

## Becca Stokes

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**From:** Paul White <Paul@GenesisTP.co.uk>  
**Sent:** 30 September 2015 14:51  
**To:** Neighbourhood Planning  
**Cc:** Valerie Dobson; 'Dawn Scott'  
**Subject:** Bosham Neighbourhood Plan Representations  
**Attachments:** BosNPform.pdf; Bosham NPlan reps.pdf; attached parish council minute.pdf

Dear Mrs Dobson,  
On behalf of our client Mrs D Scott we attach duly completed representations to the draft Submission Bosham Neighbourhood Plan for your attention.  
We look forward to receiving an acknowledgement of receipt in due course.  
Kind regards

**Paul White BSc (Hons) DipTP MRTPI**

Director of Planning  
Paul@GenesisTP.co.uk

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## Representation Form

### Bosham Neighbourhood Plan

The Neighbourhood Planning (General) Regulations  
2012 - Regulation 16

Bosham 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 Bosham 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](mailto: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.

#### How to use this form

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying which paragraph your comment relates to by completing the appropriate box.

<b>PART A</b>	<b>Your Details</b>
<b>Full Name</b>	Mrs D Scott
<b>Address</b>	C/o Genesis Town Planning 26 Chapel Street Chichester West Sussex
<b>Postcode</b>	PO19 1DL
<b>Telephone</b>	01243 534050
<b>Email</b>	paul@genesistp.co.uk
<b>Organisation (if applicable)</b>	Genesis Town Planning
<b>Position (if applicable)</b>	

Date	1 <sup>st</sup> October 2015
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## PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	Policy 2A(iii)

Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support  Support with modifications  Oppose  Have Comments

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

We object to the allocation of land at Oakcroft Nursery in Policy 2A (iii) for 23 dwellings as it is premature to the outcome of a detailed planning application (LA Ref 15/01507/FUL) submitted by St Wilfrid's Hospice for an alternative residential institutional use on the same site. The proposed hospice is referred to in the footnote to policy 2 and in the event it is approved, the Neighbourhood Plan will have find additional housing sites to redress the 23 dwelling shortfall.

However the Neighbourhood Plan has made no such provision and without new reserve 'contingency sites' the Plan will fail to meet the full Parish housing requirement of at least 50 dwellings allocated to Bosham by Policy 5 of the adopted Chichester District Local Plan (Key Policies) 2014-2029. In this situation the Plan will fail to meet one of the basic conditions of Neighbourhood Plan preparation which is that it has to be in general conformity with the strategic policies contained in the Development Plan for the Area.

Besides, the adopted Local Plan has not made sufficient housing allocations to meet objectively assessed housing need (OAHN) anyway and the Inspector who conducted the Local Plan Examination only found it sound on the basis the Council reviews the Local Plan within five years to aim to ensure that OAHN is met.

In our view, this is another highly relevant reason why the Bosham Neighbourhood Plan should be prepared with as much in built flexibility as possible and it would make sense if significantly more than 50 dwellings were catered for in the Plan now, otherwise it will require an immediate review.

The Parish has already conducted a thorough public consultation exercise of potential housing sites within the designated Neighbourhood Plan area and we propose the inclusion of land at Crede Farm as a new contingency site. It was the best performing site of all the alternative proposals presented to a previous Parish public exhibition in July 2014 and later in September was only ranked behind other confirmed allocated sites and land at Walton Farm which is constrained by a restrictive covenant and cannot be considered 'deliverable'.

Crede Farm is 0.76ha and assuming 30dph has a capacity of around 23 dwellings. It is immediately deliverable with no landownership or infrastructure constraints and could come forward as a direct replacement for the Oakcroft Nursery site or as a baseline site to cater for the expected additional housing to meet OAHN when the Local Plan review has been completed.

**Our comments are set out in full in the accompanying representations.**

(Continue on separate sheet if necessary)

**What improvements or modifications would you suggest?**

**Please refer to section 3 of the accompanying representations.**

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.

# NEIGHBOURHOOD PLAN REPRESENTATIONS

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## **Bosham Parish Neighbourhood Development Plan Submission Document - Regulation 16 Consultation**

**Representations submitted on behalf of:**

**Mrs D Scott**

**October 2015**

**Ref 14091**



## 1.0 INTRODUCTION AND SCOPE OF REPRESENTATIONS

### A Introduction

- 1.1 These representations on the Bosham Parish Submission Neighbourhood Plan have been prepared on behalf of Mrs Dawn Scott. Mrs Scott has a controlling interest in 0.76ha of land at Crede Farm Walton Lane and promoted the site as a potential housing allocation through the Neighbourhood Plan preparation process. In the event the land was ranked behind other sites which have since been included as draft housing allocations in the Neighbourhood Plan and one other site at Walton Farm which is undeliverable because of a restrictive covenant.
- 1.2 One of the selected housing sites in Policy 2A (iii) of the Neighbourhood Plan at Oakcroft Nursery is allocated for 23 dwellings. However, as indicated by the footnote to Policy 2 in the Neighbourhood Plan this is the subject of a current detailed planning application for a residential institutional Hospice and associated works (LA Ref 15/01507/FUL).

### B Scope of Representations

- 1.3 An objection is therefore raised to **Policy 2A (iii)** of the Neighbourhood Plan as the allocation of Oakcroft Nursery for 23 dwellings is premature to the outcome of the detailed Hospice planning application. Should it be approved, a contingency site or sites will have to be identified to make up the dwelling shortfall.
- 1.4 The Neighbourhood Plan has made no such provision and without new reserve 'contingency sites' the Plan will fail to meet the full Parish housing requirement of at least 50 dwellings allocated to Bosham by Policy 5 of the adopted Chichester District Local Plan (Key Policies) 2014-2029. The Plan will by implication therefore fail to meet one of the basic conditions of Neighbourhood Plan preparation which is that it has to be in general conformity with the strategic policies contained in the Development Plan for the Area.
- 1.5 Another important consideration to bear in mind for the emerging Neighbourhood Plan is that even if it is able to meet the 50 dwellings minimum required by the Local Plan, this will not necessarily mean it will be in conformity in the longer term. This is because the Inspector who conducted the Local Plan Examination found that overall, the Plan was not able to meet the full, objectively assessed housing needs (OAN) of the area and only found it sound on the basis the Council reviews the Local Plan within five years to aim to ensure that OAN is met. In our view, this is another highly relevant reason why the Bosham Neighbourhood Plan should be prepared with as much in built flexibility as possible and it would make sense if significantly more than 50 dwellings were catered for in the Plan, otherwise it will require an immediate review.

- 1.6 Given that land at Crede Farm was the best performing residential site of the unconstrained alternatives considered at the Neighbourhood Plan Public Exhibitions in 2014, we therefore propose its inclusion as residential site in the Neighbourhood Plan.
- 1.7 Crede Farm comprises 0.76 ha and assuming a density of 30dph the site has a capacity of 23 dwellings. It is immediately deliverable with no landownership or infrastructure constraints and could come forward as a direct replacement for the Oakcroft Nursery site or as a baseline site to cater for the expected additional housing to meet OAHN when the Local Plan Review has been completed.

## 2.0 POLICY CONSIDERATIONS FOR THE DRAFT NEIGHBOURHOOD PLAN

### A The Basic Conditions

2.1 The Localism Act 2011 inserts provisions into the Town and Country Planning Act 1990 (“the Act”) in relation to neighbourhood development orders and into the Planning and Compulsory Purchase Act 2004 in relation to neighbourhood development plans. Paragraph 8(2) of Schedule 4B of the 1990 Act sets out the basic conditions a Neighbourhood Plan must meet and which an examiner must consider. To meet the basic conditions a Plan must:

- Have regards to national policies and advice contained in guidance issued by the Secretary of State
- Contribute to the achievement of sustainable development
- Be in general conformity with the strategic policies of the development plan for the area
- Be compatible with the European Union (EU) and European convention on human rights (ECHR) obligations

#### i) National Policy and Contributing to Sustainable Development

2.2 The National Planning Policy Framework (NPPF) (paragraph 14) defines sustainable development. For plan making it states that this means meeting the objectively assessed needs of an area with sufficient flexibility to adapt to rapid change unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

2.3 In our view therefore to meet the first 2 basic tests, policies of the Bosham Neighbourhood Plan must be flexible in terms of meeting objectively assessed housing need and the only way it can achieve this is to identify a sufficient number of sites to meet that need.

**ii) Conformity with the Development Plan**

- 2.4 Paragraph 184 of the NPPF restates the basic condition that a Neighbourhood Plan must be in general conformity with the strategic priorities of the Local Plan. Chichester District Council is responsible for the Development Plan for the area and the Chichester District Local Plan (Key Policies) 2014-2029 was adopted in July 2015. As indicated earlier in paragraph 1.5, Policy 5 of the Plan provides for 50 dwellings as Parish housing sites at Bosham although this is an indicative target rather than an upper limit.
- 2.5 Paragraph 7.28 of the Local Plan states that developments of less than 6 dwellings will not count against the Parish numbers as they are already taken into consideration in the Small Sites Windfall Allowance. This is an important point for the Bosham Neighbourhood Plan which cannot therefore count any windfall sites from infill developments within the settlement policy boundary towards its 50 dwelling indicative housing target.
- 2.6 Another important consideration to bear in mind for the emerging Neighbourhood Plan is that even if it is able to meet the 50 dwellings minimum required by the Local Plan, this will not necessarily mean it will be in conformity in the longer term. This is because the Inspector who conducted the Local Plan Examination found that overall, the Plan was not able to meet the full, objectively assessed housing needs (OAN) of the area and only found it sound on the basis the Council reviews the Local Plan within five years to aim to ensure that OAN is met. In our view, this is another highly relevant reason why the Bosham Neighbourhood Plan should be prepared with as much in built flexibility as possible and for practical purposes it would make sense if significantly more than 50 dwellings were catered for in the Plan, otherwise it will require an immediate review.

**3.0 BOSHAM NEIGHBOURHOOD PLAN POLICY COMMENTS**

**A Neighbourhood Plan Policies**

**i) Policy 2 – Housing Sites**

- 3.1 Paragraph 5.11.17 says that if all the housing sites allocated under **Policy 2 (A) (i)-(v)** were to be developed the resultant number of new dwellings would be 63. Schemes of 6 or fewer dwellings as windfall sites will not count towards the housing requirement so the loss of 23 dwellings at Oakcroft Nursery to the Hospice as **site (iii)** would reduce the number of dwellings provided in the Plan to only 40.
- 3.2 Without Oakcroft Nursery, the emerging Bosham Neighbourhood Plan will therefore not have allocated sufficient housing sites even to meet its present housing target let alone increased housing provision required within the next 5 years. On any view therefore the Plan as drafted



will not help Chichester District boost significantly the supply of housing as it is required to do so by paragraph 47 of the NPPF and without further changes to the Submission Plan we believe it will fail the basic conditions and not therefore be able to proceed to referendum.

**Comment**

3.3 **We therefore propose the inclusion of land at Crede Farm comprising 0.76ha as a new residential allocation in Policy 2 with a capacity of up to 23 dwellings.** The site would provide a short term ‘buffer’ in the event the Oakcroft Nursery site is lost to the Hospice. If the Hospice application is refused and the site is retained for housing the inclusion of Crede Farm would still be justified as it would contribute towards increased OAN which the next District Local Plan Review is obliged to cater for.

3.4 Crede Farm is a very good site for housing because:

- As indicated by the attached minute of 21 July 2014, the Parish has in the past recognised its development potential and identified it as a preferred site with an allocation of 12 dwellings.
- There has been a locally expressed preference for the site at previous public exhibitions and we invite the Inspector to view the feedback reports EXPO5 and EXPO6 which will be in the evidence base for the Neighbourhood Plan.
- The feedback report EXPO5 refers to Crede Farm as a ‘Late Submission’ site and at the 11 July 2014 exhibition it was the best performing site of all the Alternative Proposals with 92% of 25 responses or 12% of the total questionnaires received supporting it as a proposed allocation.
- The site was presented again at a second exhibition on 12 September 2014 and the feedback report EXPO6 shows that it ranked sixth. The sites ahead in the ranking have either already been included as housing sites in the Neighbourhood Plan or in the case of Walton Farm is undeliverable because of a restrictive covenant dated April 1995 which prevents the erection of any building or structure upon the land which is higher than ten feet from ground level. This will prevent any residential development even if the site were allocated.

## Bosham Parish Neighbourhood Plan

Minutes of a meeting of the Project team and Theme teams of the Bosham Parish Neighbourhood Plan at 1800 on 21 July 2014

Present: Dick Pratt (RCJ) (Chair), Gail Powell (GEP), Nick Pyke,, Fiona Mc Farlane , Douglas(DMcG) and Jill McGregor, Richard(RE) and Val Evans, John Dean, John Smith, Alastair Johnstone (Sec)

Apologies from: Bob Marchant and Gareth Mealing

### 1 Wash Up of Expo 5.

There was a good attendance at the two evenings of the Expo. Some 260 people attended and gave their views to the proposals for development areas. There was discussion about the overall housing numbers and the news that the Oakcroft Nursery site was not making any progress as the owner apparently has other plans. It was stated that even if we do lose the site for development, requiring other market development sites to provide 40% of Affordable housing will achieve the number that we require to meet the Housing Register waiting list.

RCJ reported on the initial results of the questionnaire which will be circulated by e-mail. GEP kindly agreed to collate the views expressed on the questionnaires.

RE asked if we can collate and report on the comments expressed about congestion in Delling Lane and GEP said she will try to analyse and sort out these particular views.

DMcG was concerned at the initial numbers of people who voted no to the number of houses required by the Emerging Local Plan and was concerned that this may affect referendum results. It was agreed that we need to be very careful in phrasing any questions put to our residents to ensure clarity.

A review of the possible housing sites was presented by RCJ – with mixed results as the computer had a power supply problem! – during which he made the case that as the District Council may well be short of overall housing numbers, Parishes may be required to provide more. In general discussion it was agreed that we should identify the 50 that we are required under existing rules and then discuss other housing sites as ‘beyond the scope of this plan’. Sec to redraft the Housing Policy to reflect this decision.

A review of all the sites gave the preferred sites to offer 50 houses as – Dolphin House(5), Bullock Barn (8), North part of Swan Field (25), and Crede Farm (12)

Employing part of Swan Field to make up numbers requires a redraft of the policy about use of greenfield sites.

It was agreed that the French Gardens site needed to be included in the sites ‘beyond the scope of the plan’ as it has a SHLAA identification and has been mentioned in the questionnaire.

2. The proposed new Settlement Boundary areas were discussed at length. It was agreed that the extension in the Broadbridge area should include the old vicarage and the Oakcroft Nursery site as well as being redrawn in the west part of the settlement from the old sewage pumping station on the A259, west to Delling Lane at the entrance to the Broadbridge Business Centre and then north to the A259 to include the Swan Garage area.

In the south the new boundary was agreed to include the area of Crede Farm off Walton Lane bounded to the north by the farm track and the area of the Dolphin House development.

It was agreed no longer to include the land owned by T F Green Ltd, where the cricket pitch is located. If this site did come forward as a potential site for a new primary school, it did not need to be within the Settlement.

3. It was noted that Policy 9 and 10 were now in draft and had been circulated. Comments by any or all are invited. John Dean was invited to get his team to finalise the Transport and Communications Policy now that more traffic data is available.

Date of Next Meeting – to be decided

## Becca Stokes

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**From:** Paul White <Paul@GenesisTP.co.uk>  
**Sent:** 06 October 2015 10:52  
**To:** Neighbourhood Planning  
**Subject:** Bosham Neighbourhood Plan - Land at Crede Farm  
**Attachments:** SHLAAdec14.pdf

Dear Mrs Dobson,

We recently submitted Bosham Neighbourhood Plan representations on behalf of Mrs D Scott proposing the inclusion of land at Crede Farm as a housing allocation. However, we inadvertently omitted a site plan showing the location of the site. Since the period for comments has not yet expired we would be grateful therefore if the attached SHLAA correspondence and plans identifying the land could be added to the original representation for the benefit of the Examiner.

Thank you,  
Kind regards

**Paul White BA (Hons) DipTP MRTPI**  
Director of Planning  
Paul@GenesisTP.co.uk

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PDW/14091

18 December 2014

Dear Sirs

## **LOCAL PLAN SHLAA UPDATE 2015 – LAND AT CREDE FARM WALTON LANE BOSHAM – MRS D SCOTT**

In anticipation of your Council's 2015 SHLAA update we are writing with details of land at Crede Farm Bosham as a potential housing site.

The land is in the ownership of our client, Mrs. D Scott and is shown on the attached SHLAA 2010 Plan Referenced BO08189. It is approximately 0.76ha and the 2010 site pro forma indicates a potential capacity of 18 dwellings for development in the 2015-2020 period.

The site was excluded in the last 2014 SHLAA because 'it has not been promoted during 'Call for Sites' since 2010 and is considered to be not currently available'.

However that position has changed and the site owner has put the site forward again as a potential allocation in the emerging Bosham Neighbourhood Plan. The Neighbourhood Plan is being prepared to accommodate around 50 additional dwellings on new parish housing sites in accordance with the emerging District Local Plan.

At this stage, two alternative layouts for the site have been submitted to the Parish, one for 12 and one for 19 units. The 19 unit scheme best reflects the 2010 SHLAA capacity however and a copy accompanies this letter. It shows:

- 19 dwellings with a minimum of 30% affordable housing in accordance with the emerging District Local Plan
- The site immediately adjoins the existing settlement policy boundary of Bosham and is well related to existing residential development to the south



- Has no ecological constraints
- Has no heritage interest being outside the Conservation Area
- Is not within any areas at risk of flooding identified by the Environment Agency
- Enjoys a sustainable location close to the primary school and village hall
- The entire settlement of Bosham is located within the Chichester Harbour AONB, but any landscape impact will be limited to local views on the north edge of the settlement well away from the harbour frontage. Views to the south and west will be against a backcloth of existing housing and new boundary planting on the north boundary would provide additional site containment in any event
- It is available and suitable for immediate delivery with no site specific, technical or infrastructure constraints

We trust the accompanying plan and site information outlined above is self-explanatory but should you have any further queries please do not hesitate to contact us at the above address.

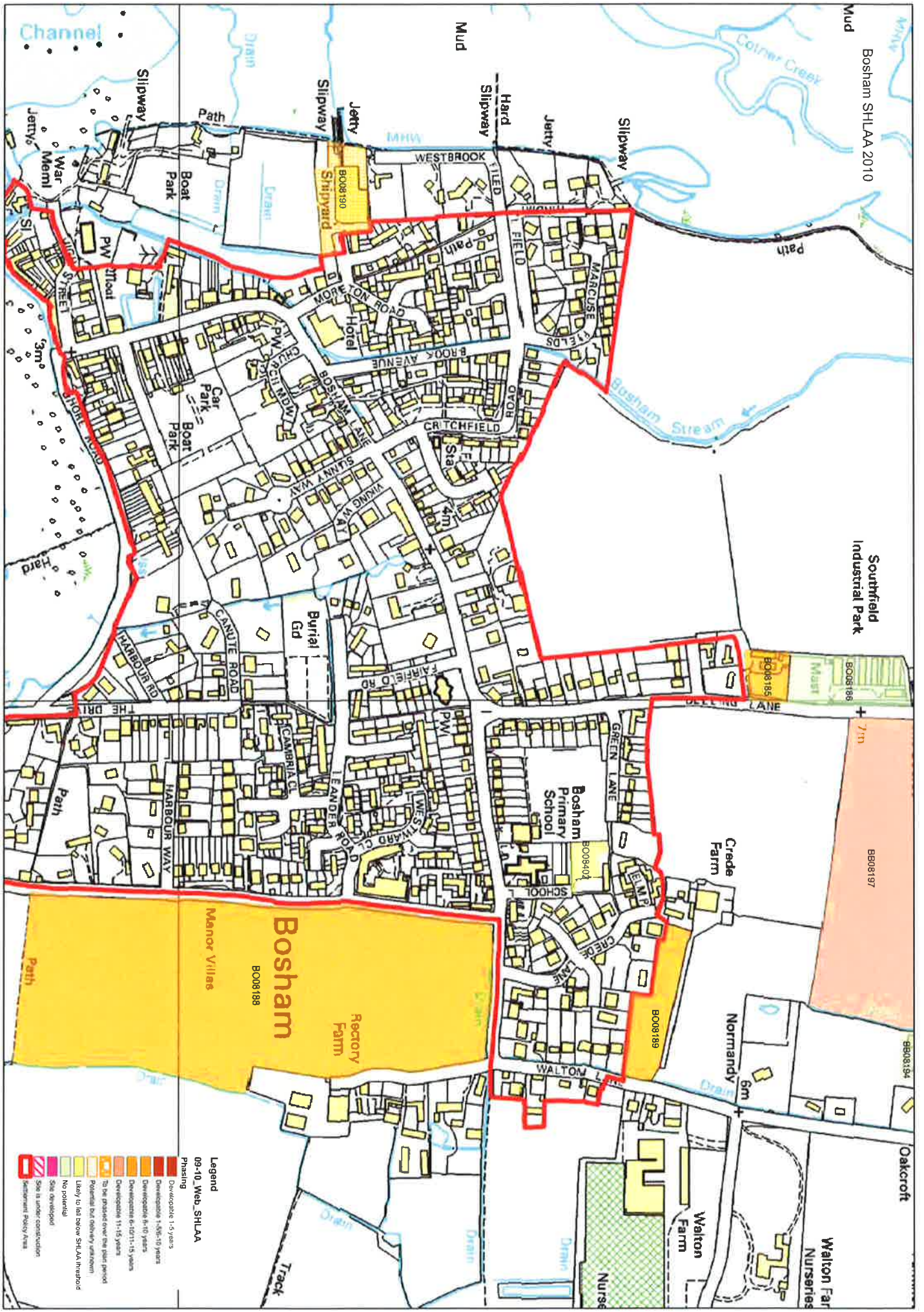
Yours faithfully

**for Genesis Town Planning Ltd**

A handwritten signature in black ink, appearing to read 'Paul D White', with a long, sweeping flourish extending to the right.

**Paul D White BA (Hons) DipTP MRTPI**  
**Director of Planning**  
[paul@genesistp.co.uk](mailto:paul@genesistp.co.uk)

Enc



**Legend**

**09-10 Web SHLAA Phasing**

- Developable 1-5 years
- Developable 6-10 years
- Developable 11-15 years
- To be studied over the plan period
- Potential but delivery unknown
- Likely to fall below SHLAA threshold
- No potential
- Site developed
- Site under construction
- Settlement Policy Area

Chichester District Strategic Housing Land Availability Assessment 2010

SHLAA ID	Site Address	Settlement	Gross Site Area (ha)	Potential Dwellings					Developable Years	Final Conclusion
				2010-2015	2015-2020	2020-2025	2025+			
BO08189	Land at Crede Farm	Bosham	0.76		18				6-10 years	This site is included in this SHLAA pending decisions on the eventual distribution of developments. When considered against the provisions of the current Local Plan (the Chichester District Local Plan First Review 1999), this site would be contrary to certain policies (including Policy RE1, restricting development which does not require a countryside location and RE6, development in strategic gaps). However the Local Plan will be replaced by the Local Development Framework (LDF), which will revise and refresh those policies and include a review of settlement policy/built up area boundaries. In that respect this site could be suitable for housing development in the 2nd or 3rd phases of the LDF Core Strategy (ie post 2015, or post 2020).
BO08190	Burres Shipyard	Bosham	0.68						Potential but delivery unknown	This site has limited potential due to sensitivity and constraints, and will require a further assessment.
BO08193	Land adjacent Southwater	Bosham	0.26						No Potential	The site is unsuitable as it is a stand alone site, isolated from a settlement.
BO08402	Land at Green Acre	Bosham	0.18						Likely to fall below SHLAA threshold	Site is within the built up area boundary and has potential for development, but number of dwellings achievable likely to fall below SHLAA threshold.
BX0801	Boxgrove Primary School	Boxgrove	1.18						No potential	Site is outside the existing built up area boundary and development would involve the relocation or replacement of an existing community facility.

## Appendix 1 . Sites Excluded from the SHLAA 2014 Assessment

Parish	SHLAAID	Site address	Reason
Westhampnett	WT1456	Former civil defence site	The site is in Westerton which does not have a settlement boundary.
Westhampnett	WT1457	Westerton Farm	The site is in Westerton which does not have a settlement boundary.

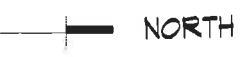
**Table A.3 SHLAA sites currently considered not available**

Parish	SHLAAID	Site address	Gross Site Area	Reason
Birdham	BI08172	Land north of Cowdray Nursery	0.66	The 2010 SHLAA identified the site as having as having no potential for housing development because <i>the site is unsuitable as it is a stand alone site, isolated from a settlement.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Birdham	BI08174	Land at Beaver Lodge	0.61	The 2010 SHLAA identified the site as having as having no potential for housing development because <i>the site is unsuitable as it is a stand alone site, isolated from a settlement.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Birdham	BI08181	Land South of Main Road Birdham	2.27	The 2010 SHLAA identified the site as having as having no potential for housing development because <i>the site is unsuitable as it is a stand alone site, isolated from a settlement.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Bosham	BO08188	Land east of Taylor's Lane	11.99	The 2010 SHLAA identified that the site could be suitable for housing development. The site was included as having potential for 384 dwellings in years 6-10. The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Bosham	BO08189	Land at Crede Farm	0.76	The 2010 SHLAA identified that the site could be suitable for housing development. The site was included as having potential for 18 dwellings in years 6-10. The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.
Bosham	BO08402	Land at Green Acre	0.18	The 2010 SHLAA identified that the site <i>is within the built up area boundary and has potential for development, but the number of dwellings achievable is likely to fall below SHLAA threshold.</i> The site has not been promoted during Calls for Sites since 2010 and is considered to be not currently available. The site is therefore excluded from this SHLAA update.





- SCHEDULE OF UNITS - 19 Total**
- 4 no. 1 Bed Houses.
  - 5 no. 2 Bed Houses.
  - 4 no. 3 Bed Houses.
  - 6 no. 4 Bed Houses.
- Layout includes for a proportion of Affordable Housing



ILLUSTRATIVE SITE LAYOUT      1407 : 2.01  
LAND AT CREDE FARM, WALTON LANE, BOSHAM.