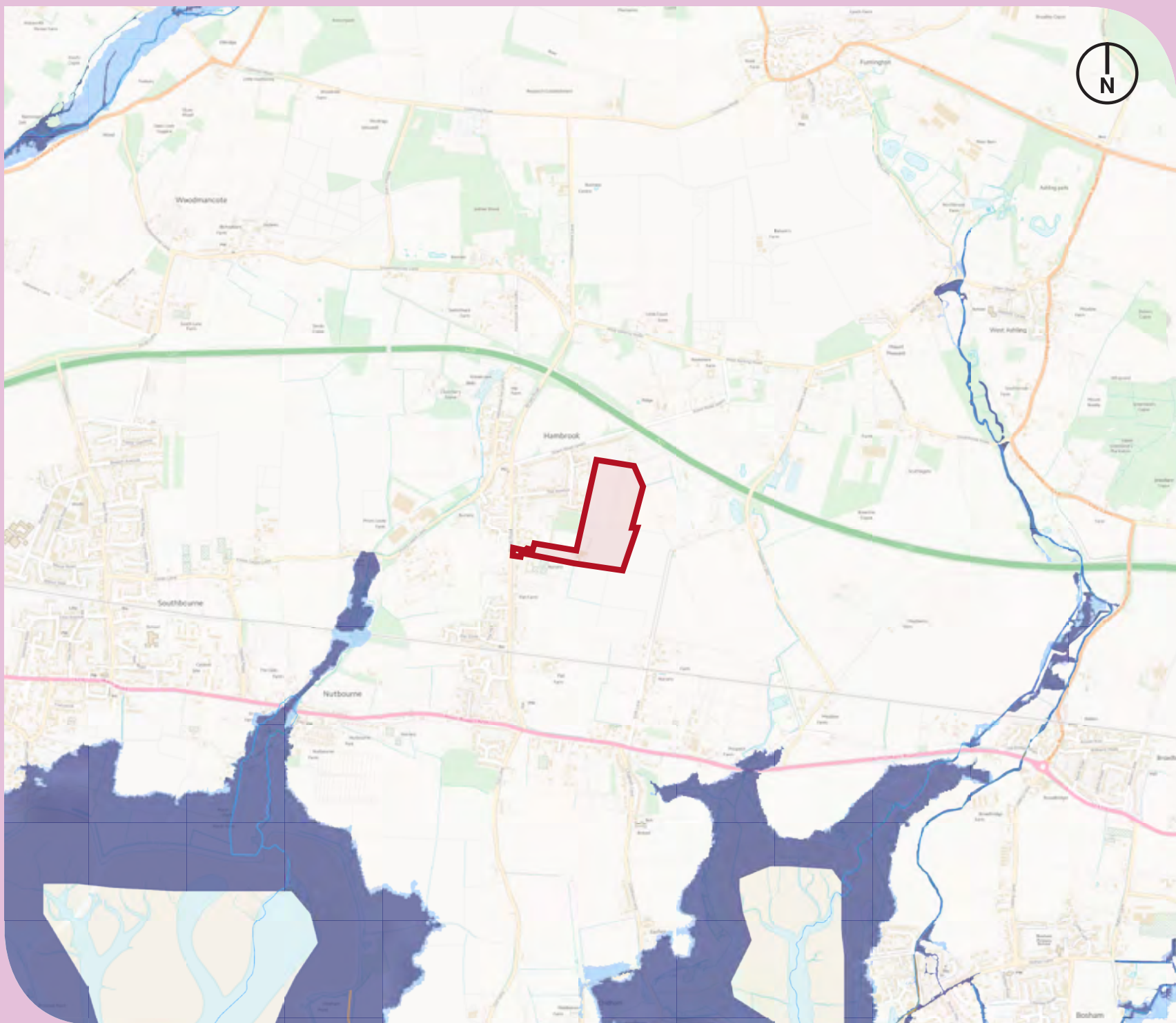
Surface Water Drainage

- Site drainage will be designed following the drainage hierarchy set out in the current planning guidance with a sustainable surface water drainage system SuDS and will comply with all current standards including the SuDS Technical Standards.
- The design will allow for the predicted future effects of Climate Change.
- Surface water discharge will be restricted to the current greenfield runoff rate and discharge to the watercourse at the southern boundary of the site.



Foul Drainage

- There is a public foul sewer in Broad Road to the west of the site which can accept a connection from the development site.
- Southern Water as the sewerage undertaker are required to provide capacity within their network for new developments.
- The Developer will work with Southern Water to confirm construction phasing and proposed occupancy rates to ensure capacity in the local sewer network is maintained.





Legend

-  Flood Zone 2
-  Flood Zone 3

Environment Agency Flood Map for Planning

Access

Vehicular Access and Network

The access strategy for the site will be developed in consultation with West Sussex County Council. A single vehicular access from Broad Road is proposed to serve the development. The proposed access road would require only limited removal of low-value scrub.

The proposed site layout plan shows the primary access road through the centre of the development which will provide access to the various parts of the development. The street hierarchy also provides a secondary network of neighbourhood streets and shared surface routes providing access to the various development parcels.

This approach directs vehicles to the primary route. All routes within the scheme are designed to be consistent with a 20mph vehicle speed with road spaces designed to encourage lower speeds through provision of suitable road widths, turning radii at junctions and peripheral landscaping.

The traffic impacts of the proposed development on the wider highway network will be assessed to ensure that the proposed development will not cause any significant adverse impact in terms of increased queues and associated delays during peak times.

Bus Accessibility

The site is well served by frequent buses serving the existing bus stops on Main Road to the south. These services provide regular buses to key destinations including Chichester and Portsmouth. The nearest railway station, Chichester, is approximately 9km by road, served by regular services between Southampton/ Portsmouth and Brighton.



Access to site from Broad Road

Cycle/ Pedestrian Access

Pedestrian and cycle access to the site will be more extensive than that for vehicles, including connections to established public rights of way. This approach seeks to encourage the use of sustainable transport modes by providing direct and convenient pedestrian and cycle connections to a range of destinations and particularly to local facilities within Hambrook/Chidham and Nutbourne.

Within the site, the pedestrian layout will use the street hierarchy, but with additional pedestrian links to provide a scheme which offers enhanced permeability for pedestrians. While the street layout directs vehicles to the primary route, pedestrians have a range of access options.

Within the site, the road network will be designed in accordance with the principles of Manual for Streets which seek to place the needs of non-motorised users above those of the motorist. The scheme's road network is suitable for use by cyclists, providing safe and convenient access throughout the site.

Parking Strategy

Car and cycle parking is proposed to be provided in line with West Sussex County Council's parking standards. Additional visitor parking will also be provided. Cycle parking will be accommodated within garages, garden sheds and cycle stores.

Waste and Recycling Strategy

The refuse strategy will be considered with regard to the requirements of Chichester District Council. The network of streets will be designed to provide routes which are suitable for refuse collection vehicles. Refuse vehicle turning areas will be accommodated within the site to ensure compliance with the refuse carry and collection distances.

The number and types of refuse bins and recycling boxes provided for each property will comply with the requirements of the local authority. The refuse provision will be primarily in the form of bins kept in rear gardens with rear access or alternatively within garages.

Inclusive Access

Inclusive access for people by a range of modes and for those with disabilities and mobility impairments is an important consideration. The proposed development will be designed to encourage accessibility by public transport, walking and cycling, as well as providing vehicular access. Future detailed design of the public realm will including consideration of the needs of people with mobility or other impairments. The development has been designed to comply with Approved Document Part M of the Building Regulations (2010 as amended) and the requirements of the Equality Act, 2010 as follows:

Key Points:

- The proposed development will place an emphasis on pedestrian, mobility impaired, cycle and public transport over car travel;
- The building layout will be designed to take precedence over the highway design and the development will be designed to allow movement choice. Means of travel other than the car are encouraged by the provision of enhanced pedestrian and cycle linkages throughout;
- Speed restraint will be designed into the development. The built form, landscaping, priority junctions, changes in surface material, tighter corners and narrowing will all help to reduce speed; and
- Dwellings will be designed to enable access for people with disabilities as appropriate, including provision of level access to dwellings and internal layouts to allow for wheelchair or mobility impaired access.



Sustainable Transport

The site is well connected to existing public and sustainable transport networks, with opportunities for non-car based travel to and from the site. A number of key local services and amenities are also accessible from the site via sustainable travel modes.

Pedestrian Accessibility

Good quality footways are currently provided on Broad Road, which aid connectivity between the site and numerous transport interchanges, including Nutbourne Station and local bus stops to the south of the site. There are a series of pedestrian crossings, including a signalised crossing, situated on Main Road (A259) to the south of the site, which connect the site with the wider pedestrian network. The signalised crossing features tactile paving and dropped kerbs as appropriate to aid and facilitate safe crossing of the highway to all user groups.

A wide range of key services and amenities are available within a suitable walking distance of the site, including the local catchment primary school. The site is also connected to the local Public Rights of Way network, with footpath 258 running to the west of Broad Road.

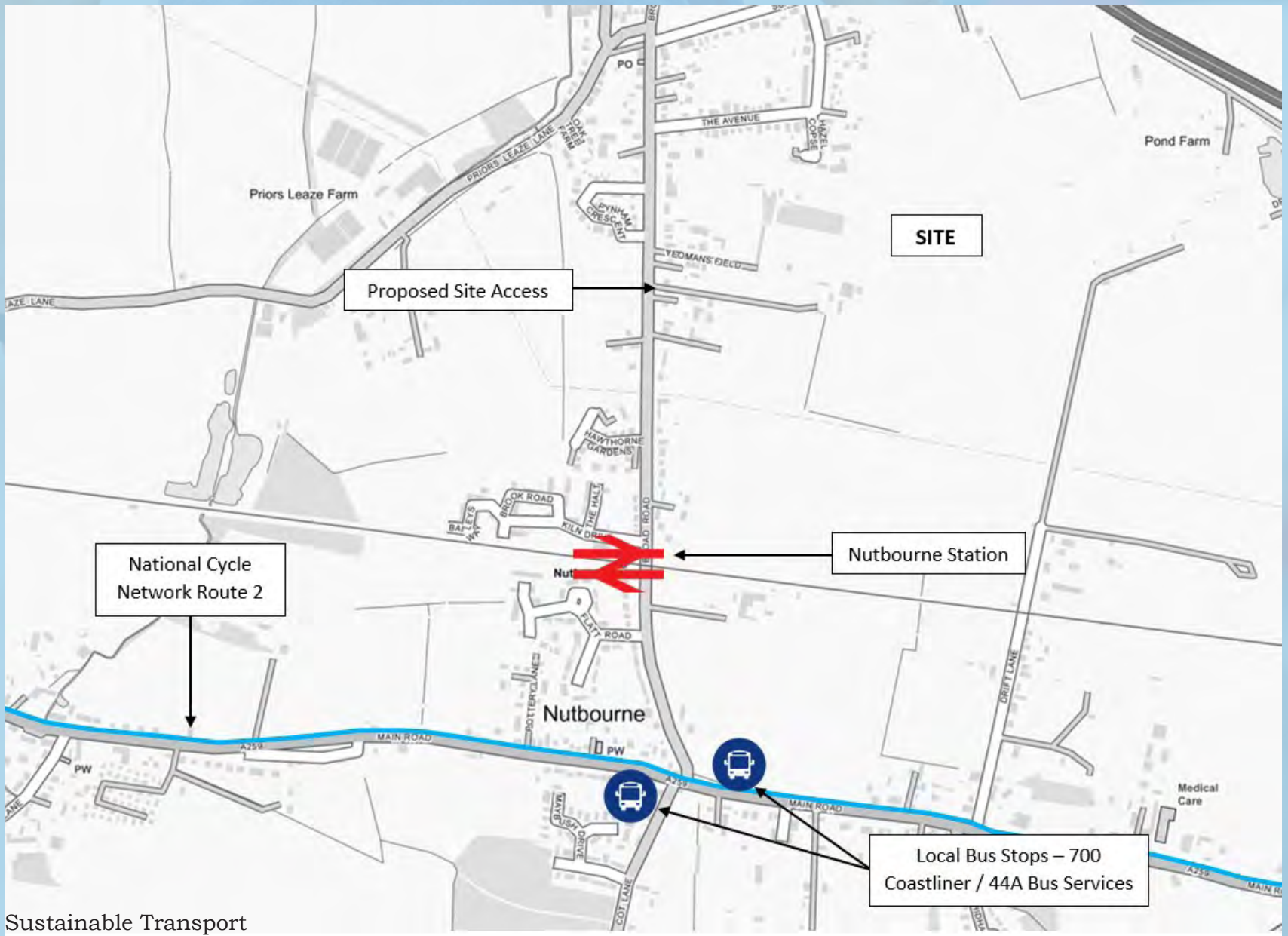
Cycle Accessibility

The A259 to the south of the site has designated cycle lanes within the carriageway which form part of the National Cycle Network Route 2 and connects locally to Emsworth, Southbourne and Fishbourne, as well as Chichester, Bognor Regis, Portsmouth and Gosport further afield. This route therefore connects the site with key regional employment centres by cycling.

Public Transport Accessibility

The site is located within 500m (approximately six minute's walking / one minute cycling distance) north of Nutbourne Station, which is served by hourly services between Portsmouth to the west and Littlehampton to the east. Intermediate stations served include Barnham, Chichester and Fratton, which provide onward connections to key regional destinations such as London Victoria, London Waterloo, Brighton, Gatwick Airport and East Croydon stations.

Bus stops are located on Main Road (A259), which are served by the '700 Coastliner' service, which provides frequent services up to every 20 minutes between Portsmouth to the west and Felpham / Flansham / Chichester to the east. The bus stops are also served by the 44A school bus service which operates to and from Bourne Community College.



Sustainable Transport

Accessibility to Local Services

There are a number of key services and facilities located within walking and cycling distance of the site. Chidham Parochial Primary School (the local catchment primary school) is located approximately 1.6km (20 minutes walking / six minutes cycling distance) south of the site, and Bourne Community College (the local catchment secondary school) is located approximately 3km (36 minutes walking / nine minutes cycling distance) to the west. Bourne Community College is also accessible from the site via the 44A school bus service, which provides a direct connection between the Main Road bus stops and the school.

Local services within Hambrook and Nutbourne include a Post Office and convenience store, a number of public houses, and the Chidham and Hambrook Village Hall. Additional services and facilities, such as healthcare, banking and retail services, are available in the larger settlements of Southbourne and Emsworth to the west. As previously noted, these locations are accessible from the site via bus services from Main Road or National Rail services from Nutbourne Station. The regional employment centres of Chichester and Portsmouth are also accessible from the site via local bus and rail services.

The proximity of these services and their accessibility by walking, cycling and public transport, provide opportunities for non-car based travel to and from the site, and could potentially reduce the number of vehicle trips generated by the site.

Landscape Strategy

The principles of reinforcing green infrastructure, sense of place and ecological corridors would be accommodated through the master planning of the site, such that the existing contribution of the landscape structure present within and surrounding the site provided by hedgerows and wet ditches would form a framework within which the housing development would be incorporated.

The density of development across the site would be managed to best effect community and place making, whilst reflecting the existing density to the west and north and the provision of the existing and reinforced green infrastructure across the site, with integration of sustainable drainage for example and reinforcement of the eastern hedge line.

A sense of place would be further reinforced through incorporating glimpsed views towards the South Downs into the layout from southern parts of the site.

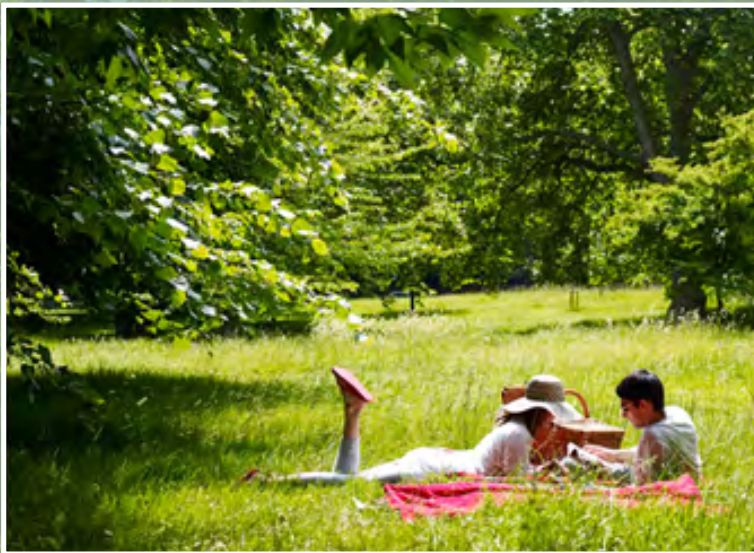




Public Open Space

A central area of Public Open Space would be defined to make the most of the sense of place afforded by glimpsed visibility towards the Downs to the north, whilst reinforcing the natural character through wildflower grassland areas and linkages to the surrounding green infrastructure. Places for play and for allotments for example could be incorporated into the Public Open Space, as part of a network of open space throughout the site.





Sustainability

The proposed scheme will seek to deliver a sustainable development on this site. The design of the scheme has sought to include a range of sustainability principles in terms of layout, natural resources and minimising environmental impacts.

The scheme seeks to deliver a range of enhancements with respect to issues such as the quality of surface water runoff and the ecological and recreational value of the site.

Key aspects of the sustainability of the scheme include:

- **Layout** – the scheme has been designed to maximise solar gain and natural lighting through the orientation of the majority of the dwellings to the south, east and west.
- **Buildings** – Seaward Properties is committed to delivering dwellings with high environmental standards.
- **Energy Use and Emissions** – Seaward Properties is committed to providing homes with very high standards of insulation and draught proofing. The performance of the enhanced building fabric is combined with the use of highly efficient thermal installations to minimise energy use and carbon emissions. It is proposed to enhance the fabric standards of the homes to reduce emissions. A number of low carbon and/or renewable technologies are considered appropriate in order to achieve the reduction in CO₂ emissions of 10%.
- **Community** – the development will provide benefits for the local community including investment in local facilities/ infrastructure and delivery of public open space.
- **Amenity space** – the provision of outdoor amenity space is a key element of the scheme. The creation of public and private spaces will provide a range of recreational opportunities.
- **Crime** – the scheme will have regard to the principles of Secured by Design.
- **Transport** – the site is located on the edge of the settlement, within relatively close proximity to local facilities, services and amenities. The scheme encourages cycling and walking through the provision of additional links for these modes of travel.
- **Ecology** – The scheme will seek to provide biodiversity gains through an enhancement scheme which will increase the resources for invertebrates, amphibians, reptiles, birds and bats. Integrated roost and nest boxes for birds and bats will provide a permanent home for these species while SuDS will provide waterbodies on site; benefitting the local amphibian population.
- **Materials** – materials and systems will be selected to include an environmental assessment using the BRE Green Guide to Specification for Buildings. Preference will be given to the use of local materials and suppliers where viable, and wherever possible ‘A’ rated materials will be used.
- **Water resources** – Site drainage will be designed following the drainage hierarchy set out in the current planning guidance with a sustainable surface water drainage system SuDS. This will mimic the existing surface runoff from the site whilst providing storage and attenuation for large return period events.

Conclusions

This site represents an opportunity to deliver high quality and attractive residential development that responds to the future housing needs of Hambrook in a manner that is sensitive to the site and its wider setting.

The site is located adjacent to the Hambrook settlement with existing residential development to the north, west and south west and approval recently granted for the development of 23 homes on a neighbouring site to the west. Having regard to the surrounding context, this site is considered to form a natural extension to the eastern edge of Hambrook.

Extensive consultation with key technical consultants has enabled a thorough assessment of the opportunities and constraints of this site which has, in turn, informed the preparation of an initial concept masterplan. This masterplan identifies key layout and design parameters

and advocates a landscape and ecology led approach for this site. It is by no means a final masterplan however. We realise that development must be designed sensitively and Seaward Properties is keen to ensure that the final masterplan has been created with the local community by taking an effective community-led approach.

A key feature of the initial concept masterplan is the retention of the existing trees and hedgerows. Large open spaces and landscape buffers will be provided to the boundaries of the site. This landscape led approach will enable the provision of a generous amount of open space. There is the potential to provide a high quality landscaped setting on this site with informal open spaces including amenity green space and play areas.

The initial concept plan encourages a mix of density distributed throughout the site with lower density areas

towards the outer edges of the site and facing open spaces within the site. Medium and higher density areas will be contained internally within the site. Seaward Properties is a local developer and is committed to high quality design in terms of the built form, landscaping and ecological enhancement. It is realised that there is an identified need to deliver at least 500 homes within Chidham and Hambrook Parish and these need to be delivered by working with the local community at the earliest opportunity. The review of the Neighbourhood Plan is the ideal time for this.

The design team looks forward to continued liaison with the Parish Council and Chichester District Council to deliver a high quality and sustainable development on this site, bringing much-needed new homes to the community.



Seaward Properties

Seaward Properties is an established Chichester based residential and commercial property company at the forefront of quality design and construction in the South and South-East of England.

With a drive to create sustainable developments, Seaward Properties has built over 1,600 homes of which in excess of 600 have been within the Chichester District. We have also built approximately 600,000 sq ft of commercial space including business parks, retail parks, offices and light industrial units.

Seaward Properties aims to secure ambitious but deliverable and implementable planning permissions and is actively promoting land for redevelopment in the South and Yorkshire.

To achieve this the team works closely with landowners, promoting their land alongside emerging Neighbourhood Plans and/or District Local Plans. Our promotion strategy is non-aggressive; engaging with Parish Councils, local stakeholders and communities at a grassroots level to ensure that the development planned is of benefit to them and will enhance their environment. This is a proven strategy, evidenced by our successful and enviable track record.

Homes built by Seaward Properties use modern technologies and construction techniques and range from one bedroom apartments to substantial detached houses, with a host of character homes in between. We pride ourselves on the quality of our homes and, unlike volume house builders, do not have a 'standard' house type. Our designs have a one off appeal as they are designed to blend with the individual characteristics of the area.

By embracing this business model our Chairman, Barry Sampson, has developed Seaward Properties into a well respected and award winning company since its creation in 1972.

Seaward Properties has an excellent track record for delivering innovatively designed residential developments to outstanding specifications, creating quality homes where people really want to live. Our sensitive and sympathetic approach to landscaping and integration with the existing environment has earned us a reputation as a home builder of great flair and imagination.

Our awards include: Local Heritage; Evening Standard Awards for Best Small Development and Best New Regeneration Project; NHBC Regional Winners and a coveted WhatHouse? award for the Best Mixed Use Development.

LOOKING TO THE FUTURE

Seaward Properties' objectives for the future are to continue to build the quality homes which have become synonymous with our brand, enhance and develop relationships with local communities and to work with residents to ensure they have a say on the future of their own neighbourhoods. We will also continue to source and build commercial property to generate and increase employment opportunities. Seaward Properties believes in creating viable developments for a sustainable future.





Petworth



West Lavant Barns



Roman Fields



The Square



Roman Fields



Langtons Farm, New Alresford



Priors Orchard, Southbourne

Seaward Properties' recent developments (in Chichester unless noted otherwise)



Seaward Properties Ltd.
Metro House
Northgate
Chichester
PO19 1BE
Tel: 01243 778800
www.seawardproperties.co.uk





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 White
Address		Genesis Town Planning 26 Chapel Street Chichester West Sussex
Postcode		PO191DL
Telephone		01243 534050
Email		paul@genesistp.co.uk
Organisation (if applicable)	Seaward Properties Ltd	
Position (if applicable)		

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:	S2, S4, S5, S24
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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 'tests of soundness' for Local Plan preparation are set out in paragraph 35 of the NPPF2. They require the 2016-35 Local Plan to have been:

- **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework.

We will deal with the tests more thoroughly in the next Submission Plan but at this stage our headline comments cover the following policies:

Settlement Hierarchy (S2), Housing Need (S4), Parish Housing Sites (S5) and Countryside (S24).

Policy S2 – Settlement Hierarchy

The Settlement Hierarchy background paper provides justification for the hierarchy in Policy 2 of the Local Plan. It forms the basis for the proposed distribution of growth by distinguishing between those settlements considered to be the most sustainable having the best range of facilities and accessibility from those with the least. Most development is focused on the former and development to meet local needs or no development whatsoever on the latter. We agree that Bosham is properly classified as a service village in the hierarchy.

Policy S4 – Meeting Housing Needs

The identified housing need has been informed by GL Hearn's Chichester Housing and Economic Development Needs Assessment (January 2018)

The Assessment confirms the objectively assessed need (OAN) is capped at 40% above the adopted housing requirement. The Local Plan was adopted on the basis of approximately 435 dpa. Capping the OAN to 40% above the adopted figure gives Chichester a housing need of 609 dpa. The Plan actually provides for 12,350 dwellings over a 19 year period equivalent to 650dpa to meet the 609dpa plus 41dpa which are unable to be met within the District part of the National Park.

Whilst we understand the need assessment has been carried out in accordance with the standard method set out in PPG we suggest it has potential flaws as the 435dpa in the adopted plan already fails to meet need. It should also consider the un-met needs of other adjoining authorities not just the National Park.

Out of the total 12,350 dwellings, 4,400 or 35% are proposed as new strategic allocations. Given this significant reliance on large sites and the potential longer lead in times for housing delivery we therefore suggest the plan includes a trajectory for them especially as this would better comply with Paragraph 73 of the NPPF2.

In meeting need S4 includes a 'windfall small sites allowance' of 695 dwellings and a Parish sites allowance of 500 dwellings. They are both an important land supply component as they will help deliver completions on smaller sites and maintain housing supply in the short term before the larger strategic sites come forward. We welcome both.

With particular reference to windfalls, the glossary to the Plan defines them as sites which have not been specifically identified as available in the Local Plan process, normally comprising previously-developed sites that have unexpectedly become available. The revised NPPF2 (paragraph 84 and 117) is supportive of the re use of previously developed land in general including sites that are physically well-related to existing settlements where suitable opportunities exist. Paragraph 118 c) states that planning decisions should 'give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. Even in countryside locations paragraph 79 c) is supportive of new homes where development would re-use redundant or disused buildings and enhance its immediate setting.

We therefore propose the definition of windfall sites in the Local Plan glossary is clarified to make clear that they comprise previously developed sites that have unexpectedly become available within settlements and in rural areas outside a settlement boundary. This clarification would benefit the Local Plan in better meeting the 'consistent with national policy' test of soundness.

Policy S5 – Parish Housing Sites

Parish housing allocations comprise 500 dwellings and paragraph 4.26 of the Plan says they have been distributed amongst the settlements in accordance with their ranking in the settlement hierarchy. The preceding paragraph 4.25 says some large scale strategic development will be expected to be provided for through neighbourhood plans too.

At present the entire 250 housing allocation for Bosham parish is set out in policy AL7 as a strategic allocation to come forward at Highgrove Farm. There is a nil allocation for the parish in policy S5.

We object to this as it implies all new housing has to be found on new large strategic sites within the parish and overlooks the potential capacity for unidentified sites to come forward within and adjoining the existing built up area as a result of modest settlement policy boundary adjustments. We disagree that any site within the AONB of Bosham should be ruled out for development in principle.

There are existing previously developed sites in the AONB including land at the former Burnes Shipyard which adjoins the settlement boundary of Bosham. Its redevelopment for a modest scheme of dwellings would secure the removal of the existing unsightly buildings and bring net benefits to the appearance of the AONB. A simple settlement policy boundary amendment to include the boatyard would facilitate this. It could then either count against the ‘windfall allowance’ of 695 dwellings in policy S4 or towards a new parish allowance for small sites in S5. Any new parish allowance in S5 should show an equal reduction in the strategic site allowance in AL7.

S24 Countryside

Policy S24 deals with countryside and settlement policy boundaries. Not all settlements however are proposed for a settlement policy boundary review in the Local Plan. Boundaries not included will be reviewed through a subsequent Site Allocation DPD or a Neighbourhood Plan Review.

According to the Local Development Scheme the Site Allocation DPD will not be adopted until July 2022 and the timetable for other Neighbourhood Plan reviews will vary.

We object to the way the settlement policy boundary reviews are proposed to take place in the Plan. We prefer an earlier boundary review now for all settlements in the Plan. A boundary amendment now could increase the supply of windfall sites in an urban area and reduce the requirement for new greenfield allocations in the later DPD or Neighbourhood Plan. A boundary amendment now could also secure benefits from redevelopment opportunities of previously developed sites especially where they abut an existing boundary and relate more to a built up area than the surrounding countryside.

However if boundary reviews of all settlements are not to be made in the Plan we would request policy wording to the last sentence of S24 be amended as follows:

‘Defined settlement boundaries may be altered by a future development plan document and/or a

neighbourhood plan. In the interim, where a boundary amendment is justified against the key requirements of the settlement boundaries background paper that should be regarded as a material consideration in connection with the submission of any planning application’.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Policy S4 - The Plan needs to include a housing trajectory of the strategic allocations to assist future monitoring of housing delivery as suggested by paragraph 73 of the NPPF2.

We suggest the definition of windfall sites in the Local Plan glossary is clarified to make clear that they comprise previously developed sites that have unexpectedly become available within settlements and in rural areas. Both amendments would benefit the Local Plan in better meeting the ‘consistent with national policy’ test of soundness.

We propose a settlement policy boundary amendment to Bosham to include land at Burnes Shipyard.

Consideration should be given to an additional small site allowance Bosham in Policy S5. Whatever allowance is agreed, an equal reduction to the housing proposed in AL7 as a strategic allocation should be made.

Policy S24 should have additional wording as suggested above.

(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 White
Date:	7 February 2019



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PART A	Your Details	Agent's Details (if applicable ¹)
Full Name		Paul White
Address		Genesis Town Planning 26 Chapel Street Chichester West Sussex
Postcode		PO191DL
Telephone		01243 534050
Email		paul@genesistp.co.uk
Organisation (if applicable)	Seaward Properties Ltd	
Position (if applicable)		

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

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Policy S2 – Settlement Hierarchy

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the Policy S2 refers to Hambrook/Nutbourne and yet the list of Parish housing sites in policy S5 refers to Chidham & Hambrook parish. Policy AL10 also allocates 500 dwellings to Chidham and Hambrook parish.

For consistency, we'd suggest that Chidham and Hambrook parish is used throughout.

Policy S4 – Meeting Housing Needs

The identified housing need has been informed by GL Hearn's Chichester Housing and Economic Development Needs Assessment (January 2018)

The Assessment confirms the objectively assessed need (OAN) is capped at 40% above the adopted housing requirement. The Local Plan was adopted on the basis of approximately 435 dpa. Capping the OAN to 40% above the adopted figure gives Chichester a housing need of 609 dpa. The Plan actually provides for 12,350 dwellings over a 19 year period equivalent to 650dpa to meet the 609dpa plus 41dpa which are unable to be met within the District part of the National Park.

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Out of the total 12,350 dwellings, 4,400 or 35% are proposed as new strategic allocations. Given this significant reliance on large sites and the potential longer lead in times for housing delivery we therefore suggest the plan includes a trajectory for them especially as this would better comply with Paragraph 73 of the NPPF2.

Policy AL10 – Chidham & Hambrook Parish

We support the allocation of land for a minimum of 500 dwellings at Chidham & Hambrook Parish as a sustainable extension or extensions to the existing built up area of Chidham and Hambrook. We note from paragraph 6.68 that Chidham and Hambrook Parish Council is preparing a neighbourhood plan for the parish which will identify potential development site(s) to meet the allocation. We support the principle of having more than one site to meet the strategic allocation of 500 dwellings. Spreading development over 2 or more sites will assist short term housing delivery and minimise the long lead in times that the very large strategic sites are suffering in the current Key Policies Local Plan.

In this regard, Seawards owns and controls approximately 11.5 ha of land at Cox's Barn Farm, Broad Road, Hambrook. The site has a capacity of around 300 dwellings minimum and a draft development proposal has already been forwarded to the Parish for consideration in its Neighbourhood Plan Review. A copy of the development proposal accompanies these representations for information.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Policy S2 – Chidham & Hambrook parish should be referred to throughout.

Policy S4 - The Plan needs to include a housing trajectory of the strategic allocations to assist future monitoring of housing delivery as suggested by paragraph 73 of the NPPF2.

Policy AL10 – the allocation of 500 dwellings minimum to Chidham & Hambrook Parish is supported but the allocation should be spread across more than one site. Spreading development over 2 or more sites will assist short term housing delivery and minimise the long lead in times that the very large strategic sites are suffering in the current Key Policies Local Plan.

(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 White
Date:	7 February 2019



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 White
Address	c/o agent	Genesis Town Planning 26 Chapel Street Chichester West Sussex
Postcode		PO191DL
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Organisation (if applicable)	Seaward Properties Ltd	
Position (if applicable)		

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:	S2, S4, S5, S12, AL9,S24
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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 'tests of soundness' for Local Plan preparation are set out in paragraph 35 of the NPPF2. They require the 2016-35 Local Plan to have been:

- **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework.

We will deal with the tests more thoroughly in the next Submission Plan but at this stage our headline comments cover the following policies of relevance to Fishbourne:

Settlement Hierarchy (S2), Housing Need (S4), Parish Housing Sites (S5) and Countryside (S24).

Policy S2 – Settlement Hierarchy

The Settlement Hierarchy background paper provides justification for the hierarchy in Policy 2 of the Local Plan. It forms the basis for the proposed distribution of growth by distinguishing between those settlements considered to be the most sustainable having the best range of facilities and accessibility from those with the least. Most development is focused on the former and development to meet local needs or no development whatsoever on the latter. We agree that Fishbourne is properly classified as a service village in the hierarchy ranking 9th in terms of

population with 10 total facilities.

Policy S4 – Meeting Housing Needs

The identified housing need has been informed by GL Hearn's Chichester Housing and Economic Development Needs Assessment (January 2018)

The Assessment confirms the objectively assessed need (OAN) is capped at 40% above the adopted housing requirement. The Local Plan was adopted on the basis of approximately 435 dpa. Capping the OAN to 40% above the adopted figure gives Chichester a housing need of 609 dpa. The Plan actually provides for 12,350 dwellings over a 19 year period equivalent to 650dpa to meet the 609dpa plus 41dpa which are unable to be met within the District part of the National Park.

Whilst we understand the need assessment has been carried out in accordance with the standard method set out in PPG we suggest it has potential flaws as the 435dpa in the adopted plan already fails to meet need. It should also consider the un-met needs of other adjoining authorities not just the National Park.

Out of the total 12,350 dwellings, 4,400 or 35% are proposed as new strategic allocations. Given this significant reliance on large sites and the potential longer lead in times for housing delivery we therefore suggest the plan includes a trajectory for them especially as this would better comply with Paragraph 73 of the NPPF2.

Policy S5 – Parish Housing Sites

Parish housing allocations comprise 500 dwellings and paragraph 4.26 of the Plan says they have been distributed amongst the settlements in accordance with their ranking in the settlement hierarchy.

However, we are concerned that Fishbourne has been given a nil allocation in S5 and instead the total 250 dwelling allocation has been included in policy AL9 as a parish strategic allocation. We believe that as Fishbourne parish is preparing its own Neighbourhood Plan, it should be given the flexibility to choose how it allocates sites for development. In our view, a nil allocation in S5 could be interpreted to mean all 250 houses have to be found on 1 single site rather than on several smaller sites as part of a dispersed strategy.

Policy AL9 – Fishbourne Parish

We support the allocation of land for a minimum of 250 dwellings at Fishbourne Parish as this reflects its ranking in the settlement hierarchy as a larger service village. However, we prefer the principle of having more than one site meet the strategic allocation as part of a dispersed strategy across the District. Spreading development over more than 1 site would assist short term housing delivery and minimise the long lead in times that the very large strategic sites are suffering in the current Key Policies Local Plan. The associated community infrastructure could still be delivered over more than 1 site in accordance with the Infrastructure Delivery Plan's requirements in policy S12 and

the CIL levy.

Policy S12

We support policy S12 which refers to the Council's Infrastructure Delivery Plan (IDP). However the Local Plan Policy or the IDP itself should make clear, **for at least the first five years**, what infrastructure is required, who is going to fund and provide it, and how it relates to the anticipated rate and phasing of development. This is not set out in either S12 or the IDP (paragraph 15.9) which specifically deals with the Fishbourne allocation. Paragraph 15.9 of the IDP should in addition state that 'the parish is allocated for residential development of 250 dwellings' rather than 'the site is...' in recognition that more than 1 location should be selected for the allocation.

S24 Countryside

Policy S24 deals with countryside and settlement policy boundaries. Not all settlements however are proposed for a settlement policy boundary review in the Local Plan and this includes Fishbourne. Boundaries not included will be reviewed through a subsequent Site Allocation DPD or a Neighbourhood Plan Review.

According to the Local Development Scheme the Site Allocation DPD will not be adopted until July 2022 and the timetable for the Fishbourne Neighbourhood Plan review is unknown.

We object to the way the settlement policy boundary reviews are proposed to take place in the Plan. We prefer an earlier boundary review for all settlements in the Plan. A boundary amendment now for Fishbourne could increase the supply of windfall sites in the urban area and reduce the requirement for new greenfield allocations in the later Neighbourhood Plan. A boundary amendment now could also secure benefits from redevelopment opportunities of previously developed sites and suitable land which abuts an existing boundary and relate more to the built up area than the surrounding countryside.

Land to the rear of 98 Fishbourne Road falls into the latter category but is prevented from redevelopment at this time precisely because the settlement boundary for Fishbourne has not been updated by the District since the 1999 Local Plan. To wait until the next Site Allocation DPD in 2022 or the Neighbourhood Plan would simply frustrate the site coming forward to help meet the new housing requirement.

Therefore we propose a settlement boundary amendment for Fishbourne to include land to the rear of 98 Fishbourne Road. However, if boundary reviews of all settlements are not to be made in the Plan we would request policy wording to the last sentence of S24 be amended as follows:

'Defined settlement boundaries may be altered by a future development plan document and/or a neighbourhood plan. In the interim, where a boundary amendment is justified against the key requirements of the settlement boundaries background paper that should be regarded as a material consideration in connection with the submission of any planning application'.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Policy S4 - The Plan needs to include a housing trajectory of the strategic allocations to assist future monitoring of housing delivery as suggested by paragraph 73 of the NPPF2.

Policy AL9 – the allocation of 250 dwellings minimum to Fishbourne Parish is supported but the allocation should be spread across more than one site. Spreading development over more than 1 site will assist short term housing delivery and minimise the long lead in times that the very large strategic sites are suffering in the current Key Policies Local Plan. This would not impact on infrastructure delivery because it would still be identified and phased in the IDP as set out in S12. Policy AL9 could therefore state ‘A site or a combination of sites will be allocated for development in the revised Southbourne Neighbourhood Plan...’

Alternatively, AL9 could be deleted and the 250 dwelling allocation reassigned to Policy S5 to allow the development to come forward as a dispersed strategy.

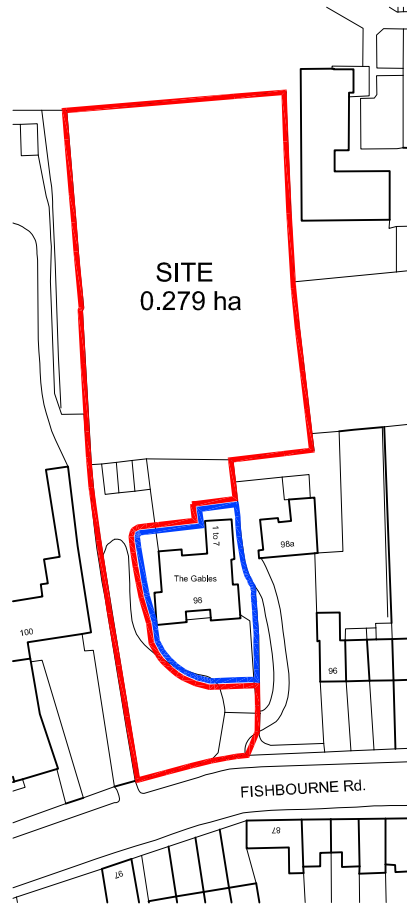
Policy 24 should have additional wording as suggested above unless a settlement boundary amendment is made in the Submission Plan to include land to the rear of 98 Fishbourne Road as shown on the attached plan.

(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 White
Date:	7 February 2019



North



0 30m

Rev B 08/08/18 Red & Blue lines.

Studio Lack Architecture

Studio Lack Ltd : 17 Beech Avenue : Chichester
01243 782 686 : nicholas.jack@live.com : PO19 3DR

98 Fishbourne Road, Fishbourne.

Location Plan

21/04/2016 1/1250 @ A4

Dwg 1714-01B