

Becca Stokes

From: Ian Ellis <Ian@southernplanning.co.uk>
Sent: 08 October 2015 15:03
To: Neighbourhood Planning
Subject: Representations on the Chidham and Hambrook Neighbourhood Plan
Attachments: Hambrook NP comments.pdf

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Please find attached representations on the Neighbourhood Plan

Best regards

Ian Ellis
Director

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Representation Form

Chidham and Hambrook Neighbourhood Plan

The Neighbourhood Planning (General) Regulations 2012 - Regulation 16

Chidham and Hambrook Parish Council has prepared a Neighbourhood Plan. The plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

Copies of the Chidham and Hambrook Neighbourhood Plan and supporting documents are available to view on the District Council's website:

<http://www.chichester.gov.uk/neighbourhoodplan>.

All comments must be received by 5:00pm on 9th October 2015.

There are a number of ways to make your comments:

- Complete this form on your computer and email it to: neighbourhoodplanning@chichester.gov.uk
- Print this form and post it to us at: **Neighbourhood Planning, East Pallant House, 1 East Pallant, Chichester PO19 1TY**

All comments will be publicly available, and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by Chichester District Council in line with the Data Protection Act 1998.

PART A	Your Details
Full Name	Ian Ellis
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Organisation	On behalf of Sunley Estates Ltd
Position	Director
Date	8 October 2015

PART B

To which part of the document does your representation relate?

Paragraph Number	1. Introduction paragraph 1	Policy Reference:	
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Do you support, oppose, or wish to comment on this paragraph?

Oppose ✓

Please give details of your reasons for opposition, or make other comments here:

The Neighbourhood Plan (NP) does not “*shape development and subsequent growth of the area in line with both the local and wider requirements of the district*”. Neither is the NP “*designed to meet this requirement up to 2029*”. One of the central issues the NP has failed to consider is the impending review of the District Council’s housing requirement that is central to the adoption of the District Local Plan. That review is necessary to ensure the District’s objectively assessed need for housing is met. It will inevitably look at the development potential of land that is not subject to environmental and infrastructure constraints. Such land includes sites between the A259 and A27 that the Strategic Housing Land Availability Assessment (SHLAA) considers suitable and the Local Plan finds acceptable in principle in sustainable service villages such as Hambrook.

In that respect land east of Broad Road has been the subject of a recent 4 day Public Inquiry and it is the strong view of the appellants that the merits of the site and proposed development have become clear and that the NP should wait for the Secretary of State’s decision. If the Secretary of State’s decision is positive then the NP would need to be revised and the site included to address future development in the parish.

There are no proposals to shape development and subsequent growth; the NP simply adopts a number of planning permissions that have been granted and sets out a number of aspirations (paragraph 100) that NP has little means of delivering let alone shaping. In the event that the appeal concerning land east of Broad Road is allowed the NP will need to be revised to include that development.

~~The NP also fails to understand that the Housing Requirement of the Chichester District Local Plan: Key Policies does not meet the full objectively assessed need for housing in the district and that Chichester District Council will be reviewing its housing requirement policy within five years and that this could have implications for shaping development and subsequent growth of the NP area.~~

If the NP is to truly do what is intended then it should be looking forward and planning to 2029 rather than only dealing with an interim planning situation and being at risk of being out-of-date if the appeal on land east of Broad Road is allowed.

What improvements or modifications would you suggest?

The NP should be held in abeyance to await for the Secretary of State’s decision on the appeal concerning land east of Broad Road. If the appeal is allowed the NP will need to be revised and the site included within the settlement area boundary. The NP should include proposals that shape development and subsequent growth to 2029.

The NP should plan to deliver additional housing commensurate with the recognition in the District Local Plan that Hambrook is a sustainable service village and SHLAA opportunities. The District Local Plan policy 2 says that service villages “*will be the focus for new development and facilities*” and the NP should be recast to embrace that policy aim especially as the constraints to development the District Council relies on do not apply to the land between the A259 and A27 at Chidham and Hambrook. The NP should also grasp the opportunities afforded by development to deliver the community aspirations.

To which part of the document does your representation relate?

Paragraph Number	1. Introduction para 4	Policy Reference:	
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Do you support, oppose, or wish to comment on this paragraph?

Support ✓
Oppose ✓

Please give details of your reasons for opposition, or make other comments here:

1. The first sentence is supported but there is nothing in the NP that addresses future development. As a result the NP will do the opposite of what the second sentence intends - 'the opportunity to influence what development takes place' will be very limited.
2. The third sentence makes no sense as the NP makes no provision for new properties despite the District Local Plan policy 2 stating that service villages will be the focus for new development and facilities. Furthermore the District Council's SHLAA clearly shows that sites in the parish are suitable, available and deliverable and the opportunity to consider those for development in the future would be frustrated in the current NP document.
3. Land east of Broad Road has been the subject of a recent 4 day Public Inquiry and it is the strong view of the appellants that the merits of the site and proposed development have become clear and that the NP should wait for the Secretary of State's decision and if positive the NP should be revised and the site included so as to address the future development of the parish.

What improvements or modifications would you suggest?

The NP is flawed for uncertainty and should be withdrawn and redrafted to reflect what future development the NP is not precluding or is supporting; such re-drafting to accurately reflect the purpose of District Local Plan policy 2 and SHLAA sites. Only in that way will the need for the NP be properly articulated.

To which part of the document does your representation relate?

Paragraph Number	1. The Plan area paragraph 7	Policy Reference:	
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Do you support, oppose, or wish to comment on this paragraph?

Support ✓
Oppose ✓

Please give details of your reasons for opposition, or make other comments here:

The first sentence is supported. The final sentence is opposed because the NP does not allocate any development sites in the area that the NP accepts is unconstrained. As a result the NP fails to make any provision for development commensurate with Hambrook being a sustainable service village and a focus for new development.

Land east of Broad Road has been the subject of a recent 4 day Public Inquiry and it is the strong view of the appellants that the merits of the site and proposed development have become clear and that the NP should wait for the Secretary of State's decision and if positive the NP should be revised and the site included so as to address the future development of the parish.

What improvements or modifications would you suggest?

The NP is flawed for uncertainty and should be withdrawn and redrafted to reflect the commitment in policy LP1 and the ability of land between the A259 and A27 to make a worthwhile contribution to district housing provision. The site east of Broad Road has been very recently examined at a Public Inquiry and has great planning merit. It would deliver almost all the community's aspirations that the NP seeks to accommodate.

To which part of the document does your representation relate?

Paragraph Number	2. Community consultation paragraph 24	Policy Reference:	
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Do you support, oppose, or wish to comment on this paragraph?

Support ✓

Oppose ✓

Please give details of your reasons for opposition, or make other comments here:

The provision of a purpose built recreation ground north of the A259 is explained as being a 'major consideration' but the NP has no proposals to achieve this. Sunley Estates has put forward proposals for the land east of Broad Road that would meet this major consideration at no cost to the community.

What improvements or modifications would you suggest?

The NP should include policies and proposals to address the omission in conjunction with the inclusion of additional housing development commensurate with the sustainable location of the service village.

To which part of the document does your representation relate?

Paragraph Number	3. Policies paragraph 41	Policy Reference:	
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Do you support, oppose, or wish to comment on this paragraph?

Oppose ✓

Please give details of your reasons for opposition, or make other comments here:

Despite the intentions of the NP it does not reflect the presumption in favour of sustainable development. The NP has paid lip service to that principle and not understood that the role of a service village Furthermore it does not understand that the current Chichester District Local Plan is not meeting its objectively assessed need for housing and is out of step with the National Planning Policy Framework. The adoption of the District Local Plan comes with a commitment to review how the District Council will meet that need and it follows that the review will require that further sites for residential development will have to be found in the life of the District Local Plan.

What improvements or modifications would you suggest?

Paragraph 41 should be reworded so that it explains how the NP reflects the presumption in favour of sustainable development bearing in mind that it has no policy or proposals for sustainable development.

To which part of the document does your representation relate?

Paragraph Number	Map 2 page 14	Policy Reference:	
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Do you support, oppose, or wish to comment on this paragraph?

Oppose ✓

Please give details of your reasons for opposition, or make other comments here:

The NP sets out its 'life' as being to the year 2029. The settlement area map seeks to draw a line around the existing main built forms of Hambrook and Nutbourne East on the basis that no additional development in the parish will come forward in that time frame. In so doing it is giving an unreasonable impression that Map 2 will apply for the whole of the NP period. It ignores the highly likely [outcome of the impending review of the District's housing requirement](#) that additional land will have to be found in sustainable locations such as Hambrook for new residential development.

The drawing of the line very tightly around the existing (and permitted) built areas denies or at the very least frustrates the opportunity of land between the A259 and A27 coming forward for development commensurate with the service village role. The settlement boundary line, as drawn, creates the impression that it will last for the duration of the NP whereas in reality it is very likely to have to be redrawn again when the District housing requirement is reconsidered.

[A potential residential development site is that on land east of Broad Road. This has been the subject of a recent 4 day Public Inquiry and it is the strong view of the appellants that the planning merits of the site and proposed development have been clearly established. The NP should wait for the Secretary of State's decision and if positive the NP and proposed settlement area should be revised.](#)

What improvements or modifications would you suggest?

[The NP should be held in abeyance to await for the Secretary of State's decision on the appeal concerning land east of Broad Road. If the appeal is allowed the NP will need to be revised and the site included within the settlement area boundary.](#)

Notwithstanding the previous comment Map 2 should be reconsidered in any event. It should identify those areas of land that [represent future development sites to feed into the review of the District housing requirement. If it is to stay unaltered then additional text should be included in the NP that states that Map 2 is only applicable for up to five years and will be reviewed and potentially redrawn in line with the new District housing requirement.](#)

To which part of the document does your representation relate?

Paragraph Number	3. Policies paragraph 45	Policy Reference:	
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Do you support, oppose, or wish to comment on this paragraph?

Oppose
Comment

Please give details of your reasons for opposition, or make other comments here:

The representor believes that the NP fails to properly provide for development in this sustainable service village. [It also fails to take into account the impending review of the District's housing requirement to meet the objectively assessed need for housing that is sure to have an impact on the parish.](#) Furthermore, for the reasons given above, the lack of any new development proposals unreasonably constrains the ability of new development from meeting the community's aspirations in paragraph 100. This paragraph continues a flawed approach and is opposed.

However if that opposition is not accepted then the following comments should be given careful consideration. The first sentence implies that the "*no current requirement*" is for the life of the NP and then the second sentence indicates that there may be changing local needs later in the plan period which is presumed to be a reference to the fact that circumstances will change in the impending review of the District Council housing requirement.

The inference to local needs could be misleading and misconstrued if the changing circumstances arise from district housing need.

What improvements or modifications would you suggest?

The paragraph should be rewritten as follows:

The NP does not identify any sites for development. However the District Council’s impending review of its housing requirement will lead to the need to consider allocating land in the parish for new residential development. Any such sites should be between the A259 and the A27 and deliver as many as possible of the community aspirations in paragraph 100.

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	LP1
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Do you support, oppose, or wish to comment on this paragraph?

Oppose ✓

Please give details of your reasons for opposition, or make other comments here:

Provision should be made within policy LP1 for new residential development to meet the district housing need that is not being met in the District Local Plan. Land between the A259 and A27, specifically that east of Broad Road, is recognised in the SHLAA as suitable for that purpose as it is free of environmental and infrastructure constraints and offers the opportunity of delivering almost all the community’s aspirations for community and recreational facilities.

Policy LP1 is out of sync with proposed paragraph 45 and the suggested redraft above. It fails to take account of the fact that within the life of the NP land may have to be found for new residential development.

What improvements or modifications would you suggest?

Policy LP1 should be reworded to include a new first bullet point as follows:

- Land east of Broad Road for up to 120 affordable and market price homes and the provision of new formal and informal recreation facilities, sports fields (tennis courts, football pitch and cricket nets), sports changing pavilion, new village centre and Village Green, retail shop, parking facilities, traffic calming and ecological areas.***

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	EM2
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Do you support, oppose, or wish to comment on this paragraph?

Oppose ✓

Please give details of your reasons for opposition, or make other comments here:

Policy EM2 is out of step with the remainder of the NP in that it implies that all housing development has a potential impact on the Special protection Area. However that is not the case as earlier elements of the NP has made plain.

What improvements or modifications would you suggest?

The first line of policy EM2 should be amended as follows:

All housing developments in the south of the Plan Area have the potential to impact on the.....

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	CDP1
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Do you support, oppose, or wish to comment on this paragraph?

Oppose ✓

Please give details of your reasons for opposition, or make other comments here:

The NP fails to grasp the fact that collecting money towards community development is only a part of process; the other part is land. Without the necessary land there will be no development on which to spend the money. The NP misses the opportunity to identify a preferred site and influence on-site provision.

The NP in paragraph 24 states that the provision of a purpose built recreation ground north of the A259 is a 'major consideration' but this is not reflected in the Community Development Policies. This NP is, sadly, toothless in bringing this major consideration forward.

As drafted policy CDP1 only seeks the payment of money towards community development. This may be appropriate in the circumstances of future small-scale new development but misses the point that community facilities point can be directly provided in larger scale development. The policy should be amended to recognise on site delivery and that the payment of financial contributions or the Community Infrastructure Levy is in lieu of on-site provision.

What improvements or modifications would you suggest?

A policy should be included that identifies the site for a recreation ground and the means whereby it can be achieved.

The second sentence of policy CDP1 be amended as follows:

If on-site provision is not being made for community development this may be

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	DS4
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Comment ✓

Please give details of your reasons for opposition, or make other comments here:

This policy needs re-evaluation in the light of the changes in national approach to sustainable construction and planning.

What improvements or modifications would you suggest?

None suggested

To which part of the document does your representation relate?

Paragraph Number	Community aspirations para 100	Policy Reference:	
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Do you support, oppose, or wish to comment on this paragraph?

Support ✓

Please give details of your reasons for opposition, or make other comments here:

Paragraph 100 lists a number of community facilities and services that the NP seeks to accommodate. This list is very much supported. However the NP offers no guidance on how these can be achieved, except by collecting money in policy CDP1.

The NP should be positive in how it sees the delivery of those aspirations and be more pro-active in their achievement. [The NP represents the opportunity to provide a foundation for discussions with land owners and developers to meet those aspirations.](#) It is after all the community's plan to 'shape development' and 'influence what development takes place within the area'. By not being proactive the opportunity to do those things for these important aspirations is missing from the plan

What improvements or modifications would you suggest?

The plan should be amended to include how these aspirations will be achieved and a new paragraph added along the following lines:

101) ~~Where ever possible the~~ The Parish Council will liaise with the land owners, developers, appropriate bodies and local people to secure the delivery of the community's aspirations for new and enhanced community and recreation facilities. Applicants for planning permission will be encouraged to make provision for the appropriate level of community and recreational development as part of their planning applications.