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**Representations to Chichester District
Council Local Plan 2021 – 2039
Proposed Submission.**

On behalf of Welbeck Strategic Land IV LLP.

March 2023



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Project Name: Land West of Church Road

Location East Wittering

Client: Welbeck Strategic Land IV LLP

File Reference: P2020

Issue	Date	Author	Checked	Notes
PL1	13/03/23	S Hufford	C Barker	First Draft
PL2	14/03/23	S Hufford	C Barker	Revised Draft
PL3	16/03/23	S Hufford	C Barker	Final Submission

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1. Preamble

- 1.1. These representations have been produced by ECE Planning on behalf of **Welbeck Strategic Land IV LLP**, in response to consultation on 'Chichester District Local Plan Review Regulation 19 Consultation' (referred to hereon in as the 'Draft Local Plan') and in support of the promotion of Land West of Church Road, East Wittering ('the Site').
- 1.2. It is considered that the Draft Local Plan fails to meet its Objectively Assessed Housing Need (OAHN) and should therefore be found as unsound as it would fail to accord with the objectives of the National Planning Policy Framework (The Framework), in relation to Paragraph 11(b), and associated guidance within the Planning Practice Guidance (PPG).
- 1.3. These representations demonstrate that the Plan currently fails to meet the four tests set out in Paragraph 182 of the NPPF including not being positively prepared, not being justified, not being effective and being inconsistent with national policy.
- 1.4. Furthermore, the failure to provide for the housing needs of the Manhood Peninsula, and more specifically East Wittering within the Spatial Strategy, further means that the Draft Local Plan fails to promote a sustainable pattern of development, contravening paragraph 11(a) of the Framework.
- 1.5. Land at West of Church Road, East Wittering has been demonstrated to be available and deliverable for residential development within the Housing and Land Availability Assessment (HELAA) Update 2021 – See **Appendix A** to these representations. The site was assessed to have capacity for 226 dwellings.
- 1.6. The southern portion of the HELAA site received outline planning permission for 70 dwellings on Appeal in April 2022 (Appeal Reference APP/L3815/W/21/3286315) (Southern Parcel). The remainder of the Site (Northern Parcel) is able to deliver circa 150 – 160 dwellings, which would be a significant contribution to the housing delivery objectives of the District and Framework. The site is deliverable and could provide new homes within the next five years and highly sustainable.
- 1.7. It is important to note the Site is in the Parish of West Wittering, yet, as acknowledged by the Planning Inspector during the Appeal on the Southern Portion (Appeal Reference APP/L3815/W/21/3286315), it is considered in the settlement of East Wittering. (See **Appendix B**). Accordingly, when reference is made to the 'settlement of East Wittering' this includes Land to the West of Church Road within West Wittering Parish, but which is closely related to the settlement of East Wittering.
- 1.8. In providing these representations, Welbeck Strategic Land IV LLP wish to work proactively with the Council to help deliver the Local Plan objective and to address the pressing development needs of the District in the most sustainable way possible.

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2. Introduction

- 2.1. This report is prepared by ECE Planning on behalf of Welbeck Strategic Land IV LLP, in response to Chichester District Council's consultation on the Proposed Submission Version Chichester Local Plan (2021-2039).
- 2.2. The Council's consultation forms part of the preparation of the new Local Plan which will replace the Chichester Local Plan 2015.
- 2.3. The Council is seeking views on whether The Draft Plan is legally compliant, sound and whether they comply with the duty to co-operate.
- 2.4. **Soundness:** In order to meet the tests of soundness, Paragraph 35 of the Framework states that a local plan should be:
- "Positively prepared" – providing a strategy which, as a minimum, seeks to meet the areas objectively assessed housing 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.
 - "Consistent with national policy" – enabling the delivery of sustainable development in accordance with the policies of this Framework and other statements of national planning policy, where relevant".
- 2.5. The legal requirement under the Duty to Cooperate is set out within The Planning and Compulsory Purchase Act 2004 (as amended), and Paragraph 24 of the Framework. The requirement to cooperate across administrative boundaries is emphasised where those issues are of strategic priority, such as housing need.
- 2.6. The Local Plan, if adopted, will form the principal document against which future development proposals will be considered. The OAHN should be considered against the existing backdrop of the Council's inability to meet an objectively assessed housing need within Chichester. This representation focuses on the compliance and soundness of the Local Plan, the validity of the Council's 5-year housing land supply, the spatial distribution of housing, and the suitability of Last West of Church Road, East Wittering for future housing development to deliver much needed housing within Chichester.
- 2.7. In December 2022 the Government published a consultation on proposed amendments to the Framework, including changes to the tests of soundness (paragraph 35). The Plan should be examined against the requirements of the Adopted Framework (July 2021). This is because at Annex 1 (Implementation) it is clarified at paragraph 225 that the changes to paragraph 35 would only apply to plans that have not reached Regulation 19 stage within three months of the publication of the revisions. Being published on 3rd February 2023, the July 2021 version of the Framework would therefore apply even changes to paragraph 35 are adopted.

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- 2.8. The results of the consultation on the proposed amendments to the Framework had not been published on submission of these representations and therefore these policies are attributed little weight.

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3. Representations

3.1. Policy S1 – Spatial Development Strategy

Objection

- 3.1.1. *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:*
- 3.1.2. *2. Reinforcing the role of the Manhood Peninsula as a home to existing communities, tourism and agricultural enterprise*
- 3.1.3. *To help achieve sustainable growth the Council will:*
- 3.1.4. *4. Ensure that new residential and employment development is distributed in line with the settlement hierarchy, with a great proportion of development in the larger and more sustainable settlements:*

At the following settlement hubs	Southbourne (Policy A13) Tangmere (Policy A14)
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Figure 1: Policy S1 Extract Table

- 3.1.5. *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 sustainable scale and nature for the characteristics of the area;*
- 3.1.6. An objection is raised to Policy S1 on the basis of the omission of residential development at the Settlement Hub of East Wittering. East Wittering/Bracklesham is classified as a Settlement Hub and within the Chichester and Retail and Main Town Centre Uses Study (2018) as a 'secondary service centre, providing a reasonable range of employment retail, social and community facilities serving the settlement and local catchment areas'. It is therefore one of the larger and more sustainable locations for development within the Chichester District.
- 3.1.7. As set out in the preamble, it should be noted that approximately a third of the existing settlement of East Wittering sits within the Parish of West Wittering. The Site which is subject to these representations (Land to the West of Church Road) whilst being within the Parish of West Wittering, is closely related to, and forms part of, the settlement of East Wittering and shares a boundary with this settlement. Therefore, when reference is made to the 'Settlement of East Wittering' or the 'Settlement Hub of East Wittering' this also includes the Land which is subject to these representations (and located within West Wittering Parish). The omission of new residential growth at the settlement of East Wittering has not been sufficiently "justified" given the stated objectives of the Plan to accommodate development in larger and more sustainable settlements. Provision for 600 new residential units had been included within the Preferred Approach version of the Local Plan, identifying this as a modest level of growth. This included 350 dwellings at East Wittering.

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- 3.1.8. However, all growth scenarios for the Manhood Peninsula (with the exception of 50 dwellings at North Mundham) were deleted for the following reason:
- 3.1.9. *“In **conclusion**, in light of the latest flood risk evidence , there is only **one scenario** for East Wittering and Bracklesham Parish, involving completions, commitments and windfall only.”*
- 3.1.10. The Sustainability Appraisal has not tested a development scenario which includes development at the settlement of East Wittering (within either East or West Wittering Parish). This is considered to be a significant flaw to the SA and the overall Spatial Strategy in Policy S1.
- 3.1.11. It is noted within the SA that the 2022 SFRA shows extensive tidal flood risk under climate change scenarios, affecting all the sites reasonably in contention for allocation. This includes Site HWW0002a, Land to the West of Church Road.
- 3.1.12. However, Chichester District Council published another SFRA back in 2018, identifying Land to the West of Church Road, in the ‘climate change risk zone in 2115’ catchment. The 2018 SFRA was utilised to assess sites in the 2020 HELAA. Land to the West of Church Road was originally discounted in the 2020 HELAA, due to being in the subject catchment. This was challenged and it was argued that this is an extreme tidal event and should not be confused with identified flood zones. The EA subsequently advised that the model had been superseded and that the site is not considered to be at risk of coastal flooding. The reason for the difference was found to be which of the various flood risk scenarios were used in the 2018 SFRA. Chichester District Council then produced a revision to the 2018 SFRA in April 2021.
- 3.1.13. Upon review of the 2022 SFRA, the Council claims the assessments have an updated harbour coastal model. Appendix E of the 2022 SFRA outlines how climate change may influence the tidal and coastal flood risk. However, from reading the 2022 SFRA, our interpretation is that the update is based on the original 2018 SFRA, instead of the revised 2018 SFRA and therefore, it appears that the modelling is inaccurate once again.
- 3.1.14. In the absence of the modelling data and clarification of the 2022 SFRA, we retain our rights to make future representation and participate in the examination, at the later stage of this Local Plan Review Process. Relevant Correspondence is attached at **Appendix C**.
- 3.1.15. Land West of Church Lane is therefore not affected by flood constraints and available for development within the HELAA. It is also noted that the Sustainability Appraisal considers notes a ‘green’ response on the RAG scale for flood Zone, and supports the findings that the site is suitable for development on these grounds.

HELAA ref.	Parish	Broad area	Size (ha)	AGMA	SPA	SAC	SSSI	LWS	Ancient woodland	Priority habitat	TPO	Wildlife corridor	Conservation area	G1 listed building	G2* listed building	G2 listed building	RPG	Scheduled monument	Archaeological Record	National park	AONB	Landscape capacity	Flood Zone	SWFR	Agricultural land	Minerals safeguarding	Primary School	Secondary School	Doctors Surgery	Train Station	Bus stop	IMD
HWW0002a	West Wittering	M'hood Peninsula	12	Green	Red	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green

Figure 2: Sustainability Appraisal Extract

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- 3.1.16. Paragraph 3.20 of the Draft Plan sets out that several planning approvals have contributed to moderate levels of growth on the Manhood Peninsula. The Sustainability Assessment notes 256 dwellings on 5 sites within East Wittering and Bracklesham Parishes and suggests that other sites may also come forward on appeal.
- 3.1.17. It is none-the-less considered necessary to plan proactively and future allocations should be made at the settlement of East Wittering, given its sustainability (second only to Chichester) and aspirations for further retail, employment, tourism and leisure growth. Currently, the level of commitments falls below the 350 dwellings allocated in the Preferred Option version Local Plan and it is notable that these would also be delivered within the early stages of the Plan period.
- 3.1.18. Further growth would also contribute to the viability of services and facilities at the settlement of East Wittering, which is particularly important given the need to sustain these services for the older population that resides within the Manhood Peninsula.
- 3.1.19. Therefore, it is considered that further allocations should be made to secure modest future growth. In this context it is considered that the 350 dwellings allocated in the Preferred Option version Local Plan should be re-instated. Failing that, as a minimum, 150 -200 dwellings could be accommodated at the settlement of East Wittering (but within the Parish of West Wittering) to deliver a commensurate level of growth to that originally envisaged.
- 3.1.20. It is considered that this could be accommodated on the Northern Parcel on Land to the West of Church Road. The Southern Parcel has already been permitted - 70 dwellings on Appeal in April 2022 (Ref: APP/L3815/W/21/3286315). The Northern Parcel (Ref HWW0002a) could deliver circa 150 – 160 dwellings. The Details of this are set out under Objections to Policy H2 below.
- 3.1.21. Of further note, The 2021 census recorded a population of 6,059 persons for East Wittering Built Up Area, which is set out as including the Land to the West of Church Road.



Figure 3: East Wittering Built Up Area 2021 Census - City Population

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Name	County / District	Population Census 2001-04-29	Population Census 2011-03-27	Population Census 2021-03-21
East Wittering	West Sussex	5,127	5,647	6,059
East Wittering				
○ 6,059 Population [2021] – Census				
◦ 2.400 km² Area				
● 2,524/km² Population Density [2021]				
📈 0.71% Annual Population Change [2011 → 2021]				

Figure 4: East Wittering 2021 Census Data - City Population

- 3.1.22. Chichester District has an average household size of 2.4 persons. This means that the existing commitments of 256 dwellings would generate a population of circa 614 people. The Northern Parcel of Land to the West of Church Lane could contribute 150 dwellings or a further 360 persons. Overall, this would equate to a population rise of circa 974 persons (or circa 16%) within the Plan period and would constitute a moderate level of growth for this settlement and reflective of its size and the accessibility constraints.
- 3.1.23. In conclusion, it is considered that the absence of future growth at the Settlement of East Wittering, is based on flawed flood data and the omission of consideration of growth scenarios at the settlement of East Wittering within the SA. It is considered that the Manhood Peninsula could accommodate a moderate level of future growth (beyond the commitments, completions and windfalls noted) and future growth at the settlement of East Wittering (and within the Parish of West Wittering) should be reinstated to 350 dwellings. Failing that, a lower level of circa 150 – 160 dwellings could be accommodated on Land to the West of Church Lane (ref HWW0002a). As reliance on existing provision would not meet the housing needs of the settlement of East Wittering, or provide a 'justified' and 'effective' spatial strategy, Policy S1 is therefore unsound.
- 3.1.24. In view of this, it is considered that Policy S1 should be altered as follows:
- 3.1.25. *2. Reinforcing the role of Manhood Peninsular as a location for moderate growth and home to existing communities, tourism and agricultural enterprise.*
- 3.1.26. East Wittering should also be added to the list of Settlement Hubs considered for new residential and employment development under Part 4. As a consequence, Employment could be deleted from the reference under 5b.

3.2. Policy S2 - Settlement Hierarchy

Support

- 3.2.1. The inclusion of East Wittering/Bracklesham as a Settlement Hub is supported.

Settlement Hubs	East Wittering / Bracklesham
	Selsey
	Southbourne
	Tangmere

Figure 5: Policy S2 Settlement Hubs

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3.2.2. As noted in our response to Policy S1, it is considered that residential growth should be planned for accordingly.

3.3. Policy H1 - Meeting Housing Needs

Objection

3.3.1. *The housing target for the area is to provide at least 10,350 dwellings to be delivered in the period 2021 – 2039.*

3.3.2. *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

Figure 6: Policy H1 Housing distribution

3.3.3. Whilst we acknowledge that Chichester District Council is positively attempting to address housing need within the District, we object to proposed plan area total of 10,359 dwellings and point out that this figure is too low when compared to the data provided within the HEDNA (April 2020). The objectively assessed housing need (OAHN) of 638 dwellings per annum should be met in full, particularly given the significantly higher medium house prices in Chichester, also set out within the HEDNA. Failing to meet the OAHN will lead to heightened problems of affordability and over-occupation within the District. It is therefore considered that the policy is not 'positively prepared'.

3.3.4. It is also objected to on the basis that there is no firm allowance made for meeting the requirements of the South Downs National Park, which would be an additional 125 dwellings per annum in line with the HEDNA. It is therefore considered that the housing provision for 2021 – 2029 should be based on 763 dwellings per annum or a total of 13,734 dwellings. The Policy is therefore not 'positively prepared' in this regard unless such provision is made.

3.3.5. The supporting text for Policy H1 reads:

3.3.6. *'constraints, particularly the capacity of the A27 has led to the council planning for a housing requirement below the need derived from the standard method of 525 dpa in the southern plan area and a further 40 dpa in the northern plan area, a total supply of 10,350 dwellings over the plan period from 2021 – 2039'*

3.3.7. Whilst acknowledging the ongoing delays to plans to upgrade the A27, objection also arises from the unbalanced nature of the strategy, which places 84% of housing growth within the east-west corridor, thereby focusing housing on the area of greatest transport infrastructure constraint. A more balanced spatial approach should be adopted with more land allocated within the South of the District, adjacent to Settlement Hubs, which would put less pressure on the A27.

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- 3.3.8. The Preferred Approach version of the Local Plan included moderate growth for the Manhood Peninsula for 600 dwellings, including at the Settlement Hub of East Wittering for 350 dwellings (but within the Parish of West Wittering). As noted under objections to Policy S1, it is considered that the Manhood Peninsula, and the settlement of East Wittering in particular, can accommodate future, modest growth.
- 3.3.9. It is also acknowledged within the Sustainability Appraisal (January 2023) that there is clear support for development on the Manhood Peninsular, because there is not a requirement for nutrient neutrality (affecting much of the East-West corridor). Development would also support services which need to be bolstered in view of the significantly more elderly population here.
- 3.3.10. As noted under Policy S1, it is also considered that the data underpinning the SFRA (December 2022) is believed to be flawed and that there is capacity for development at the settlement of East Wittering accordingly. For the SA to exclude one of the most sustainable settlements in the District is considered 'unjustified' particularly when based on this flawed data.
- 3.3.11. Currently, the housing figure for the Manhood Peninsula is 963 dwellings and relies on existing commitments and windfalls only (apart from 50 dwellings at North Mundham). When annualised this provides only 53 additional dwellings per annum over the plan period which is not sufficient to meet the housing needs of this area. The reason for allocating North Mundham over more sustainable settlements in the Peninsular appears to be the incorrect assumptions on flood risk noted above.
- 3.3.12. Therefore, in terms of *future* growth it is considered for the reasons set out under Policy S1 that growth should be included within the Manhood Peninsular, at the previous level of 600 dwellings. Accordingly, this means that the broad spatial distribution of housing within the Manhood Peninsular should be at least 1,563 dwellings and not 963 dwellings as indicated.
- 3.3.13. We argue that to prepare a 'justified', 'effective' and 'consistent' Local Plan, the District needs to increase the housing provision within the Manhood Peninsular (in particular at the Settlement Hub of East Wittering) and provide for new allocations in addition to existing commitments.

3.4. Policy H2 – Strategic Locations/Allocations 2021-2029

Objection

- 3.4.1. Following on from objections to Policies S1 and H1, a further objection is raised to the absence of strategic allocations at the Settlement Hub of East Wittering, which had been supported under the Preferred Approach of the Local Plan by Policy AL8 (350 dwellings to be delivered by the Neighbourhood Plan). However, a strategic allocation should be made at the Settlement Hub of East Wittering. It should not be deferred to the neighbourhood planning process as proposed in the Preferred Approach of the Local Plan as this would not be 'positively prepared'.
- 3.4.2. As set out under objections to Policy S1, the Sustainability Appraisal has incorrectly not tested growth scenarios which includes development at the Settlement Hub of East Wittering. It is noted within the SA that the 2022 SFRA shows extensive tidal flood risk under climate change scenarios, affecting all the sites reasonably in contention for allocation. This includes Site HWW0002a, Land to the West of Church Road.

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- 3.4.3. However, Chichester District Council published another SFRA back in 2018, identifying Land to the West of Church Road, in the 'climate change risk zone in 2115' catchment. The 2018 SFRA was utilised to assess sites in the 2020 HELAA. Land to the West of Church Road was originally discounted in the 2020 HELAA, due to being in the subject catchment. This was challenged and it was argued this is an extreme tidal event and should not be confused with identified flood zones. The EA subsequently advised that the model had been superseded and that the site is not considered to be at risk of coastal flooding. The reason for the difference was found to be which of the various flood risk scenarios were used in the 2018 SFRA. Chichester District Council then produced a revision to the 2018 SFRA in April 2021.
- 3.4.4. Upon review of the 2022 SFRA, the Council claims the assessments have an updated harbour costal model. Appendix E of the 2022 SFRA outlines how climate change may influence the tidal and coastal flood risk. However, from reading the 2022 SFRA, our interpretation is that the update is based on the original 2018 SFRA, instead of the revised 2018 SFRA and therefore, it appears that the modelling is believed to be inaccurate once again.
- 3.4.5. Land West of Church Lane is therefore considered available for development within the HELAA. The Sustainability Appraisal also considers the site under reference HWW0002a and has a 'green' response on the RAG scale indicated and supporting the findings that the site is suitable for development on these grounds.

HELAA ref.	Parish	Broad area	Size (ha)	AQMA	SPA	SAC	SSSI	LWS	Ancient woodland	Priority habitat	TPO	Wildlife corridor	Conservation area	G1 listed building	G2* listed building	G2 listed building	RPG	Scheduled monument	Archaeological Record	National park	AONB	Landscape capacity	Flood Zone	SWFR	Agricultural land	Minerals safeguarding	Primary School	Secondary School	Doctors Surgery	Train Station	Bus stop	IMD
HWW0002a	West Wittering	M'hood Peninsula	12																													

Figure 7: Sustainability Appraisal Extract

- 3.4.6. It is therefore considered that the exclusion of the settlement of East Wittering from consideration for development is fundamentally flawed and based on incorrect data.
- 3.4.7. Specifically, Land to the West of Church Road (Northern Parcel) is identified within the SHLAA as developable (See Appendix A) and should be subject to a strategic allocation for 150 - 160 dwellings. Development on the site (Phase 1) is already part committed through the 2022 permission for 70 dwellings (Appeal Ref: APP/L3815/W/21/3286315), demonstrating the unconstrained nature of the overall site.
- 3.4.8. Representations were submitted via Chichester's Call for Sites exercise in 2020, and the Site was positively assessed in the HELAA 2021 and considered developable. Therefore, in total the Site could accommodate 220 to 230 dwellings, which accords with the HELAA assessment of 226 dwellings.

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- 3.4.9. Notwithstanding this positive HELAA assessment in 2021, the assessment within the SA differs and refers to a relatively poor performance with specific reference to a low level of landscape performance within the 2019 Landscape Capacity Study. The 2019 Study predates the HELAA (and is arguably more out of date in comparison) and covers a more significantly larger area than site HWW0002a. The conclusions of the 2019 Landscape Capacity Study also recognise that there could be very limited development adjacent to the settlement edge if carefully integrated into the landscape and with care given to heritage assets. Given the findings of the Appeal Inspector (see below) it is considered that more significant development can be accommodated through the introduction of an appropriate landscaped setting and the conclusions of the SA are over played in this regard.
- 3.4.10. Notwithstanding the findings of the 2019 Landscape Capacity Study, during the consideration of the Appeal for the Southern Parcel in 2022, development was found to have a limited impact upon the wider landscape and whilst it would have a significant but localised effect on the character of the countryside, it was concluded this would lessen over time. It is considered that the development of the Northern Parcel could also be integrated into the landscape in a similar manner without significant, wider landscape harm.
- 3.4.11. Following on from the Objections to Policies S1, and H1, which find that development should be accommodated at the Settlement Hub of East Wittering, it is considered that Land to the West of Church Road should be allocated, given the findings of the HELAA that indicate that the Site is developable. This is corroborated by the approval of the Southern Parcel.
- 3.4.12. It is considered that an Allocation should be made within Policy H2 for 150 – 160 dwellings at Land West of Church Road (Northern Parcel). By not including an allocation at the settlement of East Wittering, and specifically Land West of Church Road (Northern Parcel), the Draft Local Plan is not 'justified' and 'effective'.

3.5. Policy H3 – Non-Strategic Parish Housing Requirements 2021-2039

Objection

- 3.5.1. *Small-scale housing sites will be identified to help provide for the needs of local communities in accordance with the parish housing requirements set out below. Suitable sites will be identified either through a neighbourhood plan or subsequent development plan document. Note that a “*” against a parish name indicates that a strategic allocation/broad location for development is made as set out in Policy H2.*
- 3.5.2. It is considered that 'small-scale' should be defined within the Policy, noting that 6 dwellings is the minimum for allocation but no guidance is given about when a site stops being 'small-scale' and becomes 'strategic' and to be included under Policy H2.
- 3.5.3. It is noted that West Wittering Parish is not apportioned development. As set out under objections to Policy H2 it is considered that Land West of Church Road (Northern Parcel) should be allocated for strategic development. Accordingly, the West Wittering Parish should be noted with a '*'.

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4. Site Specific Representation

- 4.1. Land to the West of Church Lane (Northern Parcel) is developable and has been promoted through the HELAA under Site ID HWW0002a. The submission was made for the wider Parcel and was found to be suitable, available and achievable for a total of 226 dwellings in the 2021 HELAA. This is reproduced at **Appendix A**.
- 4.2. The Southern Parcel has received outline planning permission for 70 dwellings.
- 4.3. The Site (the Northern Parcel) comprises approximately 8.2 ha of arable fields, marked by field boundaries consisting of trees and hedgerows. It is visually contained and enclosed largely by trees and hedgerows. Drainage ditches cross the site.



Figure 8: Northern Portion shown in Red (Approved Southern Portion in Blue)

- 4.4. The Site is contiguous with consented development land to the south, and is located on the northern edge of East Wittering (although located within West Wittering Parish). As per the Planning Inquiry for the Southern Parcel, the Planning Inspector acknowledged the wider Site is in the settlement of East Wittering.
- 4.5. Church Road is to the east of the Site, with further housing development to the north east and fields to the north west. To the west is a camping and caravan site. Beyond, this are further camping and caravan uses, meaning the Site is in the most part enclosed by an enclave of non-countryside uses.

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- 4.6. The Site is located on the northern edge of East Wittering, a 2nd Tier 'Settlement Hub' within both the Adopted and the Draft Local Plan. In terms of facilities, it is second only to Chichester itself. It is also within walking distance to the centre of the village, providing access to a range of services, via a paved footpath (or through the conjoining the Southern Parcel). Access to the countryside and recreational access is obtainable via public footpaths which adjoin the site to the north and west. In addition, the Site is well served by public transport with bus stops available on Piggery Hall Lane and Stocks Lane providing frequent services to Chichester, Birdham and West Wittering.
- 4.7. When considering the Southern Parcel Appeal Site, the Inspector considered that the village had an impressively varied range of local facilities, with good access afforded to new residents and that secondary school access within Chichester was a not unreasonable 8 mile journey away. The Site is similarly concluded to be within a highly sustainable location.
- 4.8. The Site is not within the AONB and is sufficiently enclosed and distant to mean that it would not affect its setting, particularly when appropriate landscaping is considered.
- 4.9. As set out under objections to Policy S1, it is considered that the site is not at risk of tidal flooding. It is located within Flood Zone 1, north of the existing settlement, and highly unlikely to be affected by tidal flooding or other sources of flooding.
- 4.10. There are no Listed Buildings within the Site nor is it located within a Conservation Area. There is a Grade II Listed Thatched Tavern located opposite Church Lane. The Appeal Inspector when considering the Southern Parcel Appeal Site found that the setting of this building had already been significantly altered and compromised and that development would not materially alter how the asset is appreciated.
- 4.11. In light of the sustainable nature of the site and its lack of constraints as noted above, it is therefore strongly suggested that the Site is allocated for development under Policy S2.

5. Conclusions

- 5.1. These representations have been produced by ECE Planning on behalf of **Welbeck Strategic Land IV LLP**, in response to consultation on 'Chichester District Local Plan Review Regulation 19 Consultation' (referred to hereon in as the 'Draft Local Plan') and in support of the promotion of Land West of Church Road, East Wittering ('the Site').
- 5.2. Objections have been raised on the basis that the Draft Plan fails to meet its OAHN, and that the Sustainability Appraisal and Spatial Strategy incorrectly omit consideration of future housing provision at the Settlement Hub of East Wittering. Furthermore, the Spatial Strategy focuses development too heavily within the East/West Corridor and a more even distribution of growth should be pursued.
- 5.3. It is further considered that development of Land to the West of Church Road (Northern Parcel), East Wittering should be afforded a Strategic Allocation under Policy H2 for 150 – 160 dwellings, giving the sustainable nature of the Site, its lack of constraints, and the findings of the Appeal Inspector for the consented Southern Parcel.
- 5.4. Whilst wanting to work proactively with the Council to assist in meeting the pressing development needs of the District, it is considered that as currently drafted, The Plan would fail to meet the tests of soundness and further amendments are warranted accordingly.

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Appendix A: HELAA 2021

West Wittering

HELAA ID		Site Address	Settlement	Parish		
HWW0002a		Land west of Church Road	West Wittering	West Wittering		
Site size (gross)	Existing Use		PDL	Proposed Use		
12 ha	Agriculture		No	Residential		
Site Description						
The site comprises arable fields between residential development to both the north and south. There are drains running across the site and along the western and northern boundaries. There is tree/hedgerow planting along the boundaries. Piggery Hall Lane adjoins part of the northern boundary. HELAA site HEWB0002a is directly to the east – the two sites are separated by Church Road.						
Suitability						
The site is potentially suitable, subject to considerations of access, ecology and landscape impact.						
Availability						
A planning application has been submitted for the southern part of the site. The application is in outline, for 78 dwellings – indicating that this part of the site is available. The wider site was promoted in 2020 and is also considered available.						
Achievability						
A winter bird survey report accompanies planning application 20/02491/OUT and covers the entirety of HWW0002a. The report concludes that the site is not functionally linked to the wider SPA designations, but recommends that any impacts to biodiversity are avoided or mitigated. Natural England has not commented specifically in their response to the planning application (January 2021). If there are concerns with the findings, the potential yield could be reduced. There are no other known constraints which would prevent development of the site within the first part of the plan period. The promoter has suggested a yield of 226 dwellings on a developable area of 6.5ha, achieving a density of 35dph.						
Deliverability/Developability						
The site is considered deliverable within the plan period.						
Yield			Estimated timescales for delivery			
Proposed (or estimated)	Source	Net area/ floorspace	1 – 5 years	6 – 10 years	11 – 15 years	
226 dwellings	Promoter	6.5ha	226			

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Appendix B: Appeal Decision APP/L3815/W/21/3286315 – Land to the West of Church Lane (Southern Portion)

Attached Separately

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Appendix C: Flood Risk Correspondence

Attached Separately