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By e-mail only

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Dear Mr Ayling

Draft Interim Policy Statement for Housing

I write on behalf of my clients, Mr & Mrs Tearall, who have an interest in a small parcel of land (edged red on the attached plan) located to the south of Brambles/Yeoman's Field off Broad Road, Hambrook.

My clients support the preparation of an Interim Policy Statement for Housing as this will be a valuable tool in bringing forward much needed housing in a planned and controlled way whilst the Local Plan Review progresses. The Interim Policy Statement is however mainly directed at bringing forward greenfield development in sustainable locations which can boost the supply of homes relatively quickly. It does not however facilitate infill development in sustainable locations. Cumulatively, infill development can also make a valuable contribution to increasing the supply of housing particularly in the short term as it is less dependent on infrastructure provision and can be built out quickly.

In the right circumstances and locations infill development can deliver sustainable development that does not harm the countryside or the character of the surrounding area. My clients land at Yeomans field is a good example of this. Although it is not currently located in the defined settlement boundary of Hambrook which lies approximately 60 metres to the north-west (at its nearest point on the western side of Broad Road) it is located in the southern part of the main built form of Hambrook and is surrounded by existing residential development on three sides. This includes 'Brambles' a bungalow (to the north); 3 No. two storey houses (known as Torpet, Wealden House and Paddock Chase) located to the east; and Cox's Farm House (a two storey house) located to the south.

My clients land is approximately 0.08 hectares (0.19 acres) in size and is currently vacant and contains a small shed plus areas of overgrown vegetation. It is contained by a mix of boundary fencing, hedges and trees. The site forms a small 'gap' in the built form along the eastern side of Broad Road and has a road frontage of about 16 metres in width. As such the site is a single vacant plot in an otherwise substantially developed frontage and clearly a natural infill plot. It could easily provide a single new dwelling without harming the character or appearance of the area or the amenity of residents living in neighbouring properties. A new access could be provided directly onto Broad Road without affecting road safety or have any material

impact on the capacity of the local road network especially as it is in a sustainable location in terms of its proximity to local transport options. These include two local bus routes which are

- Route 54 which operates between Petersfield, Westbourne, Funtington, West/East Ashling and Chichester. The nearest bus stop on this route is opposite the Hambrook Village Stores (located about 330m to the north)
- The 700 Coastliner Bus Service that operates along the A259 Main Road between Emsworth and Chichester. The nearest bus stop on this route is approximately 850m to the south

and the South Coast Railway Line that operates between Portsmouth and Brighton. The nearest station to the site is Nutbourne which is located about 450m to the south. These public transport options can be accessed on foot as there is a pavement that runs along the eastern side of and parts of the western side of Broad Road.

My clients land is likely to be one of many similar infill sites located in the countryside but in close proximity to the other defined settlement boundaries across the District. The re-introduction of an infill policy similar to Policy RE16 of the Chichester District Local Plan: First Review adopted in April 1999 would assist in bringing forward sustainable development. It would also make efficient and effective use of land which is encouraged by paragraphs 117 and 122 of the National Planning Policy Framework (NPPF).

It would also be consistent with paragraph 119 of the NPPF which confirms that *“Local planning authorities, and other plan making bodies, should take a proactive role in identifying and helping bring forward land that may be suitable for meeting development needs.....”*. The re-introduction of an infill policy also has the potential to reduce the amount of housing needed on greenfield sites.

In addition to the Interim Policy Statement for Housing my clients therefore suggest that the District Council also re-introduces a new infill policy that could read as follows:

“Outside Settlement Policy Areas new housing development will be strictly controlled. The infilling by dwelling houses of small gaps within small groups of houses will only be permitted provided that:

- a) The proposal, by reason of its scale and character, would not damage the character or visual qualities of the surrounding environment. In Areas of Outstanding Natural Beauty and Conservation Areas the effect of the proposal will be considered in relation to the particular character of the locality concerned;*
- b) The proposal would not create ribbon development or a fragmented pattern of development in the countryside;*
- c) The size of the proposed new dwelling plots and the density of buildings are consistent with those in the surrounding area*
- d) The established amenities of adjoining residents are not adversely affected;*

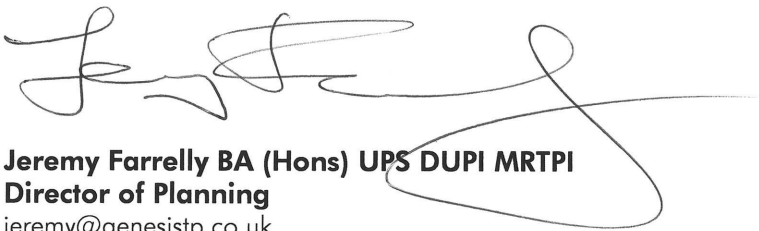
For the purposes of this policy the following definitions apply:

- i. ‘Small Gap’ – a single vacant plot in an otherwise substantially developed frontage*
- ii. ‘Small Group’ – A compact group of dwellings with its own identity in physical and social terms as a village or hamlet or clearly related to such a settlement. This excludes isolated or loose knit groups of dwellings”*

I trust the above comments are of assistance to you. Should you require further information or clarification on any matter please do not hesitate to contact me.

Yours sincerely

for Genesis Town Planning Ltd

A handwritten signature in black ink, appearing to read 'Jeremy Farrelly', with a large, sweeping flourish extending to the right.

Jeremy Farrelly BA (Hons) UPS DUPI MRTPI

Director of Planning

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