

Chichester Local Plan Review – Submission consultation:

Representations in respect of Land at Prospect Farm, Cutmill View, Bosham.

On behalf of Merrow Wood



MERROW WOOD

Prepared by Intelligent Land

March 2023



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1. Introduction

1.1 Intelligent Land is instructed by Merrow Wood, who have been selected by the landowner to help promote the site for development, to submit representations on the Chichester Local Plan Review, Submission consultation, relating to land at Prospect Farm, Cutmill View near Bosham.

1.2 These brief representations comment on the following:

- The overall strategy for the Local Plan Review
- Housing requirements and delivery
- The role of Chidham and Hambrook in supporting the local plan development strategy.
- A brief description of the site at Prospect Farm and surrounding area;
- A review on constraints affecting the site;
- A description of the site's potential to deliver development, having regard to the policy framework and constraints.

1.3 These representations also provide a general overview of the site's potential and is accompanied by an indicative site layout having regard to any constraints and opportunities which relate to the site.

2. Comments on the Chichester Local Plan Review Submission version

2.1 Merrow Wood very much welcomes the renewed progress toward adoption of the Chichester Local Plan Review. The long delay to the plan preparation for the last 3 years has created uncertainty in the District and has, inevitably, lead to “planning by appeal” with development coming forward not in accordance with the existing local plan development strategy.

Objective 2 – Housing:



Objective 3: Housing

To deliver suitable, well designed, energy efficient and affordable housing to meet local needs, in safe and accessible neighbourhoods with mixed and balanced communities.

Housing of suitable size and type will be delivered to meet the needs of a range of budgets and ages, including both market and affordable housing, and specialist housing, including opportunities for communal living and self and custom build. Good design will consider climate change, help to reduce crime and the fear of crime, create beautiful places accessible to all, build communities, and be well integrated with existing communities and facilities.

2.2 This objective is supported. Merrow Wood consider that it is essential that new housing growth is focussed on sustainable locations which reduce the need to travel and/or offer opportunity to make sustainable travel choices.

Spatial strategy

be considered at an early stage.



Policy S1 Spatial Development Strategy

The spatial development strategy identifies the broad approach to providing sustainable development in the plan area. It seeks to disperse development across the plan area by:

1. Focusing the majority of planned sustainable growth at Chichester city and within the east-west corridor.
2. Reinforcing the role of Manhood Peninsula as a home to existing communities, tourism and agricultural enterprise, and
3. Where opportunities arise, supporting the villages and rural communities in the North of the Plan Area.

To help achieve sustainable growth the council will:

4. Ensure that new residential and employment development is distributed in line with the settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:

Strategic Development Location	
Within or adjacent to the sub-regional centre of Chichester city	Shapwyke (Policy A7)
	West of Chichester (Policy A6)
	Westhampnett (Policy A9 and Policy A10)
	East of Chichester (Policy A8)
	Southern Gateway (Policy A4 and Policy A5)
	Chichester City (Policy A2)
At the following settlement hubs	Land South of Bognor Road (Employment) (Policy A20)
	Southbourne (Policy A13)
	Tangmere (Policy A14)
At the following service villages	Bosham (Policy A11)
	Hambrook / Nutbourne (Policy A12)
	Loxwood (Policy A15)

5. Non-strategic provision is made for the following forms of development in the settlement hubs of Selsey and East Wittering:
 - a. Retail development and local community facilities of an appropriate scale to promote the vitality and viability of the town centres.
 - b. Employment, tourism or leisure proposals of a suitable scale and nature for the characteristics of the area.
6. Non-strategic provision is made for the following forms of development in service villages:
 - a. Small scale housing developments consistent with the indicative housing numbers set out in Policy H3.
 - b. Local community facilities, including village shops, that meet identified needs within the village, neighbouring villages and surrounding smaller communities, and will help make the settlement more self-sufficient; and
 - c. Small scale employment, tourism or leisure proposals.

7. Provision for the above is made through this Local Plan, the extant Site Allocation Development Plan Document 2014-2029 (or subsequent Site Allocation DPD) and through neighbourhood plans.¹¹⁸

To ensure that the council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in accordance with this Strategy where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Authority Monitoring Report.

Map 3.1 Kev Diagram

2.3 This is supported. It is inevitable that the East/West Corridor will remain the most appropriate and sustainable location for new development in the District. Congestion on the A27 corridor is however a very serious issue and creates significant impacts in social, environmental and economic terms for the area and sub-region. Location of new development at locations which benefit from existing facilities, and can utilise rail and bus services will be essential if congestion on the A27 is not to be made worse.

Housing need and delivery

Policy H1 Meeting Housing Needs

The housing target for the plan area is to provide for at least 10,350 dwellings to be delivered in the period 2021-2039. The broad sources of supply anticipated in this Plan are as follows:

Category	Number of dwellings	
Housing requirement for the full Plan Period (1 April 2021 to 31 March 2039)	10,350	
Housing supply (1 April 2021 to 31 March 2039)	a. Completions 1 April 2021 - 31st March 2022	712
	b. Known commitments (comprising)	5,674
	Outstanding 2015 Local Plan ⁽¹⁾ and Site Allocation DPD 2014 – 2020 allocations ⁽²⁾ without planning permission	2,210
	Outstanding 'made' Neighbourhood Plan allocations without planning permission	100
	Planning permissions as of 1 January 2020 ⁽³⁾	3,304
	New Strategic Locations/Broad Location for Development and Allocations	3,210
	c. Remaining figure without planning permission	3,058
	Non-strategic Parish Housing Requirements	310
	d. Remaining figure without planning permission	260
	e. Windfall (small site allowance)	657
Total supply for the full Plan period (1 April 2021 to 31 March 2039) (=a+b+c+d+e)	10,359	

The broad spatial distribution of this supply of housing across the different plan areas is indicated in the table below:

Sub-Area	Housing provision 2021-2039
East-West Corridor	8,717
Manhood Peninsula	963
North of Plan Area	679
Plan Area Total	10,359

2.4 Merrow Wood understand and accept the reasoning set out in the Submission Local Plan for the adoption of a lower housing requirement than that established by the national standard methodology. Nonetheless, the implications of this approach results in over 1,100 less dwellings across the District being planned and delivered, which puts greater pressure on those sites and locations identified for growth to deliver housing.

2.5 This again puts greater emphasis on identifying sustainable locations for growth and ensuring that these can come forward in a timely manner across the plan period.

Specific policy for Chidham and Hambrook

- Account taken of the West Sussex Waste Local Plan and associated guidance in relation to safeguarding policy W2.



Policy A12 Chidham and Hambrook

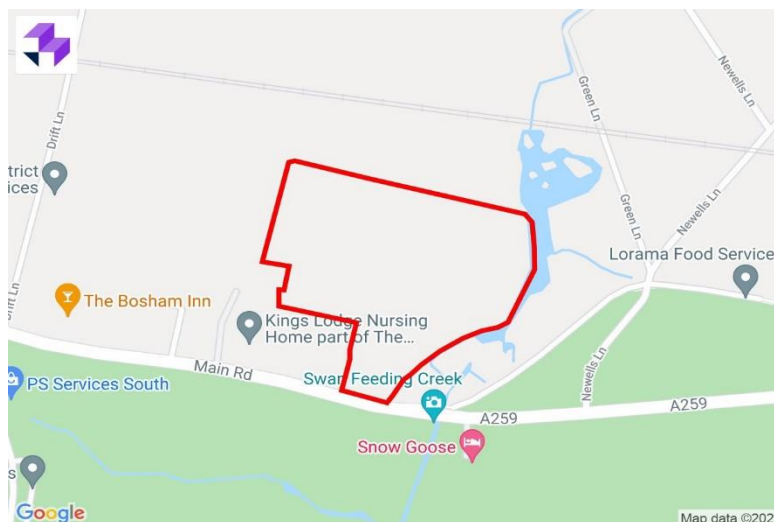
Land will be allocated for development in the revised Chidham and Hambrook Neighbourhood Plan for a minimum of 300 dwellings and supporting facilities and infrastructure. The relevant allocation policies and site assessment/selection process will be expected to address the following requirements:

- To be masterplanned and designed to provide for a high-quality form of development, in accordance with the National Design Guide and any design code or guidance adopted or approved which is relevant to the site;
- Subject to local evidence of need, provide appropriate specialist housing needs (such as for older people or self/custom build) either in accordance with needs already established or those identified as part of the process of producing a Neighbourhood Plan;
- Ensure that the new development is designed and laid out in order to form a sustainable extension to an existing part of the settlement, and is well integrated with neighbouring areas, providing good access to key facilities and sustainable forms of transport;
- Ensure that the development is well integrated with its surroundings and successfully mitigates the impacts on the wider landscape character, protects existing important landscape features and key views, including any determined through the process of preparing the revised Neighbourhood Plan;
- Ensure that development avoids harm to protected species and existing important habitats features and facilitates the achievement of biodiversity net gain, and facilitates the creation of high levels of habitat connectivity within the site and to the wider green infrastructure network and identified strategic wildlife corridors within the parish. This includes the provision of appropriate buffers as necessary in relation to important habitats which are being retained and/or created.
- Successfully mitigate potential impacts on the Chichester Harbour SAC/SPA/Ramsar, including contributing to any strategic access management issues (including on-site mitigation where required as part of the Habitats Regulations Assessment), and potential for loss of functionally linked supporting habitat.
- Provide safe and suitable access points for all users and facilitate the requisite contributions for off-site highway improvements in conformity with the Policy T1 (Transport Infrastructure) and T2 (Transport and Development), which will include promoting sustainable transport options;
- Facilitate improved sustainable travel modes, and new improved cycle and pedestrian routes, including linkages with Chichester city and settlement along the East/West Corridor;
- Provide any required mitigation to ensure there is no adverse impact on the safety of railway crossings within the parish;
- Ensure that allocations and policies accord with the sequential approach to flood risk, and that development will be safe for its lifetime, taking account of climate change impacts, as per the requirements set out in national policy and having due regard to the council's latest Strategic Flood Risk Assessment;
- The development/s will need to be phased in such a manner as to ensure that sufficient wastewater disposal capacity is available to accommodate the requirements resulting from development/s
- Provide for infrastructure and community facilities in accordance with the most recent Infrastructure Delivery Plan;
- Proposals for development within a Minerals Safeguarding Area will need to accord with Policy M9: Safeguarding Minerals of the West Sussex Joint Minerals Local Plan (or updated version). A Mineral Resource Assessment may be required prior to any development being consented, which addresses the relevant requirements set out in the West Sussex Joint Minerals Local Plan.

- 2.6 Merrow Wood strongly supports the allocation of a minimum 300 dwellings within the Parish of Chidham and Hambrook to be delivered through a review of the Neighbourhood Plan. It is noted that this is in addition to sites already committed through consents. The settlement offers opportunity to deliver homes within the core growth area of the East/West Corridor and the ability for future residents to benefit from local services and facilities, and bus and rail connections direct to Chichester and elsewhere, reducing vehicle pressure on the A27.
- 2.7 Merrow Wood has previously engaged with the Parish Council regarding land at Prospect Farm and details of this site are set out in the rest of this representation. The site is well located to deliver the housing envisaged for Chidham and Hambrook in the Local Plan Review as well as community facilities and appropriate mitigation.

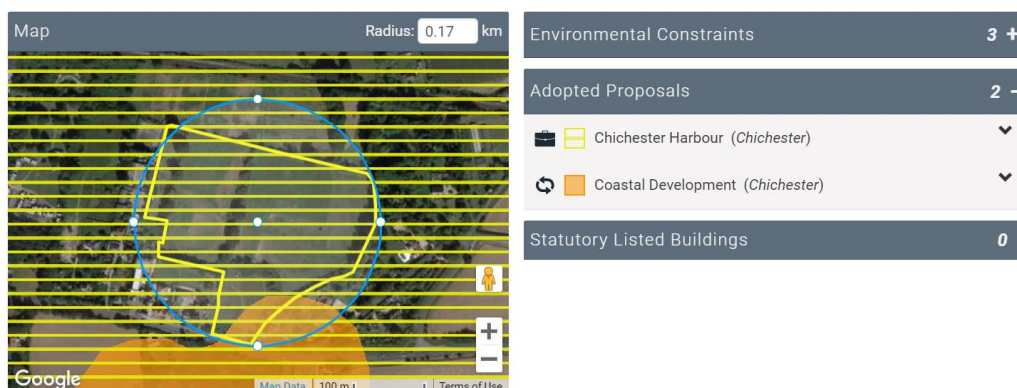
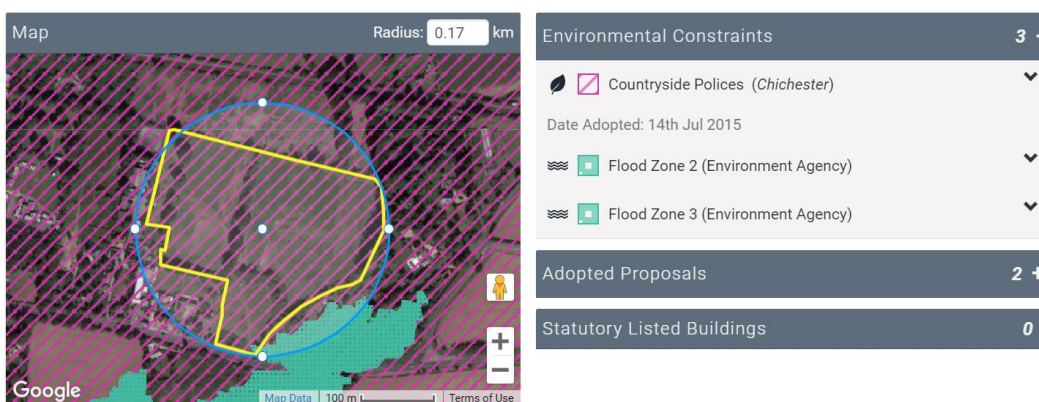
3. Land at Prospect Farm - site context

- 3.1 The site at Prospect Farm lies within the Parish of Chidham and Hambrook, part of Chichester District, in West Sussex.
- 3.2 The site extends to approximately 6.2 hectares and is a primarily level site of grass and mature trees and hedges which is divided into grazing paddocks.
- 3.3 The site lies adjacent to the A259 Main Road/Cutmill View, approximately 1.3 kilometres west of Broadbridge, 0.8 kilometres east of Nutbourne and 1.6 kilometres north west of Bosham itself. The Portsmouth to Brighton railway line runs 90 metres to the north of the site.
- 3.4 A location plan of the site is shown below.



Planning designations and constraints

3.5 The site at Prospect Farm is relatively unconstrained in terms of general planning and environmental designations. It lies to the north of the A259, outside the Chichester Harbour AONB and ecological designations. The south eastern part of the site does fall within the 5.6km buffer zone from the Chichester Harbour designated sites, meaning that mitigation will need to be considered as part of a development. A very small part of the site adjoining the road lies within flood zone 2, however this is unlikely to affect its development nor access, albeit that this will need to be investigated further and any impact confirmed as part of the full technical assessment of development.



4. Planning considerations and potential

- 4.1 As set out above, the Prospect Farm site is relatively unconstrained, and lies in a location close to services and facilities in a number of small settlements, including Bosham itself.
- 4.2 The site is also relatively self-contained in landscape terms being bounded to the south by the A259 road and to the north by the Portsmouth to Brighton railway line. Residential properties also adjoin the site to the east and west. There are limited views into the site from public highway and therefore its development would have a low impact upon its immediate surroundings.
- 4.3 Technical assessment work is currently in progress and initial landscape and visual appraisals have been completed. This is intended to inform further technical and design work and has included viewpoint analysis from both within and around the site, as shown in Appendix A below. This initial work demonstrates that the site can be development with minimal impact on the AONB, whilst creating opportunities for open space with vistas of the wider AONB landscape and coastline.
- 4.4 The site is also in a sustainable location in terms of transport choices, being 1.4 kilometres from Bosham station and less than one kilometre from Nutbourne station. Buses pass the site on route 700 between Portsmouth and Chichester every 20 minutes. This, combined with its proximity to nearby settlements including Bosham, mean that the site offers a convenient and sustainable location for new residential development.
- 4.5 The site extends to some 6.2 hectares, although clearly the developable area of the site will be smaller. A final assessment of the site's development potential is ongoing, however it is clear that the site offers the potential to deliver a substantial element of the 300 homes envisaged for the Chidham and Hambrook Parish in the Chichester Local Plan Review.
- 4.6 The site's location, close to facilities and services and a range of transport options, also means it is eminently suitable for a range of housing, including affordable housing and older people's housing and/or specialist care facilities, as well as family homes.
- 4.7 The site's location is therefore considered to be highly sustainable both in terms of its relationships to established settlements identified in the Local Plan, and also to a range of sustainable transport choices.
- 4.8 Whilst the site is greenfield, its location offers defensible boundaries such that its development will not appear as encroachment into open or attractive countryside or affect

the wider setting of the AONB. The development would make a contribution to mitigation schemes in respect of impacts upon the Chichester and Langstone Harbours SPA.

4.9 The Prospect Farm site also provides an opportunity to provide some or all of the local demand needs for the following:

- Community Shop / Local Convenience Store
- Traffic calming measures along the A259
- Financial contributions to a 2-form entry primary school
- Local needs and demand driven mix of both affordable and private market houses
- An exemplary low carbon designed and built development using the latest MMC and sustainable construction technical designs and techniques
- A green and welcoming development with Biodiversity gains and wellbeing credentials that respects its semi-rural surroundings.

4.10 Merrow Wood has commissioned Fluid Architects to undertake a detailed site analysis and from that to develop two indicative scheme layouts:

- A retirement village comprising housing and care;
- A residential development with a mix of dwelling types and sizes.

4.11 In depth studies into the heritage and setting of the site has informed the strategic diagram and proposed development area. The site offers an excellent opportunity for residential development whilst enhancing the existing area. The proposed development will be accessed off the A259 with clear visibility, away from neighbouring dwellings. Existing trees and hedgerows will be retained and strengthened in sections, providing extra screening from neighbouring views, road movement and noise. Well established footpaths can continue leading along the historic hedgerows into the site where public open space can be enjoyed. This has led to a series of design principles for the site:

- Buildings set well back from the road to avoid noise and maintain character immediately adjacent;
- Landscape buffer;
- Optimum access point;

- Historic Hedgerows buffer;
- Opportunities to extend established footpath routes;
- Existing trees and vegetation retained;



4.12 This in turn has led to the development of the two potential schemes identified above. Scheme one is for the development of a retirement village community comprising 61 no. 2 and 3-bedroom semi-detached houses and cottages, with a 60-bedspace care home, as well as on site leisure and retail facilities.

5.4 ILLUSTRATIVE MASTERPLAN RETIREMENT VILLAGE

- Historic Landscape and ancient woodland buffer zones
- A range of housing typologies to encourage 'a sense of place' within the development
- Sensitive development that responds to its wider context and references the local vernacular
- Low speed development
- Mix of dwelling size
- Contribution to net biodiversity targets
- Inclusion of recreational open space and areas of importance for wildlife
- Provides high level of green infrastructure
- The retirement development has the ability to deliver on-site facilities such as a local shop / restaurant / health club
- Indicative mix of retirement properties:
 - 18 x 3 Bed Semi Detached Houses
 - 10 x 3 Bed Cottages
 - 29 x 2 Bed Cottages
 - 4 x 2 Bed Semi Detached House
 - 60 Bedroom Nursing Home



- 4.13 The alternative potential scheme is for purely residential scheme of 87 houses and cottages with an emphasis on smaller dwellings, and to include affordable housing in line with Chichester’s policy requirements.

5.5 ILLUSTRATIVE MASTERPLAN RESIDENTIAL LAYOUT

- Historic Landscape and ancient woodland buffer zones
- A range of housing typologies to encourage 'a sense of place' within the development
- Sensitive development that responds to its wider context and references the local vernacular
- Low speed development
- Mix of dwelling size, types and tenures to meet local needs.
- Contribution to net biodiversity targets
- Inclusion of recreational open space and areas of importance for wildlife
- Provides high level of green infrastructure
- Indicative mix:
 - 5 x 5 Bed Houses
 - 9 x 4 Bed Houses
 - 18 x 3 Bed Cottages
 - 55 x 2 Bed Cottages



- 4.14 Both schemes have been designed to complement the site’s natural characteristics and to reflect the built form and character of the local area. Densities have been relatively low to reflect the more rural character of the area, with significant areas of greenspace and landscaping.

5 Conclusions

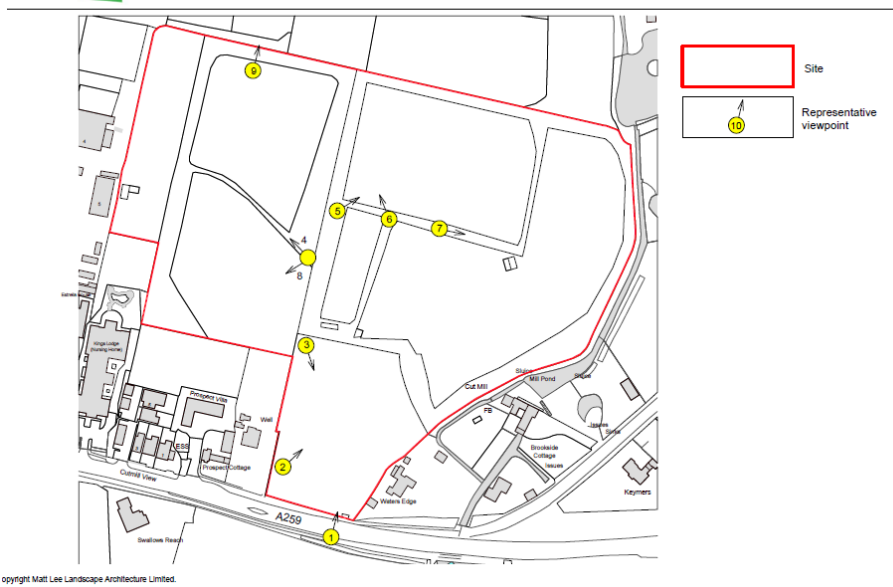
- 5.1 Merrow Wood welcomes the renewed progress toward adoption of the Chichester Local Plan following a lengthy period of uncertainty and delay. The overall focus of development on the East/West corridor remains the most sustainable approach having regard to the sustainability of settlements and local transport links.
- 5.2 It is acknowledged however that the corridor is constrained and that the A27 is a focus of significant congestion. This is all the more reason to locate new development in sustainable locations, close to services, facilities and public transport, thereby reducing the need to use the private car.
- 5.3 Merrow Wood also acknowledge the reasons behind the decision of the Council to publish an overall housing requirement lower than that of the national standard method. This does however effectively mean that 1,134 homes will not be delivered over the plan period when measured against national targets.
- 5.4 The focus of development in Chidham and Hambrook Parish is also welcomed as is the incentive given to deliver through a review of the Neighbourhood Plan. Merrow Wood has engaged with the Parish Council already and intends to maintain this engagement going forward.
- 5.5 Whilst further detailed planning and technical appraisal of the Prospect Farm site remains to be completed, the initial planning assessment indicates that the site is suitable for residential development including retirement/elderly persons housing and specialist care facilities to meet the needs of the Parish and the wider District.
- 5.6 The site has the capacity to deliver a substantial part of the homes currently being required in the Chidham and Hambrook Parish through the emerging Chichester Local Plan Review. The site is also well placed to deliver a range of housing, including affordable and specialist accommodation.

APPENDIX A – PRELIMINARY LANDSCAPE AND VISUAL APPRAISAL

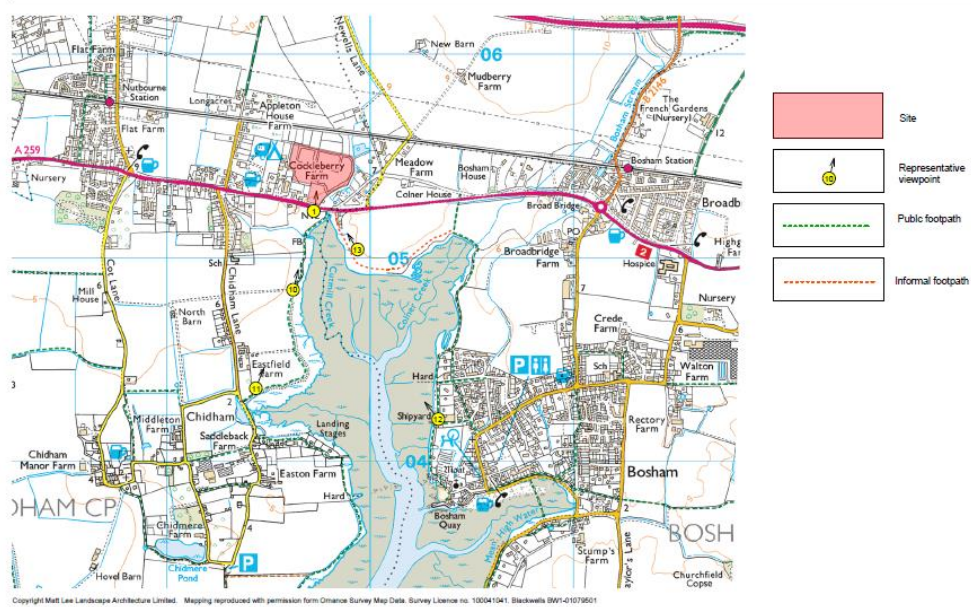
VIEWPOINT ANALYSIS



Project: Prospect Farm near Chichester
Client: Merrow Wood
Figure 4: Location of Site Photos



Project: Prospect Farm near Chichester
Client: Merrow Wood
Figure 5: Location of Viewpoints within ACNB





Panoramic photo 1: Looking north north-west from A259 across south part of site.



Panoramic photo 2: Looking north-east from south part of site towards hedgerow dividing the south and north part of site.



Panoramic photo 3: Looking south south-east from north-west corner of south field towards Bosham Channel.



Panoramic photo 4: Looking north-west from the west side of the central hedgerow looking towards trees within the west part of the site.



Panoramic photo 5: Looking north-east from near the centre of site.



Panoramic photo 6: Looking north-west from near the centre of the site towards the tree-lined hedgerow within the site.



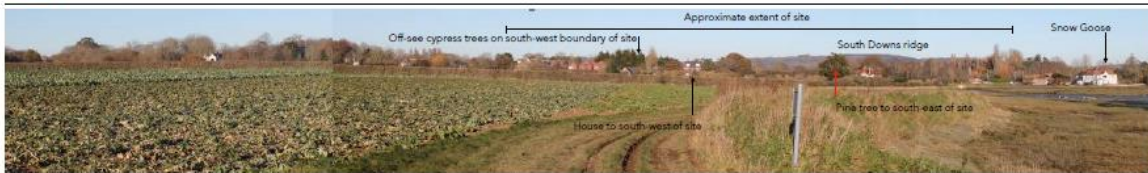
Panoramic photo 7: Looking east from near the centre of the site towards the off-site poplar trees on the east boundary.



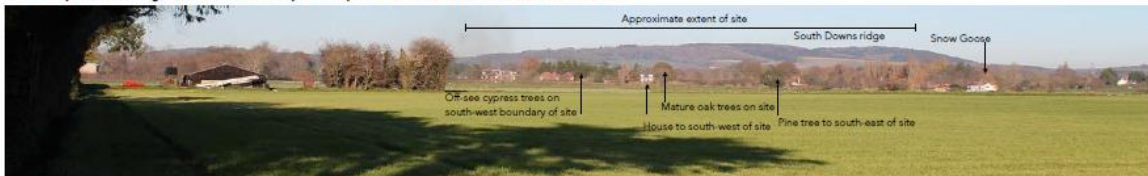
Photo 8: Looking south-west towards the residential care home.



Photo 9: Looking north off-site over the north boundary.



Panoramic photo 10: Looking north north-east from the public footpath on the west bank of Cutmill Creek towards the site.



Panoramic photo 11: Looking north north-east from the public footpath near Eastfield Farm, Chidham, looking towards the site.



Photo 12: Looking north north-east from the north-west corner of Bosham Conservation Area looking towards the site.



Photo 13: Looking north-west from the informal path on the east bank of Cutmill Creek looking towards the site.