



Hunston Neighbourhood Development Plan 2019 -2037

Reg 15 Submission Plan

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Foreword

Hunston is a village and civil parish in the Chichester District area of West Sussex.

In 2012, the Localism Act gave powers to town and parish councils to give their communities a far greater say in planning matters through the preparation of Neighbourhood Development Plans (NDPs). Hunston Parish Council (HPC) was keen to take up this right and a Working Group was formed to draw up a draft plan.

The Hunston Neighbourhood Development Plan (HNDP) has allowed the residents of Hunston to have a say in all aspects of the future of the areas that make up the Parish, but more importantly has enabled local people to decide what changes should occur, rather than leaving such decisions to the Local Planning Authority, Chichester District Council (CDC).

The Plan sets out a vision for the area over a twenty year period and beyond that reflects the thoughts and feelings of local people with a real interest in their community. The Plan sets objectives on key identified themes such as housing, getting around, business, tourism, community, leisure, well-being, the natural environment and the design quality of physical structures. The intention is that, through consultation, future planning can be by consensus and thus avoid conflict.

The Plan has been prepared by Hunston Parish Council, who appointed an administrator and set up a Steering Group with five working groups reporting to it.

Public consultation has taken place from November 2018 to February 2020, with two public meetings both attended by well over 100 residents. Leaflets distributed to every residence and assistance provided, where required, to complete a questionnaire concerning current issues in the Parish and possible future development.

A further round of consultation will take place during the Regulation 14 process planned for Spring 2020.

The Parish Council would like to thank all those who have taken part in the production of our Plan.

1.0 INTRODUCTION

The Hunston Neighbourhood Development Plan (also known as the Plan) is a new type of planning document. It is part of the Government's new approach to planning, which gives communities the power to shape the neighbourhoods in which they live. This is set out in the Localism Act that came into effect in April 2012.

1.1 How the Neighbourhood Plan fits into the Planning System

1.1.1 Although the Government's intention is for local people to decide what goes on in their villages/towns, the Localism Act sets out some important guidance. One of these is that all Neighbourhood Plans must be in line with higher level planning policy. That is that Plans must be in line with:

- National Planning Policy Framework (NPPF)
- European Regulations on key environmental aspects
- Chichester Local Plan: Key Policies 2014-2029 (CLPKP) including the saved policies of the Chichester Local Plan – First Review (April 1999) for the SDNPA area

1.2 The Plan Preparation Process

1.2.1 The Plan has been based on proper and well advertised consultation with parishioners and others with an interest in Hunston (the Parish). Details of the consultations can be viewed on the Parish Council web site <https://www.hunstonparishcouncil.org.uk>

1.2.2 A Consultation Statement and Basic Conditions Statement have been provided which demonstrate that the Plan fully accords with the requirements of the Localism Act.

1.3 How the Plan is organised

1.3.1 The Plan is organised into the following sections;

Section 1.0 - Introduction; this is an introduction to the Neighbourhood Plan process and how the Plan was formulated.

Section 2.0 - Context; provides the evidence base and baseline conditions which support the Plan proposals.

Section 3.0 - The Parish Today - includes relevant statistics and information that provide an insight into the Parish today.

Section 4.0 - Vision and Core Objectives

Section 5.0 - Neighbourhood Plan Policies; this provides the criteria and framework upon which future development is judged and how the community should grow.

1.4 Community Involvement

1.4.1 The Plan identifies the issues that are important to residents of the Parish and gives those residents a voice in shaping the future of their community. In doing so, the Neighbourhood Plan encourages the local community to:-

- identify what features of the community they want to protect and enhance;
- give the Parish Council greater support and a mandate for taking actions on their behalf; and
- identify initiatives and funding that can be delivered by the community itself.

1.4.2 The Neighbourhood Plan will also support the Parish Council's work in influencing service providers such as Chichester District Council, West Sussex County Council and other authorities whose decisions affect the Parish.

1.4.3 To achieve these goals the Parish Council has undertaken a programme of consultation events which are detailed in the Consultation Statement.

1.4.4 To ensure that the Neighbourhood Plan is robust in its evidence base and compliant with emerging policy guidance consultation has been carried out with residents, businesses and stakeholders. A full description of all the surveys and events can be found in the Consultation Statement.

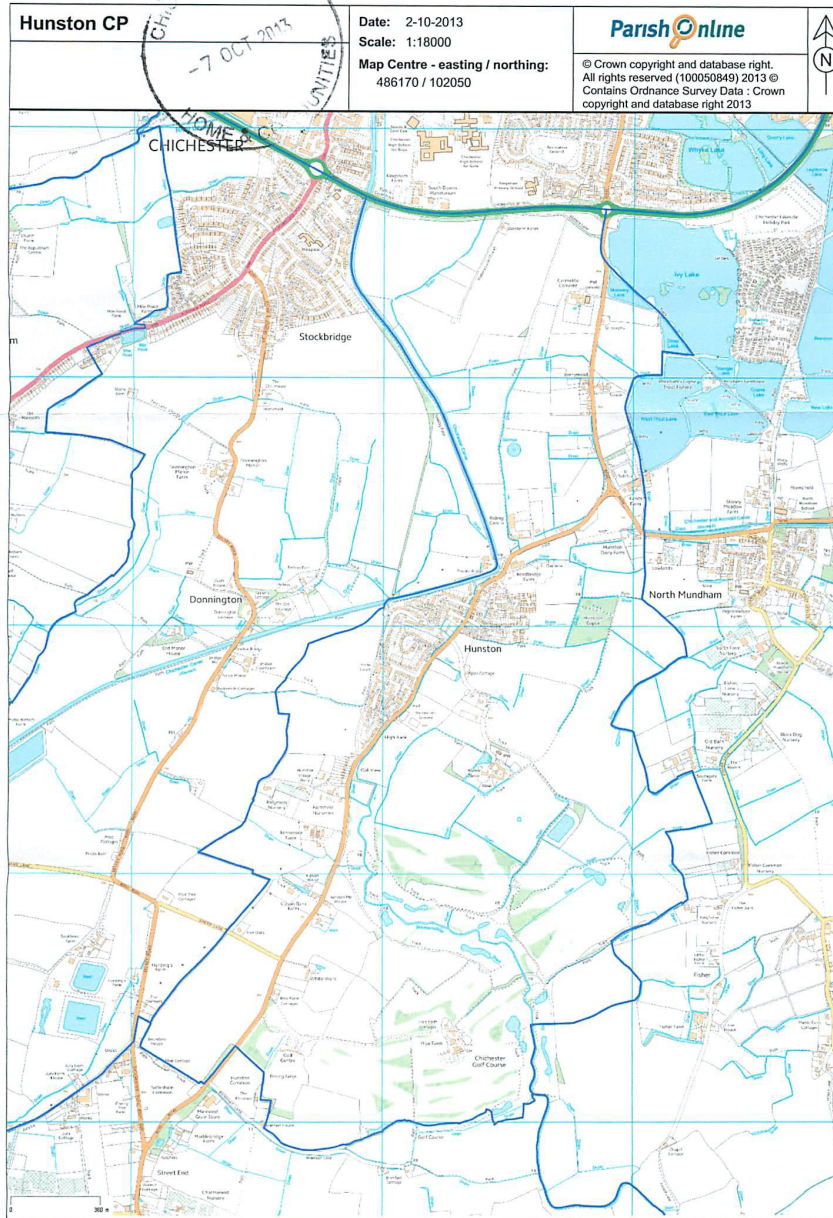
1.5 Environmental Assessment

1.5.1 It is necessary that a neighbourhood plan does not breach and is otherwise compatible with European Union and Human Rights obligations. A sustainability appraisal is not required for a neighbourhood plan. However, it must be screened at an early stage to determine whether it may require or cause the need for an environmental assessment. A screening opinion was submitted to Chichester District Council who confirmed that a Strategic Environmental Assessment of the Plan was required. The assessment, undertaken by AECOM, is at Appendix 1.

1.6 Evidence

1.6.1 There is a large amount of background information that has helped in producing the plan (known as the evidence base). Links to all relevant documents

are available via the Parish website at <https://www.hunstonparishcouncil.org.uk/>



nhp

1.7 Map showing the Hunston NDP area

2.0 CONTEXT

2.1 Introduction

2.1.1 This chapter sets out the evidence base that supports the plan proposals, drawing on existing planning policy, social and demographic statistics and information about the local community today such as housing issues, transport and movement patterns, local employment, environment and heritage, flood risk and strategic development constraints.

2.2 Planning Policy Context

This section provides an overview of the planning policy context affecting Hunston.

2.2.1 National Guidance

The National Planning Policy Framework (NPPF), published in March 2012, provided guidance for local planning authorities (LPAs) in drawing up plans for development and was a material consideration in determining applications. The Framework was revised in July 2018 and work has been undertaken to revise the references in this Plan to align them with the new Framework. A presumption in favour of sustainable development is at the core of the NPPF which in practice means that LPAs and communities in locations where Plans are being prepared need to positively seek opportunities to meet their area's development needs.

Neighbourhood Planning gives communities the direct power to develop a shared vision for their neighbourhood and must be in line with the strategic policies of the Local Plan.

At examination, the submitted Neighbourhood Plan must demonstrate that it is consistent with the policies and intent of the NPPF. Once the Neighbourhood Plan is adopted it becomes part of the Chichester District Development Plan.

In August 2020 the Government published for consultation its White Paper, 'Planning for the Future', which proposes to make significant changes to both the development plan and management system. It indicates that there is a future for neighbourhood planning in that system, but the precise role that plans will play is not yet clear. The expectation is that the new system will be in place in 2021 and possibly before the examination of this Neighbourhood Plan.

2.2.2 Local Planning Policy

The Parish falls within the planning authority area of Chichester District Council (CDC).

2.2.3 Chichester District Local Plan

CDC has planning policies that are helping to shape the strategy and policies of the Review. The SPNP must be in 'general conformity' with the strategic policies of the development plan as required by the 2012 Neighbourhood Planning Regulations. For the purpose of this Review, the current development plan for Chichester consists of the adopted Chichester Local Plan: Key Policies 2014-2029, the Site Allocation Development Plan 2014 – 2029, the West Sussex Waste Local Plan 2014, the West Sussex and South Downs Joint Minerals Local Plan 2018.

The Chichester Local Plan Key policies 2014 – 2029 (CLPKP)

Most of the Local Plan's policies are relevant to the Parish and, once adopted, will be used by CDC in determining planning applications in its administrative area.

In the context of the Neighbourhood Plan area, Hunston is designated as a 'Service Village' within Policy 2 'Development Strategy and Settlement Hierarchy' of the Local Plan. Outside of Chichester city and the four Settlement Hubs of East Wittering/Bracklesham, Selsey, Southbourne and Tangmere, Policy 2 states that the Service Villages will be the focus of new development and facilities. Provisions will be made for the following:

- Small scale housing developments consistent with the indicative housing numbers set out in Policy 5 'Parish Housing Sites 2014-2029', stated as 25 dwellings for Hunston;
- Local community facilities, including village shops that meet identified needs within the village, neighbouring villages and surrounding smaller communities, which will help make the settlements more self-sufficient; and
- Small scale employment, tourism and leisure proposals.

A 'Site Allocations Development Plan Document' (DPD) was prepared to help deliver the housing and employment numbers within the Local Plan. Table 1.1 within the DPD confirms that 18 dwellings will be delivered through extant planning permissions, with a further seven dwellings achieved through an allocation at 'Land South of Reedbridge Farm'. The DPD does not propose any additional allocations within the Neighbourhood Plan area.

Neighbourhood plans will form part of the development plan for Chichester, alongside, but not as a replacement for the Local Plan. Neighbourhood plans are required to be in general conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in

Chichester, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

The Chichester Local Plan Review 2035 Preferred Approach (LPPA - Dec 2018 emerging)

While the Review must be in general conformity with the strategic policies of the development plan and it has therefore been prepared to focus on that goal, it is the reasoning and evidence of the emerging Chichester Local Plan Review 2035 that has informed our Plan. Subsequently, the District Council has advised that the Plan Period for the new Local Plan will be 2019 – 2037.

The emerging Plan 2019-2037, Policy S2 'Settlement Hierarchy' also lists Hunston as a 'Service Village'. Policy A11 'Hunston Parish' confirms that land will be allocated in the Hunston Neighbourhood Plan for the development for 200 dwellings over the plan period, together with improved community facilities, including any amendments to the settlement boundary. CDC confirmed in December 2019

"Where parishes have a strategic allocation identified that they are looking to meet through allocations in their own neighbourhood plans (i.e. Southbourne, Chidham and Hambrook, Fishbourne, and Hunston) then the Council currently anticipates these parishes will need to be in a position where they have drafted their plans for their own regulation 14 consultation next year. Those parishes are advised to continue to progress work on their plans. Whilst the Way Forward report identifies further work and matters to be addressed, at this time it is considered there is sufficient certainty for, as a minimum, a Strategic Environmental Assessment (SEA) process to be initiated for your neighbourhood plan and for stage 1, the scoping report, to be commenced. No doubt you all have other work relating to site assessment already underway."

West Sussex County Council

2.24 The Parish is safeguarded under Policy M9 of the Joint Mineral Local Plan 2018 and the Waste Local Plan 2014 and could be subject to a minerals or waste resource assessment.

3. About Hunston Parish

3.1 General Overview

3.1.1 Understanding Hunston is the starting point for producing a good Plan. This is because the Hunston Neighbourhood Development Plan presents a valuable opportunity to plan the future of the Parish.

Hunston is a rural village, a mile and a half south of Chichester on the Manhood Peninsula. The northern boundary of the Parish is along the A27, the southern just north of Sidlesham Common. Hunston Village is the only substantial settlement in the parish. There is a golf course to the south of the village, which is surrounded on

all sides by agricultural land. The north western section of the parish is along the Chichester Canal, which runs from Chichester Basin to Chichester Marina and is navigable from Chichester Basin to the Donnington Road (B2201) through Hunston. The Chichester Free School established in 2013, moved to its current site on the B2145, 500 metres south of the A27 in September 2018. The school was built on the site of a fire-damaged Carmelite Convent and caters for children from ages 4 to 16. Initially, the school catered for 4 to 18 years old, but have been unable to sustain a six form. This will mean those children will now all have to go into Chichester for their 16+ education. This has had a major traffic impact on Hunston Village and other settlements to the south, as well as along the A27 to the north.

Hunston is a traditional working-class village, with many residents living in the village or the area all their lives. It was striking that for the 100th anniversary of the First World War Armistice, two grandchildren and two great-grandchildren of brothers killed in that war were still resident in Hunston and able to light the Beacon of Remembrance.

Hunston grew from a scattering of cottages up till the turn of the last century, through the twentieth century, with the last major development of Foxbridge Drive and Outram Way providing 34 private properties and 14 affordable homes. In 2019/20 there is an ongoing build of seven houses at Lowlands (north end of the village). There are no further opportunities for infill development.

3.1.2 The Parish of Hunston has an area of 462 hectares comprising mainly of high quality arable farmland and pasture.

3.1.3 Hunston is a small spread out rural village bisected by the B2145. The heart of the village is Hunston Conservation Area, where St Leodegar's Church stands on the same site as its medieval predecessor and next to the 17th-century Manor House. Hunston has developed much of its character from Church Farm with its Victorian farm buildings, barns and far reaching views across the good quality arable farmland.

The B2145 runs through the village, with 65% of housing being to the west and 35% to the east. The land south of Meadow Close is rural pasture, the conservation area and recreation ground. This gives many of those who live to the west lovely views over fields. However, this also provides challenges as though there is a 30mph speed limit, this is rarely observed. There is an urgent need for a pedestrian crossing in the south of the village from the Village Hall to the Recreation Ground for which the Parish Council has applied.

3.1.4 The Chichester Ship Canal linked Chichester City with the Harbour and, together with the Portsmouth and Arundel Canal, fed into the River Arun at Ford. The Ship Canal had a big impact on Hunston and the branch between Hunston and Chichester was the only part of the canal that enjoyed even a modest success, carrying trade until 1906. The Canal is an important feature in the village, with a cycleway along its northern stretch into Chichester and footpaths along its entire

length. The Chichester Canal Trust have boats that regularly sail along the canal, with special Easter and Christmas trips. Paddle-boarders launch from Hunston and there are regular canoe classes. JMW Turner's painting 'Chichester Canal', painted in 1828, is from the corner of the canal, where it swings north to Chichester. Hunston Bridge was built around the mid 1900's, replacing the swing bridge used to access the footpath to Chichester and is often called the 'Turner Bridge' as if it was the site from which Turner painted. In fact, he painted from the footpath but either way, the view has little changed today and must be preserved.



Figure 1 JMW Turner - Chichester Canal - 1828



Figure 2 Photo 2018 – Joan Foster

3.1.5 In the 1960's there was newer building development alongside the picturesque canal from Orchardside to St.Leodegars and more recently Foxbridge Farm has been developed, north of Southover Way. However, Hunston has remained

largely rural with long, open views across the countryside, north towards Chichester cathedral, east towards St. Stephens Church, North Mundham and south towards Hunston Mill.

3.1.6 It is important that Hunston retains these rural views and maintains much of its arable land, particularly as it is within the 'Buffer Zone' for Pagham Harbour, Medmerry Harbour and Chichester Harbour and housing developments could cause loss of off-site feeding and roosting habitats for bird species and cause recreational pressure to habitats that have world-wide RAMSAR status.

3.1.7 In keeping with the Heritage of Hunston it is desirable that the village keeps its spread-out nature along the B2145 and that any new housing developments are thoughtfully placed and do not detract from the rural nature of the village. It is important that Hunston residents are able to keep the long views and access to rural walks that initially attracted them to the village. These are all to the east of the village as the Canal provides a natural barrier to the west. Environmentally, habitats need to be assessed, protected and enhanced within the village, not just as a Buffer Zone for the important RAMSAR sites, but as a legacy for future generations. The Parish needs protection from encroaching development, increasing air pollution and traffic gridlock.

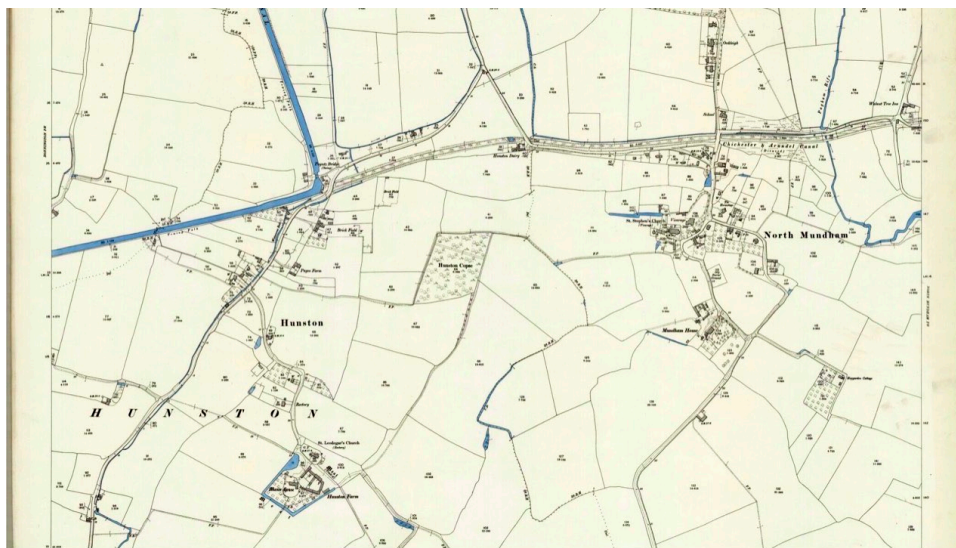
3.2 History of the Parish of Hunston

3.2.1 The name Hunston, originally spelt Hunestan, is literally translated from Old English as Hunstan or stone, which may refer to a boundary stone. There is a reference to the village in the Domesday Book, which gives details of the size and value of the land. It was held by one William on behalf of Earl Roger of Montgomery. At that time the village covered an area of 4 hides, or approximately 480 acres, and it was valued at 41s. The holding included one mill, 2 salt pans and 1 enclosure. However, prior to that time, there was a small Roman settlement here, as Roman remains have been found along the Selsey Road just to the south of the village. Unfortunately, these are not of great archaeological interest, consisting solely of some Roman ditches and the fragmentary remains of a Roman building. The church was built in 1086 by Robert de Haye and he gave it to the Abbey of Lessay, in Normandy, in 1105. It remained under the control of Boxgrove Priory, on behalf of Lessay, until the Dissolution of the Monasteries by Henry VIII. By the end of the 18th Century it was in such a bad condition that it rapidly became a ruin. The building was finally demolished in 1885 and the present church was built. There has been a house on the site of the Manor since the mid to late Saxon period, and by 1518 it is recorded as belonging to the Earl of Arundel. The existing manor house was built sometime between 1660 and 1680, partly from stone brought up from Selsey and partly from stone imported from elsewhere. According to local records, part of the existing Rectory was also built at this time. Hunston village itself was not built until the middle of the 20th Century. Until then, it consisted of the buildings along Church Lane and a small scattering of dwellings along the main road. The canal was built, in the early 1820s, and in 1871 much of

the common land in the village was enclosed. A map drawn up in 1899 shows a scattering of cottages, watercress beds, a brick field and associated buildings to the west and north of Pages Farm, and the tramway.

Some of the most interesting features of the villages recent history were recorded in the Reverend Edward Outrams photographic record of Mundham, Runcton and Hunston. There are photographs of The Spotted Cow when it was an alehouse, and its landlady in the 1920s, Mrs Eliza Jestico. There are a number of photographs of pupils at the school in Mundham, and especially one of a particular sports day. This shows a number of schoolboys on their bicycles, of whom we have been able to identify Big Ben, Dave Marley, Vic Cox, John Talman and Charlie, many of whom are still living in the village.

Figure 3 - 1896 map shows just how much the village has grown



3.3 Community Profile

Key Statistics

3.3.1 General (Source: 2011 census)

Statistic	Hunston	SE England
Population	1257	8,634,750
Households	535	

3.3.2 Population growth 2001-2011

Date	Hunston	Chichester	South East	England
2001	1,114	106,445	8,000,645	49,138,831
2011	1,257	113,794	8,634,750	53,012,456

Population Change 2001-2011	12.8%	6.9%	7.9%	7.9%
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As shown the population of Hunston increased at a higher rate between 2001 and 2011 in comparison to Chichester, the South East of England and England averages. Approximately 1.1% of the population of Chichester live within the Parish.

3.3.3 Age Structure

	Hunston	Chichester	South East	England
0-15	18.8%	16.4%	19.0%	18.9%
16-24	9.2%	10.1%	11.2%	11.9%
25-44	22.6%	21.1%	26.5%	27.5%
45-59	22.4%	20.5%	19.9%	19.4%
60	27.1%	32.0%	23.4%	22.3%
Total Population	1,257	113,794	8,634,750	53,012,456

There are generally more residents in the 60+ age category in comparison to the south east.

3.3.4 Deprivation

Hunston is ranked at <5 on the Index of Multiple Deprivation Analysis. This is on a scale of <1 to <10 where <1 is the most deprived. The lowest score for IMD in Chichester District is <3.

3.4 Environment and Heritage

Environment

Hunston has remained largely rural with long, open views across the countryside, north towards Chichester cathedral, east towards St. Stephens Church and south towards Hunston Mill. It is surrounded by arable land and sustains a large variety of wildlife. Hunston runs along the B2145, which is one of the two roads running south from Chichester on the Manhood Peninsula. The B2145 leads to Selsey.

All of the Parish lies within the Impact Risk Zone for the Sites of Special Scientific Interest (SSSI) and Ramsar sites at Pagham Harbour to the south and Chichester

Harbour to the west. The Ramsar site contains four species which are of international importance and listed in Annexe II of the European Habitats Directive (92/43/EEC).

In the wider context, there are two additional European designated sites located approximately 2km to the west of the Neighbourhood Plan area (at their nearest points), namely: Chichester and Langstone Harbours Ramsar and SPA, and the Solent Maritime Special Area of Conservation (SAC)

Sussex Biodiversity Record Centre's ecological data for the parish confirms that 245 species have been recorded in Hunston, including 47 internationally protected species and 129 nationally protected species. A further 36 invasive non-native species have also been recorded.

Wildlife Corridors

Two biodiversity opportunity areas have been identified running from the South Downs National Park through Hunston and North Mundham Parishes to Pagham Harbour and running along Bremere Rife through the Parish. It is critical that these are preserved. See Evidence Base 1 - Sussex Local Nature Partnership BOAs

Red List Flora and Fauna

The Sussex Biodiversity Record Centre data search for land in Hunston Parish (see Evidence Base 2) lists the following Red List species:

Higher Plants - Flowering:	20
Butterflies:	1
Moths:	1
Bats:	2
Birds - Red List	5
Birds Red	43
Mammals - European Water Vole:	Nationally Scarce

Topography

The Manhood Peninsula is a flat, low-lying plain and drainage in the Peninsula flows through local ditches and Rifes before discharging into Chichester Harbour, Pagham Harbour, Medmerry re-alignment scheme, or directly to the sea. On average the Manhood Peninsula has a slope of approximately 1:1000. Due to the low- lying nature of the Peninsula water can take a long time to drain away and the function of the drainage network is highly sensitive to localised blockages, constrictions and poor maintenance as well as wider effects such as the tide level. https://www.westsussex.gov.uk/media/5607/manhood_peninsula_swmp_final_report.pdf

Habitats

Canal, ditches and ponds

3.4.1 There is a network of canals, ponds, rifes and ditches in the Parish. There are important watercourses in Church Lane which drain into Bremere Rife. Water voles are present in Church Lane and Bremere Rife, the Canal and Spire Cottage pond. As these mammals are protected by the Wildlife and Countryside Act it is important to maintain these habitats and minimise disruption from people. Water voles will not be confined to these places and evidence of their presence has been found in the ditches at Church Lane, around Hunston Copse and ditches on Southend farm. They use the ditches to move about as part of the linked wetland network, vital for their population survival.

Bremere Rife is important as it links the Chichester Canal to Pagham Harbour Nature Reserve. Both areas are liable to flooding however this is important in the management of these habitats as it creates a suitable environment for wading birds and supports the birdlife at Pagham Harbour and Medmerry Harbour.



DITCH AT BRIMFAST - 4 FEBRUARY 2020 - JOAN FOSTER

3.4.2 Spire Cottage pond is within the Hunston Conservation Area. Recently this area has been managed with the help of the Manhood Wildlife and Heritage Group (MWHG). It would be beneficial to Hunston to continue this management partnership and create a local nature reserve incorporating Spire Cottage Pond and the land south of Church Farm Cottages 2 and 3 and north of Bremere rife. Part of



DITCH AT CHICHESTER GOLF COURSE - 4 FEBRUARY 2020 - JOAN FOSTER

the reserve could contain managed wildflower meadow, with green footpaths cut through for access and enjoyment of local people.

3.4.3 In front of Church Farm Cottages 2 and 3 there is an ancient hedgerow which runs along the current top edge of the field (on both sides of the footpath/access road to the playing field). This area has a diverse wildlife including foxes, deer, badger, bats, snakes, hare, sparrow hawk, buzzard and owls.

3.4.4 The area south of Chichester Golf Club around Brimfast, is a network of ditches, arable land, stretching into the Golf Course. The ditches are cleared and running well, as shown in the photos below. There is ample opportunity for wildlife as this area is relatively quiet.

Ancient Woodland

3.4.5 Hunston Copse is a small mixed woodland about 3.1 hectares of mature oaks, hazel and holly among others. For many years it has served as a roost for Rooks and Crows and daily a large flock can be seen flying off just after sunrise and arriving back half an hour before sunset. It is an excellent habitat for a diverse number of native birds, including blue, great, coal and long tailed tits, goldcrest, wren, blackbird, robin, and there is a pair of nesting buzzard in the area. As well as being a mixed woodland it has a beautiful display of English Bluebells in spring and in winter Butcher's Broom with berries. The larger southern part was fenced off and used for forest school activities. A recent (2020) retrospective planning application has been refused for this use. It is fair to say the site already suffers to some extent from human recreational disturbance which would likely increase with nearby

housing development. Some cyclical coppicing of the hazel has been proposed to let in more light and promote a more varied understory.

A permissive path runs through the copse and has been in daily use for the last 50 years or more.

Trees, hedgerows and road verges

3.4.6 It is important that we keep our hedgerows as they provide food and shelter for wildlife. The Hedgerows Regulations 1997 should provide good control but appear to go largely unenforced. Hedgerows in the Parish are often associated with a ditch and combine to act as a wildlife corridor for many species. The hedgerow also acts to prevent soil erosion reducing silting up of the waterways and improves water quality by utilising the nitrates and phosphates that can wash off the surrounding arable land.

3.4.7 Historically Hunston has had large areas of orchard (some areas of designated Traditional Orchard remain - see Evidence Base 3).

3.4.8 The Parish has a number of road verges which provide excellent habitats.

Grazing/haymaking fields, Arable fields, field margins

3.4.9 Due to the geology of the area the grazing grassland and arable fields surrounding Hunston are very wet in winter months and this attracts Little Egret, Cattle Egret, Gulls, Coot, Moorhen, Mallard Ducks and other birds. In summer months swallows, swift, house martins and bats are attracted by insects. It also supports rabbits, hare, fox, deer, buzzard, Sparrow hawk and kestrel.

3.4.10 Local arable fields are intensively farmed and herbicide, pesticide and fertilisers used all have negative effects on biodiversity and get into the watercourses. However, gulls and corvids are common, particularly during ploughing.

Field margins are important green links and commonly have drainage ditches and hedges as part of them, making them a rich environment important for invertebrates, birds and mammals.

3.4.11 Equestrian fields belonging to Hunston Lodge Riding School, are closely grazed some of the year. Corvids and gulls (mostly black-headed and some Mediterranean gulls) do feed on the equestrian land.

Gardens, parks and allotments.

3.4.12 Hunston has 48 allotments on a site owned by a local landowner. These started at Michaelmas 2010 and have proved hugely successful. The land is in a field west of the Tramway Footpath behind Little Boltons. This has had a positive

effect on wildlife, with slow worms, toads, frogs, hedgehogs, field mice regularly observed.

3.4.13 Gardens can be very good habitats, however with tiny spaces given to new homes, there is no way to ensure gardens aren't just decking, driveway or patios.

3.4.14 The playing field is currently close mown for recreational use and is species poor utility grass.

Pagham Harbour and Chichester Harbour buffer zones

3.4.15 It is important that Hunston retains much of its arable land, particularly as it is within the 'Buffer Zone' for Pagham Harbour, Medmerry Harbour and Chichester Harbour and housing developments would cause loss of off-site feeding and roosting habitats for bird species and cause recreational pressure to habitats that support world-wide RAMSAR status sites (see map in Evidence Base 4).

Tree Preservation Orders

3.4.16 The Parish has 28 Tree Preservation Orders in place including 5 group Orders (see Evidence Base 5) MAC

Climate Change

3.4.17 The entire Manhood Peninsula is at severe risk of flooding due to climate change. A 2 degree Celsius increase in average temperatures would increase sea level on the south coast by 4.7 metres (source <https://www.climatecentral.org>) , which would inundate most of the Manhood Peninsula and Chichester's harbour villages. A 4 degree increase would flood most of the land to the south of the A27, including part of the A27 itself.

Flood Risk and Drainage

3.4.18 Hunston is served by Southern Water treatment works at Pagham. In times of peak flow (heavy rainfall) untreated waste is discharged into Pagham harbour.

In February 2017 it was reported that stormwater, which is a mix of rainwater and screened wastewater, and raw sewage is being discharged every five weeks on average. High flows caused by heavy rainfall are diverted into storm settlement tanks to prevent overloading of Untreated sewage from the Treatment Works in Summer Lane. If the capacity of these tanks is subsequently exceeded as a result of prolonged heavy rainfall, the excess stormwater weirs off the top through mesh screens before it is discharged into the Pagham Rife from where it flows into the Harbour. Pagham Parish Council member Cllr Phil Hailey reported that "Since 2011, Southern Water have had to inform the Environment Agency 55 times of a discharge

into Pagham Rife of untreated or partially treated sewage. Southern Water have said they have no issues with the proposed houses here because they would not cause the treatment works any problems but, clearly, there are big problems already.” This is of critical import as there are plans to build 2,000 plus homes in Pagham along with the 200 homes planned for Hunston. Currently there is no Drainage Strategy Report for Hunston:

Southern Water Drainage Strategy Report Sidlesham report that wastewater from the Manhood Peninsula villages of North Mundham and Hunston flows southwards to the Pagham WTW which serves a catchment area of approximately 4km² and approximately 4,000 properties connected to the public sewers. This drainage strategy will be reviewed and updated when information is available from the Pagham drainage area plan (see <https://www.southernwater.co.uk/media/default/PDFs/drainage-strategy-report-Sidlesham.pdf>)

The sewage discharge from Hunston is pumped to North Mundham through a rising main, which runs underground from the pumping station at the south-western corner of the recreation ground next to the children’s playground. In June 2020, a failure of this main caused significant pollution of the grazing land through which it runs, making the field unsuitable for grazing and the hay crop unviable. The sewage discharge from Hunston joins the collected discharge from North Mundham and is pumped by a further rising main to the treatment works at Pagham. Evidence of surcharging (sewage upwelling through the manhole covers) after heavy rain indicates that the pumps at North Mundham are already running at or beyond capacity. The fact that Hunston’s sewage is pumped to North Mundham helps to ensure that it is removed from Hunston, but there is no guarantee that this will not be to the detriment of North Mundham residents unless the capacity of the pumping station at North Mundham is adequate to handle the collected discharge from both parishes.

The Strategic Flood Risk Assessment 2018 (see Evidence Base) identifies a number of risks for Hunston including flood depths of over 1m if the Chichester Canal were breached.

Localised flooding occurs after heavy rainfall with Church Lane being particularly susceptible. The West Sussex Local Flood Risk Management classifies Hunston as a ‘Wet Spot’ area, with an estimated five properties or businesses at risk from river flooding and a further 35 properties or businesses at risk from surface water flooding.

Greening and Blooming Hunston

3.4.19 Within the Neighbourhood Plan, Hunston, in partnership with local conservation groups, would like to develop green areas in the village to conserve and enhance wildlife habitats, such as the playing field and land around Spire Cottage Pond.

The Parish Council are actively promoting the planting of wildflowers and native trees in Hunston. Permission has been granted to seed the grass areas around the Foxbridge Roundabout, which took place on 1 November 2019. Recognising the constraints on funding, villagers now regularly maintain footpaths (particularly the Tramway Footpath) and have plans to clear overgrown areas and replant in Foxbridge and behind Merle Court.

Heritage

Listed Buildings

3.4.20 The Parish has seven Grade II and one Grade II* Listed Buildings (see Evidence Base 6).

Conservation Areas

3.4.21 The parish has a Conservation Area (see Evidence Base 7).

National Park

3.4.22 The Parish lies to the south and outside of the South Downs National Park.

SSSI's

3.4.23 The Parish lies within the SSSI Impact Risk Zone for Pagham Harbour, Medmerry Harbour and Chichester Harbour which are RAMSAR sites with international protection.

Traditional Orchards

3.4.24 There are 3 areas designated by Natural England as Traditional Orchards and priority habitat (see Evidence Base 3 for map).

Historic Environment Features

3.4.25 The Historic Environmental Record (HER) for West Sussex shows that there are 26 listed heritage features which are located wholly or partly within the Neighbourhood Plan area. These include a bronze age burial, a Neolithic axe, roman buildings and the former Selsey Tramway.

3.5 Housing

3.5.1 The 2011 census recorded that Hunston has a total of 535 dwellings comprising:

Owned	347
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Shared Ownership	7
Social Rented	132
Private Rented	39
Rent Free	10

Of these the number of bedrooms per dwelling are as follows:

1 Bedroom	66
2 Bedrooms	149
3 Bedrooms	237
4 + Bedrooms	83

3.5.2 The census lists the total number of dwellings as 552 with the usual number of households as 535. With the 23 dwellings built since 2011, the total number of usual households becomes 558. The Community Profile is in the Evidence Base 8).

3.5.3 Since the year 2000 a number of small developments have been completed. The largest of these was Foxbridge Drive/Outram Way which was completed in 2001. This comprised 34 private properties of various sizes and 14 affordable homes managed by Home Group Ltd of Havant.

Nine private properties were completed in Jestico's Close in 2008.

A further 18 affordable properties were completed in Farm Close in 2013. These are managed by Affinity Sutton Ltd.

Five additional private homes were completed at Brook Lea in 2018 replacing a single bungalow on the site.

Currently, seven new properties are being built at Lowlands, north of Foxbridge.

3.5.4 The current housing need for Hunston is 22 with 14 in bands A – C:

Band A:	1
Band B:	3
Band C:	10
Band D:	8

Data obtained from Carol Reynolds, CDC Business Support Officer, email 24 January 2019

3.5.5 Rented social housing and allocation in Hunston July 2007 – March 2016 is 195. The percentage comparisons of the amount of social housing per parish are:

East Wittering	9%
Hunston	36%
North Mundham	22%
Selsey	8%
West Wittering	8%

3.5.6 The village straddles the B2145 road with housing on both sides. It is probably best described as largely a ribbon development with housing not extending significantly either side of the road.

The Village experienced some more significant building in the 1950's and 60's when a large number of Council properties were built. Followed by St. Leodgars Way and then Little Boultons, The Tramway and Reed Close in the late 70's and early 80's.

3.5.7 Hunston has a housing allocation of 200 homes designated by CDC.

3.6 Getting Around

Buses

3.6.1 There is one bus route from Chichester to Selsey. It runs at approximately 20 minute intervals except on Saturday and Sunday when they change to every 30 minutes.

Community Transport

3.6.2 Contact88 is a minibus transport service for elderly and disabled residents of Chichester and the surrounding parishes.

3.6.3 Manhood Mobility Volunteer Service

Volunteer car service, including a wheelchair accessible vehicle, for people living within the West Manhood area who cannot use public transport. The service operates within a 40-mile radius of the West Manhood area.

3.6.4 Macmillan Service

Volunteer car service for patients and carers of the Macmillan Service, operating within a 25-mile radius of Midhurst.

Rail

3.6.5 The nearest rail station is at Chichester, 2.5 miles away. There is a regular bus service from Hunston to Chichester Bus Station which is right opposite the railway

station. This provides mainline connections to London and Southampton and the south west and south east.

Pavements, Footpaths and Cycleways

3.6.6 Hunston has a variety of footpaths and a cycleway from Hunston to Chichester Canal Basin. One of the key results of the village survey was to improve pavements, footpaths and cycleways. Currently there is no cycleway through the village, which greatly discourages cycling due to the heavy traffic and narrowness of the B2145. Due to the Bremere Rife, there are pavements on only one side of the road through the middle of the village. There is no footpath from Sidlesham to Hunston and the footpath from Hunston to North Mundham joins a narrow pavement on the B2166, which parents with pushchairs walking to North Mundham School rightly consider to be dangerous.

The Greenway group are working to establish a footpath/cycleway from Selsey to the A27 joining the footpath/cycleway from the A27 footbridge to Chichester Free School. Sustrans are working to establish a cycleway from North Mundham to Hunston. The village survey identified cycleways to Chichester and North Mundham as the most needed (see Footpath Map B).

The Greenway group is working on the Northern Stretch of the cycleway, which runs through the Parish. It is planned to cross agricultural land joining the Tramway Footpath running to the Chichester Canal. From there it will cross fields on the eastern side of the Canal leading to the Chichester Free School and joining up with the new cycleway to the north of the School. This last section is critical as currently there is no footpath along the B.2166 running from the roundabout where the B.2145 joins it, north of Hunston. Due to the large amount of traffic, this is unsafe for children, pedestrians and cyclists.

The Bill Way Cycle route follows the line of the former Chichester Ship Canal and is popular with cyclists.

Roads and Parking

3.6.7 The B2145 runs through Hunston and serves the East of the Manhood Peninsula to Selsey. The greatest concerns expressed by residents in the village survey were:

- Volume of Traffic
- Speed of Traffic
- Pavements – width and lack of

The infrastructure problems faced by Hunston and the Manhood Peninsula are critical. The continuing traffic issues caused by the infrastructure of the A27 create particular problems in Hunston where the Manhood Peninsula traffic on the B.2145

meets the Pagham traffic on the B.2166. These are dramatically magnified in summer, when the entire peninsula can be grid-locked as traffic tries to make its way to West Wittering Beach. Rush-hour traffic routinely queues back to Hunston to access the A27 in the morning and evening rush-hour problems on the B.2166 and the B.2145 have been exacerbated by the new Chichester Free School (see Evidence Base 9 for traffic flow figures).

Census figures show that the most popular method of travelling to work in the Parish is by car or van (46%) which is greater than the totals for Chichester (39.7%), the south east of England (41.3%) and England (37.0%).

Whilst Hunston Parish Council has been instructed by Chichester District Council that it MUST prepare a Neighbourhood Plan for 200 houses and is doing so, residents overwhelmingly do not wish this size of development to take place.

The Chichester District Draft Local Plan Review 2019 – 2035 proposes an additional 1,933 houses to be built on the Manhood Peninsula. This in the view of residents will be an ecological disaster and result in traffic chaos.

Aircraft

3.6.8 There is a considerable amount of aircraft activity over the parish for two reasons:

1. Local movements from Goodwood Airfield of mainly private light aircraft and 'Experience Flights' with some commercial (private air ambulance) at low level;
2. International incoming flights to Stansted and Gatwick at a much higher altitude making final approaches.

At times of motoring events at Goodwood in June and September the amount of local low level movements increases considerably with a regular 'taxi' service to Shoreham Airport.

Street Lighting

3.6.9 The Parish has issues of light pollution from the glasshouses in Runcton and now the Chichester Free School sports pitches, car park and buildings.

3.7 Employment and Enterprise

3.7.1 Tourism

The main local attractions that bring visitors to the Parish are:

- The Spotted Cow PH attracts visitors by car and walkers
- Chichester Golf Club attracts over 500 visitors per day during the high season.

- Hunston Canoe Club which attracts local people and visitors, provides events and competitions for children, young people and adults as well as supporting people in achieving coaching qualifications.
- Hunters Lodge Riding Centre attracts residents and visitors to enjoy horse riding and other events.
- St. Leodegar's church attracts visitors to see the church and its stained glass windows but also for weddings and funerals.
- The Chichester Canal towpath and many other footpaths and bridle paths that cross the Parish.
- Spire Cottage and The Manor House in Church Lane and Hunston Mill along with other locations provide tourist accommodation.

3.7.2 Employment

The Parish has 15 sites of employment which between them employ over 90 people, 24 of which are resident in the Parish (see Evidence Base 10).

Three occupation categories support the most residents (44.2%):

- Professional occupations (16.6%)
- Skilled trades occupations (15.4%) and
- Managers, directors and senior officials (12.2%)

3.7.3 Shops and Public Houses

Hunston Village has a Post Office, Village Shop, Public House and hairdresser. All are well supported by residents.

3.7.4 Restaurants/Cafés

The village has one restaurant at the Spotted Cow PH which serves a range of British cuisine.

3.8 Community Facilities and Wellbeing

Hunston Village has a strong sense of community, particularly fostered by having two shops in the village, which act as a focal point. Hunston has a large percentage of over 60's living in the Parish and in recent years the Parish Council has expanded the events to bring villagers together.

There is a Community Club, based in the Village Hall, which was founded around 40 years ago. The Club has a membership of roughly 250 and opens every evening in the week and from lunchtime on Saturdays and Sundays, providing a bar, raffles, quizzes and bingo. Annually, the Club organises Fireworks on the Recreation Ground, with a funfair.

The Community Club also hosts two football teams, using the football pitch on the playing field and facilities in the Village Hall.

The Parish Council has in the last two years introduced different events. There is an Annual Spring Tea with a Bake-Off competition, open to all ages, run over the last three years. Organised by the Parish Council, the event is supported by Hunston Women's Institute. The Council has re-introduced the Summer Fete, working with St Leodegar's Church, over the last two years. Both these events have been extremely successful, involving many residents.

Additionally the Parish Council facilitated the provision of an Over-60s Christmas Tea, organised by five residents of Merle Court Gardens. In 2020, the Council ran the first Hunston Village Film Show. Plans to make this a monthly event have been put on hold because of the Coronavirus.

Originally organised by St Leodegar's Church, is a Village Lunch Club for the over 60's which meets monthly in the Village Hall providing a two course meal with tea/coffee for £3.

There is a Short Mat Bowls Club meeting in Hunston Village Hall every Tuesday evening. Additionally, Hunston Womens' Institute meets monthly and Hunston Brownies meet every Thursday during term time - both at the Village Hall. The All Sing Community Gospel Choir has moved to Hunston Village Hall and meets on Friday mornings.

3.8.1 Schools

The Chichester Free School is in the Parish of Hunston. However, intake to the school is not based on catchment. Most residents travel to North Mundham, Sidlesham, Chichester and other surrounding parishes for nursery and primary school provision. Most secondary school pupils attend Bishop Luffa or Chichester High School with a small number attending The Chichester Free School in the Parish. The Free School has recently closed its sixth form requiring local young people to travel out of the Parish to Bishop Luffa or beyond.

Currently both North Mundham and Sidlesham Primary Schools are full. WSCC has highlighted in response to the CDC Local Plan Reg 19 consultation that "Any development within this area cannot currently be accommodated in the existing primary school at North Mundham. Further capacity would be required to accommodate the development, CDC will need to work with WSCC to determine how additional capacity in the area could be accommodated if land is to be allocated."

3.8.2 Churches

St Leodegar's Church is the Anglican parish church of Hunston. It is part of a joint benefice with St Stephen's Church at North Mundham and St Giles' Church at Merston, which closed in 2010. The Rectory for the Benefice is located in Hunston. Currently there is an interregnum as the previous vicar has moved to a new parish. It is fair to say that St Leodegar's has a much smaller regular congregation than St Stephen's and struggles to meet its financial commitments.

3.8.3 Medical and Care facilities

The overwhelming majority of residents travel to Chichester for medical facilities. The village survey indicated a strong desire for some medical provision in Hunston.

3.8.4 Library

Sadly the mobile library, which visited Hunston fortnightly has been permanently taken off the road.

3.8.5 Care Homes

There are no care homes in the Parish. However, Hyde run Merle Court Gardens, which provides housing in 40 apartments.

3.8.6 Hunston Village Hall

There is a Village Hall which is used by various local groups and clubs including a Bowls Club, Women's Institute, Monthly Lunch Club, weekly Art Classes, All Sing Community Choir, Hunston Football Club and Brownies. It is also booked by various other organisations to run health and fitness classes and mother and baby groups. The Village Hall is also home to The Hunston Community Club, a private members Club with 250 paying members aged 18 years old and older.

3.8.7 Play areas

Hunston has a children's playground, a hardcourt area, football pitch and playing fields. The Playground and hardcourt have recently been upgraded following Sports Lottery Funding.

3.8.8 Allotments

The village has 48 allotment plots which are shared with Donnington Parish and are currently full. There are currently three people on the waiting list.

3.8.9 The Canal and Public Footpaths

The village of Hunston resides on the bend of The Chichester Canal. The towpath and many other footpaths and bridle paths in and around the village are well-used by residents for walks (pleasure and purpose e.g. school, walking to work) dog walking and cycle rides. Cyclists use the Canal footpath to cycle to work in Chichester, even though only the stretch from Hunston Bridge to Chichester is an official cycleway. Many of the footpaths are kept clear and maintained by the residents themselves.

4.0 VISION AND CORE OBJECTIVES

Vision Statement

4.1 By 2037, Hunston Village will have retained its distinctive, rural nature with low impact development conserving the existing local environment and benefitting from improved infrastructure to ameliorate the existing traffic issues on the B2145 and B2166.

Core Objectives

4.2 Some of the objectives are not relevant to a Neighbourhood Development Plan and will be dealt with by a Community Action Plan. These have been annotated with the letters CA.

A. Getting Around:

1. To address the major infrastructure issue of the inadequate capacity of the local roads at present and in the future following the new development (CA)
2. To improve safe ease of movement within the village for pedestrians and cyclists by widening the footways east of the B2145 and leading to the roundabout where the B2145 and B2166 meet
3. Traffic calming to improve people's lives (CA)
4. To link the village to the planned new cycleway from Selsey to the A27 and to North Mundham with cycleways. Particularly to address the problem for parents walking children to North Mundham School and Chichester Free School from Hunston
5. To provide public bridleways through any new developments, to link with existing paths
6. To introduce more pedestrian crossings (CA and in plan).

B. Environment

1. Maintain visible, open spaces with protection of sensitive landscapes.
2. Conserve the existing local environment and limit light, air, water and noise pollution
3. Preserve and enhance the existing wildlife corridors and biodiversity
4. Preserve Hunston Copse (Ancient Woodland)
5. Protect existing conservation and heritage sites
6. Ensure any new builds recognise flooding risk in the Parish

C. Community

1. Retain the Village Post Office, Village Shop and Public House (CA)
2. Improve the existing playground and hard-court area (CA)
3. Provide better opportunities for youth activities (CA)
4. Provide effective local support for the elderly, including easy access to medical services and pharmacies (CA)

D. Housing

1. Ensure all homes meet the highest sustainability standards
2. Provide affordable housing with a diverse housing mix and adequate outdoor space and storage
3. Provide adequate car parking both for each house and visitor spaces and roads laid out to allow cars to pass with ease.
4. Provide bungalows and low-level housing suitable for the need of our ageing population
5. Restrict all housing to be generally no more than two storeys
6. Ensure all on-going maintenance requirements are fully delivered by developers as promised (for example enhancing tree screens)

E. Business

1. Support retention of all current businesses
2. Improve parking at the two shops in the Village.(CA)
3. Support and promote improvements to the communications infrastructure.

5 Neighbourhood Plan Policies

5.1 Introduction

The Preceding chapters set out the overall vision for Hunston. The following chapters set out the policies to support and deliver the vision. The policies are grouped under the following topics:

- A spatial plan for the Parish
- Environment and Heritage
- Housing
- Getting Around
- Employment and Enterprise
- Leisure and Community

Each topic has its own Chapter. Each chapter is broken down into sections relating to the objectives and containing polices relating to that objective. Each policy is set out in bold type, followed by text providing a justification for it. References to the relevant chapter in the NPPF are also included.

5.2 The Presumption in Favour of Sustainable Development

The HNPP supports the principles of sustainable development as set out in the NPPF namely:

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”

Each policy within the Plan has been assessed against the 13 chapters set out in the NPPF as well as against the objectives set out in the Plan.

NPPF - Achieving sustainable development - Chapters

5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
7. Ensuring the vitality of town centres
8. Promoting healthy and safe communities
9. Promoting sustainable transport
10. Supporting high quality communications infrastructure
11. Making effective use of land
12. Achieving well-designed places
13. Protecting Green Belt land
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment
17. Facilitating the sustainable use of minerals

5.3 A Spatial Plan for the Parish

Policy SB1 Settlement boundary

Outside of the settlement boundary as amended at Hunston (see Map D) development proposals will be required to conform to development plan policies in respect of the control of development in the countryside. All proposals should avoid the actual or perceived coalescence of the settlements.

SB1.1 The settlement boundary sets the distinction between the built form of the Parish of Hunston and the surrounding countryside and will protect the countryside from unnecessary development. Chichester Local Plan policies 45 and 46 establish criteria to be met by development outside the settlement boundary. The current boundary excludes the terrace of houses at the southern end of the village which is illogical. CDC has recently extended the boundary to the north to include a new development so it makes no sense that the boundary does not include the houses to the south. The boundary of those houses is then contiguous to the proposed housing sites at Ridgeway Nursery and the Old Dairy.

Justification : NPPF 15; Obj A1

5.4 Environment and Heritage

Policy EH1: Protection of trees and hedgerows

Development proposals that result in the loss of or adverse impacts on trees or hedgerows of arboricultural, amenity or historic value should demonstrate that the benefits clearly outweigh the harm or loss.

Development proposals, where appropriate, should be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature.

Proposals which significantly affect sites with existing trees or hedgerows should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.

EH1.1 Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can change the character of an area and will require justification or adequate compensating replacement native tree planting and habitat creation as part of proposals.

EH1.2 Development proposals must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible, trees of good arboricultural and amenity value and hedgerows. The Government has set a target to halt the decline in biodiversity by aiming for a net gain for nature.

Justification: Obj. B2; NPPF 15

EH2: Renewable and Low Carbon Energy

Where planning permission is required proposals for energy-generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties, will be supported provided that:

- a). The energy generating infrastructure is located as close as practicable to, and is in proportion to the scale of, the existing buildings or proposed development it is intended to serve;
- b). The siting of the energy-generating infrastructure and its scale and design avoid any harmful impacts on the significance of heritage assets, the landscape, views and wildlife, do not compromise public safety, and allow continued safe use of public rights of way;
- c). Any technologies and infrastructure used to generate energy should not detract from the rural, visual and historic character of the environment and the special interest, character and appearance of the conservation areas of the Parish.
- d). Adjoining land users are not adversely impacted in terms of noise, vibration, stroboscopic effect, or electromagnetic interference;
- e). Where appropriate, the energy generating infrastructure and its installation complies with the Micro-generation Certification Scheme or equivalent standard;
- f). Proposals for energy generating infrastructure on land in current agricultural production or on 'best and most versatile' agricultural land will not be supported. Such equipment placed upon or within industrial or farm buildings will be supported provided that there is no adverse impact in terms of noise and visual impact.

EH2.1 Micro-generation Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies micro-generation technologies used to produce electricity and heat from renewable sources.

EH2.2 Maintaining the remaining agricultural land uses surrounding the parish is of paramount importance to this rural parish, not just for the employment that it supports but also the biodiversity it supports.

Justification : Obj D1 ; NPPF para14

Policy EH3 Flooding, drainage and new development

New development, within areas at risk from flooding, will not be permitted unless it is supported by a site-specific Flood Risk Assessment which provides clear evidence to demonstrate that the proposal:

- a). Would not give rise to additional risk of flooding, either to the development site or to other land, arising from the carrying out or use of the development;
- b). Would make appropriate provision for accommodating the surface water and foul water arising from the development
- c). Should take account of the Manhood Peninsula Surface Water Management Plan Final Report 2015 , or its update or replacement

Planning permission should only be granted for new development subject to a condition that:

- d). no development shall commence until full details of the proposed drainage schemes for surface and foul water (including details of their routing, design, and subsequent management and maintenance) have been submitted to and approved by the planning authority and
- e). no building shall be occupied until the drainage schemes have been implemented in accordance with the approved details and the sewerage network reinforcement scheme has been implemented in accordance with the approved details.

EH3.1 Hunston suffered from significant flooding in 2011 (photos in the Evidence Base). Whilst it is hoped this will not recur, there are Flood Zones 2 and 3 in the Village (add map). Additionally the surrounding area has major issues related to flooding from surface water run off. The area around Church Lane is regularly impassable due to run off. Any development must seek to ensure that this situation is not exacerbated. In 2020 residents in Southover Way suffered sewage discharge inside their homes during periods of high rainfall.

EH3.2 The Manhood Peninsula Surface Water Management Plan Final Report 2015 cites Hunston as a High Priority Area due to “Incapacity in the drainage system or lots of enhanced maintenance needed.”

EH3.3 Southern Water has assessed the area and found that the local sewerage infrastructure requires reinforcement in order to accommodate further development.

Justification : Obj B6; NPPF 14; Env. Agency Fluvial Design Guide; Manhood Peninsula Surface Water Management Plan Final Report 2015

Policy EH4 Watercourses

The opening up of watercourses and their banks for recreation, amenity, biodiversity and natural flood management value is generally supported; but

the culverting and the constricting of watercourses and their immediate environs will generally not be supported unless circumstances dictate them to be necessary.

EH4.1 Culverting increases the risk of blockages (with subsequent flood risk) and degrades the ecology of the area. High rainfall in February/March 2020 saw water overflowing from the Bremere Rife feeder ditch behind Hunston Villas, Hunston Chambers, Littlemead and Hunters Lodge stables. The higher than normal flow from the rain had freed up a mat of waterweed which then blocked the inspection pit in the culvert at the stables, which has only ~300mm pipe and a 90° bend. The water partially blocked the B2145 and footway for over 12 hours.

EH4.2 The Manhood Peninsula Surface Water Management Plan Final Report 2015 states that flooding in Church Lane is primarily caused by inadequately sized culverts, overgrown ditches and silted ponds. It further states that work is needed to establish the size of all the culverted sections of the Bremere Rife to establish whether they cause contractions to flow and hence increase flood risk (see Evidence Base 12 for ditches condition maps).

Justification : Obj B3 and B6; NPPF 14; Env. Agency Fluvial Design Guide;

Policy EH5 Development on Agricultural Land

Proposals for development should safeguard the best and most fertile agricultural land from development and will be resisted unless it can be demonstrated that it would meet the following criteria:

- a. It supports the diversification of an existing agricultural enterprise or other land-based rural business;**
- b. The need for the development clearly outweighs the harm;**
- c. Development of poorer quality agricultural land has been prioritised**

EH5.1 In order to safeguard future farm production, and in turn, future employment in the locality, and to maintain the rural aspect of the parish. Land based rural businesses would include crop and animal production and veterinary activities.

Justification : NPPF 15; Obj B1 and B3

Policy EH6 Distinctive views and vistas

Development proposals should respect and, wherever possible, enhance distinctive views and vistas by ensuring that their visual impact on these views is carefully and sympathetically controlled. The following views (accessible to the

public) and set out in detail in Appendix 2 and shown on Map E have been identified as especially important:

- a. The footpath from Southover Way to Hunston Copse
- b. The canal towpath at Hunston Bridge
- c. The footpath from Hunston Copse to St Leodegar's Church across the fields
- d. Hunston Copse (Ancient Woodland) from Southover Way and Meadow Close
- e. Chichester Cathedral from Tramway allotments
- f. Church Lane from the B2145
- g. From the footpath running from Hunston Copse to St Leodegar's Church, looking back towards Spire Cottage, Church Lane (Grade II listed building)
- h. From the footpath running from Hunston Copse to St Leodegar's Church, looking back towards Meadow Close and Southover Way
- i. View from Church Lane to Hunston Copse
- j. From Church Lane to Meadow Close
- k. View from south from Church Lane to Spire Cottage and Meadow Close.
- l. View from Orchardside to the Rectory over the B.2145.

EH6.1 Views and vistas can be important as an integral part of the experience and enjoyment of landscapes that identify Hunston Parish as a rural area located in a beautiful part of West Sussex.

Justification: Obj B1

Policy EH7 Dark Skies

Development proposals which detract from the unlit environment of the Parish will not be permitted unless it mitigates a potential road safety hazard. The importance of dark skies will be respected throughout the Parish as a priority. Street lighting will be discouraged even within the core villages until such time as the majority of the community within the village demands it, at which point the type of lighting will be required to conform to the highest standard of light pollution restrictions at the time. Security and other outside

lighting on private and public premises will, wherever possible, be designed to be deflected downwards and switched off no later than midnight.

EH7.1 Most of the Parish is unlit and residents are concerned about light pollution. The SDNPA has been designated as a Dark Night Skies Reserve and the Parish would wish to play a part in retaining that status. Currently there is light pollution from wholesale nurseries growing under glass with lighting at night in neighbouring parishes. In addition, Chichester Free School generates light pollution with its lighting for sports pitches, car parks and the building itself, plus security lighting.

EH7.2 The creation of artificial light is a factor that threatens the survival of protected and threatened local wildlife. This is particularly for birds that roost in wooded areas and will not return if new building takes place. In the case of security and other outside lighting on private and public premises, including floodlighting, encouragement will be given to ensure that it is neighbourly in its use: lighting should be deflected downwards rather than outwards or upwards and should be switched off after midnight at the latest; any movement-sensitive triggers should be regulated to reduce illumination periods to a minimum. These guidelines will be applied to all public premises and will be strongly encouraged on private premises by ensuring that businesses and householders are aware of the adverse effects of outside lighting on the environment and their neighbours.

Justification : Obj B2; NPPF 15

Policy EH8 Conservation of natural and historic environments

New development must respect and enhance the local distinctiveness and character of the area, landscape and the significance of heritage assets. Development proposals must demonstrate that all the following criteria have been met:

- a. **The proposal conserves and enhances the natural beauty and wildlife and cultural heritage of the area and protects the setting of designated and non-designated heritage assets including:**
 - **Listed buildings**
 - **Buildings within a Conservation Area**
 - **The Conservation Area**
 - **Historic buildings or structures/features of local distinctiveness and character;**
 - **sites or areas containing archaeological interest (see Map in Evidence Base)**

- b. **Development must be in keeping with existing designed or natural landscapes and maintain the individual identity of settlements and the**

integrity of the predominantly open and undeveloped character of the area.

EH8.1 The Parish has seven Grade II and one Grade II* Listed Buildings as well as a Conservation Area (see Evidence Base 6 and 7). Conserving and enhancing these historic assets is important to all residents.

EH8.2 Monitoring and management of the Conservation Area is important and the Parish Council will set up a sub-committee to carry out this role.

EH8.3 Spire Cottage pond is within the Hunston Conservation Area and so has special protection from building development. Recently this area has been managed with the help of the Manhood Wildlife and Heritage Group (MWHG). It would be beneficial to Hunston to continue this management partnership and create a local nature reserve incorporating Spire Cottage Pond and the land south of Church Farm Cottages 2 and 3 and north of Bremere rife. Part of the reserve could contain managed meadow, with green footpaths cut through for access and enjoyment of local people.

Justification: Objective B5; NPPF 16

Policy EH9 Locally Listed Buildings or Structures of Character

The following buildings and structures are locally important and make a positive contribution to local distinctiveness. Full details can be found in Appendix 3

- a. **St Leodegar's Church**
- b. **Swan Cottage (in 1923 known as The Laurels)**
- c. **Stream Cottage**
- d. **Chichester Free School**
- e. **St Joseph's**
- f. **World War II gun emplacements**
- g. **Church Farm House**
- h. **2 and 3 Church Lane**
- i. **Selsey Tramway platform**
- j. **Hunston Mill remains**
- k. **Sussex Cottage, St Leodegar's Way**
- l. **Hunston Lift Bridge part of the Selsey Tramway**
- m. **Hunston Junction Bridge**

Applications will only be granted for development which results in the loss of existing Locally Listed Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use. Replacement structures will need to be of a high quality design.

There may be circumstances where the public benefit from the proposed development outweighs any proposed harm, in such circumstances, the proposal will need to be justified as appropriate.

Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest

EH9.1 Many buildings which, while not satisfying the criteria to be Listed, have strong local interest or appearance and contribute significantly to the distinctive character of the area or are very good examples of their type or style.

Policy EH10 Green Infrastructure and Ecosystem Services

New development within, immediately adjacent to or which has a harmful impact upon the Biodiversity Corridors, identified on Map B and the Chichester District Council Green Network Map will only be supported where it can be clearly demonstrated that development proposals will not give rise to any harm to the integrity or function of the Biodiversity Corridors. All development with the potential to adversely impact on the areas defined on Map B the Chichester District Council Green Network Map will be required to demonstrate how the scheme will impact on the integrity and function of the Biodiversity Corridors. Where necessary, this should include the identification of avoidance and mitigation measures sufficient to avoid any harm to the designation. Developers are strongly encouraged to also demonstrate how the overall function and integrity of the Biodiversity Corridors may be enhanced to provide a 'net gain'. Proposals should also include a management plan to ensure that effective long-term management of the key features within the Biodiversity Corridor can be achieved.

EH10.1 Green Infrastructure corridors such as woodland and well maintained hedgerows provide important wildlife habitats and cover for migration of wildlife. The parish of Hunston has a number of small copses, old orchards, mature hedgerows, ponds, watercourses and similar habitats hosting a variety of wildlife. These have potential to enhance biodiversity within the parish and provide important connections between the South Downs and the coast, if they are better connected to form wildlife corridors. The Sussex Biodiversity Partnership designates the area which runs along Bremere Rife as a Biodiversity Opportunity Area (see Evidence Base) and the Green Network Map (Map B) for the parish shows significant

networks for bats, water vole (a IUCN Red List species) and barn owls. The Manhood Wildlife and Heritage Group have an Action Plan for Water Voles on the Manhood Peninsula.

EH10.3 A 2020 study by the Natural History Museum found that Britain is the worst nation in the G7 for protecting flora and fauna with two fifths of species having declined in the past 50 years.

Justification: Objective B5; NPPF 15 paras 170, 171,174; ; CDC Policies 48,49 and 51

5.5 Employment and Enterprise

Policy EE1 Employment uses

Development proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties, landscape, wildlife and cultural heritage is acceptable and subject to the other policies in this Plan.

Proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non-employment uses will not be permitted (with the exception of the sites identified in this Plan), unless the existing use can be shown to be no longer economically viable or compatible with adjoining uses. Evidence should be provided by the developer that the site has been actively marketed accordance with the Chichester Local Plan: Key Policies Appendix E Appropriate Marketing Guidance.

When new development is proposed, appropriate mitigation will be required for both uses in terms of design and amenity to minimise the conflict between uses caused by noise, smell or traffic.

EE1.1 Encouraging business to remain in the Parish is important as it provides employment opportunities not only for local people but across the District. Proposals to upgrade or extend should be encouraged.

EE1.2 Opportunities for employment within the Parish which help to prevent the large amount of out commuting each day should be encouraged.

EE1.3 New residential development should be located to ensure there is no significant adverse impact from existing commercial uses by way of noise, smell or traffic. This is considered important as too often new residential properties complain about established businesses causing them to relocate or limiting their business activities.

Justification : NPPF 6 ; Obj B1

Policy EE2 Sustainable Recreational and tourism activities

Sustainable tourism development proposals and/or extensions to or expansion of existing tourism uses, will be supported where there is no unacceptable impact on adjacent residential amenity, wildlife and cultural heritage.

Development proposals relating to land outside the parish settlement boundary should be appropriate in terms of form and design and demonstrate they will not have an adverse impact on the rural landscape and will, where appropriate due to their location, contribute positively to the natural beauty, wildlife and cultural heritage of the Parish.

Parking provision should be contained within the site where possible.

EE2.1 Sustainable tourism which is appropriate to the overall character of the village will benefit the local economy but must be balanced against the need to protect the existing character of the built environment, the rural landscape and biodiversity.

Justification : NPPF 8; Obj E1

Policy EE3 Communications infrastructure.

All new residential, employment and commercial development must be designed to connect to high quality communications infrastructure.

Support will be given to appropriate proposals to improve access to the mobile telecommunication network subject to the siting, design and impact on adjoining premises, wider views and the landscape.

EE3.1 This Plan recognises the importance of high quality communications connectivity to allow access to online services, build businesses, improve educational opportunities and for simply keeping in touch with family and friends. The West Sussex County Council Better Connected Broadband Delivery Plan supports the need for high quality communications infrastructure within the county area. The Plan recognises that development proposals can only be required to provide the infrastructure needs to support that development but would welcome appropriate improvement opportunities as this is such an important vehicle for improving educational and employment opportunities. Currently there is very poor mobile signal reception in Hunston.

EE3.2 For the purposes of this Policy high quality communications infrastructure has the same meaning as Super-fast broadband in the Chichester Local Plan - broadband connections of 20 Megabits per second (Mbps) or above.

Justification : NPPF 10 ; Obj E3

Policy EE4 Agricultural/Equine/employment

Outside of the Settlement Boundary proposals for the redevelopment or change of use of land and buildings currently in Agricultural/Equine employment use will not be permitted unless the existing use can be shown to be no longer economically viable or compatible with adjoining uses, or the site is allocated for redevelopment through this Plan. Evidence should be provided by the developer that the site has been actively marketed in accordance with the Chichester Local Plan: Key Policies Appendix E Appropriate Marketing Guidance.

EE4.1 The Parish is a rural area with significant employment in this sector which it is important to protect. Census figures do not adequately reflect this industry locally as much of the employment is seasonal and often sourced from overseas.

Justification : NPPF 3 ; Obj E1

Policy EE5 Quality of Design of commercial buildings

Proposals for new or extension or alteration of existing commercial premises must be of high quality design, be energy efficient and designed to be in harmony with the landscape setting.

EE5.1 To ensure that development and materials respect the local character and location. To meet climate change objectives new buildings should be designed to be energy efficient and where possible contribute power to the National Grid.

Justification : NPPF 7; Obj B2

5.6 Leisure and Community

Policy LC1 Support Independent Living

New, converted and extended independent living and care homes will be supported within the Settlement Boundary provided that the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable.

LC1.1 19.3 % (England average 18%) of the community are aged over 65. Provision of services for the elderly is limited and not considered sufficient to meet the demands of our ageing population.

LC1.2 Conversion of properties within settlements can be appropriate for independent supported living for people with disabilities.

Justification : NPPF 8; Obj C4

Policy LC2 Healthcare facilities

Proposals for new or improved medical facilities will be supported within the Settlement Boundary subject to the other policies in the Hunston Neighbourhood Development Plan.

LC2.1 There is no medical provision in the Parish.

Justification : NPPF 8; Obj C4

Policy LC3 Protection of assets of community value

Proposals that will enhance the viability and/or community value of any property that has been included in the register of Assets of Community Value will be supported. Proposals that result in the loss of such a property or in significant harm to its community value will be resisted, unless it can clearly be demonstrated the continuing operation of the property is no longer economically viable or a new or improved facility is provided. Evidence should be provided that the site has been actively marketed in accordance with the Chichester Local Plan: Key Policies Appendix E Appropriate Marketing Guidance.

LC 3.1 Such Assets of Community Value are important to the viability and sense of community in Hunston and will be considered and put forward to CDC.

Justification : NPPF 8; Obj. C1; The Assets of Community Value (England) Regulations 2012

Policy LC4 Designation of local green spaces

The land shown in Schedule A and Map A is designated as Local Green Space as it is demonstrably special to the local community and holds a particular local significance. Proposals for development of this area will not be permitted unless the development enhances the sites recreational value and is agreed by the majority of residents through community consultation.

LC4.1 Hunston is a rural parish defined by its open spaces, surrounding fields and woodland and views to the South Downs. Maintaining existing green spaces encourages biodiversity and reinforces village identity.

LC4.2 Chichester Open Space, Sport Facilities, Recreation Study and Playing Pitch Strategy - Open Space Study Main Report (Part 1 of 2) September 2018 shows the

existing supply (in hectares) of open space for each typology for each of the Parishes. The supply is calculated using the population figures for each Parish, and the quantity of open space compared to what the requirements for open space are against the standards set.

Supply by Parish (hectares) against the Chichester Local Plan Area quantity standards

Parish

Parish	Allotments	Amenity Green Space	Parks and Recreation Grounds (combined)	Play (child)	Play (youth)
Hunston	0.29	-0.75	0.32	0.03	0.04

Hunston's lack of Amenity Green Space can be understood as it is a rural community and residents have easy access to the natural countryside along footpaths and the canal.

The new Community Sports Area and Playground equipment have vastly improved the provision of sports and play facilities in Hunston.

Justification : NPPF 8 ; Obj B3 and C3

Policy LC5 Village facilities

Proposals to retain the facility of Kirklands General Store and Paper Shop, Hunston Village Stores (Post Office) and The Spotted Cow Public House will be supported. Proposals for the redevelopment or change of use away from use as the village shops/PH will not be permitted, unless the existing use can be shown to be no longer economically viable. Evidence should be provided by the developer that the site has been actively marketed accordance with the Chichester Local Plan: Key Policies Appendix E Appropriate Marketing Guidance.

LC5.1 The village shops and PH are rated highly with residents stating that they use them regularly. The loss of the facilities would have a significant impact on the Parish as a whole. The results of the Village Questionnaire showed the usage as follows:

	Daily	Weekly	Monthly
Kirklands:	28%	34%	27%
Hunston Village Stores	9%	55%	30%

The Spotted Cow PH 1.37% 10.96% 60.96%

Justification: Obj C1

5.7 Housing

Hunston has a housing allocation of 200 homes designated by CDC.

Policy H1 Housing sites allocation

Permission will be granted, within the Plan period, for housing on land identified on the Proposals Map.

The following specifics must be addressed as part of any planning proposal:

- 1. Provision of a minimum of 200 homes;**
- 2. A coherent and comprehensive Master Plan covering the whole site.**
- 3. New development must attain a HQM minimum 3 to 4 star rating at final stage certificate and Level 4 in the 'My Footprint' indicator.**
- 4. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be supported where they do not harm the historic rural character. Examples would include but would not be limited to:**
 - (a) siting and orientation to optimise passive solar gain; and**
 - (b) the use of high quality, thermally efficient building materials; and**
 - (c) installation of energy efficiency measures such as loft and wall insulation and double glazing;**
 - (d) the use of low carbon heating systems.**
- 5. High-quality imaginative design including permeable layouts for pedestrians, cyclists and vehicles with visually robust outdoor spaces-giving a sense of place and sense of orientation;**
- 6. Landscape design and green infrastructure that contributes to a sustainable sense of place, such as wild areas for outdoor play, biodiversity buffers and wildlife corridors, and which softens the impact of the built form.**
- 7. Existing mature vegetation shall where possible be retained to complement and enhance the development proposals and contribute to the biodiversity of the sites**

8. **Provision of affordable housing in line with the prevailing CDC policy, which should include a range of tenures and types including shared ownership, affordable housing to rent and entry level homes as based upon Parish needs;**
9. **Proposals must respect and enhance the built character of the village and its high-quality countryside setting. Innovative and contemporary designs must be complementary to their context;**
10. **A hierarchy of linked routes and space that are permeable, relate to local facilities and which provide parking provision that makes a positive contribution to the setting of buildings.**
11. **External lighting should be avoided but where necessary should be sited and designed to minimise light pollution**
12. **A footway will be created along the eastern edge of the sites to link to the village facilities**
13. **Good connections to the cycle network**
14. **Safer routes to the schools will be identified and the necessary improvements or additions will be provided**
15. **A transport statement is submitted to demonstrate the capacity of the local highway network to accommodate the scale of development proposed**
16. **A nitrate neutrality strategy is submitted in accordance with latest Natural England guidance and the phasing of the scheme takes into account the phasing of capacity improvements to the wastewater treatment works.**
17. **No building shall be occupied until the sewerage network reinforcement scheme has been implemented in accordance with the approved details.**

H1.1 The Preferred Approach version of the Chichester Local Plan Review (2016-2035) was published for Regulation 18 Consultation between December 2018 and February 2019. Policy A11 'Hunston Parish' confirms that land will be allocated in the Hunston Neighbourhood Plan for the development for 200 dwellings over the plan period, together with improved community facilities, including any amendments to the settlement boundary.

H1.2 The Site Assessment document (see Evidence Base - Key Documents) provides the rationale for the choice of these sites. The main reasons are:

- The allocation makes use of partly brown field sites and is capable of accommodating all 200 homes.
- The allocation protects the open landscape and important views to the east of the Parish.

- The allocation protects the view into and out of the Conservation Area.
- The allocation protects Bremere Rife an important habitat for water voles protected by the Wildlife and Countryside Act.
- Allocation of the sites should be capable of delivering benefits in the form of improvements to the footways.
- Allocation of the sites is likely to result in journeys on foot around the village, helping to sustain social contact and healthy lifestyles but also provides good connectivity to the cycle network with the possible reduction in vehicle movements.
- Retaining the robust landscape boundary hedges and trees on the boundaries of each site will provide visual containment to the settlement edges, enhance the habitats and biodiversity and protect the important drainage function of the ditch to the south of The Old Dairy.

H1.3 Assessment of the biodiversity assets of each site has identified the following key features that should be retained/enhanced by the development.

Site	Features that should be kept
Site 1 – Farmfield Nurseries	<p>Keep mixed species hedges on the east, south and western sides as good for small mammals, birds, bats and invertebrates. Will also act as screening of the work onsite. The hedges could have other species added for more biodiversity value. The hedge to the south has a section that is dominated by conifers and as a result is dark – these could be removed and replanted with native species.</p> <p>There are mature fruit and poplar trees that it would be valuable to keep as statement trees – cannot easily be replaced by newly planted trees.</p>
Site 2 – Ridgeway Nursery	<p>The coniferous tree line to the north of this site is dense and shading and therefore could be removed and replaced with a native hedgerow of mixed species. This hedge line then becomes a row of poplar trees as it travels west and south and these mature trees offer good foraging opportunities for bats and good habitat for birds. They are also good landscape features and offer some screening so that the wider countryside is less impacted by any development.</p> <p>The mixed hedgerow to the east of the site borders site 1 and is valuable as a wildlife corridor and should be retained.</p>

<p>Site 3 – The Village Dairy</p>	<p>The mixed native species hedgerows to the west and north of this site should remain – they have a good variety of tree species as well as some mature trees within them – oaks with huge biodiversity value. There is also a good wildflower margin along the base of these trees. This combination makes up excellent habitat for small mammals, bats, birds, invertebrates and lichens, and an important wildlife corridor. It also acts as good screening of the development from the wider area.</p> <p>There are mature oak trees along the fence-line / hedge-line to the east, against the gardens of the houses that back onto this site. These have biodiversity value and should be retained.</p> <p>To the south is the border with Site 2 and the dense row of conifer trees that could be removed (once a bat check has taken place)</p>
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H1.4 Climate change is the single biggest threat to the future of our society. In Hunston we are already feeling the effects of increased rainfall through localised flooding. Our Plan will be in force for over 10 years and it is important that we address the issues of climate change, particularly when planning for 200 additional dwellings.

H1.5 The Home Quality Mark (HQM) is a customer- focused, third-party assessment and certification scheme. It recognises new homes where performance meets best-practice standards that are often significantly above those required by regulation. It defines a rigorous, evidence- based, relevant and independent voluntary standard for new homes, and is built on tried and tested processes commonly used in the UK and the rest of the world. Level 4 in the ‘My Footprint’ indicator aligns with the governments Climate Change PPG (2019). In the PPG ‘Local plans can set energy performance standards for new housing or the adaptation of buildings to provide dwellings, that are higher than the building regulations, but only up to the equivalent of Level 4 of the Code for Sustainable Homes’. Level 4 of the HQM ‘My Footprint’ indicator can be aligned to the Code for Sustainable Homes level 4 energy requirement, whilst also ensuring that other environmental standards and quality issues have been addressed.

H1.6 A mineral resource assessment is required to be undertaken to ascertain whether economically viable sharp sand and gravel resources are present and whether prior extraction is practicable, as required by Policy M9 of the West Sussex Joint Minerals Local Plan

Justification: NPPF 6, Obj D1,2,3 Policy M9 WSJM Local Plan

Policy H2 Quality of Design

Proposals for residential development should be designed to a high quality, respect local character and contribute positively to the environment. Particular consideration should be given to the following issues:

- 1. Provision of bin stores and recycling facilities in accessible locations out of public view;**
- 2. Provision of infrastructure and services as inconspicuously as possible**

H2.1 For the purposes of Policy H2:

“Residential development” includes any extensions or external alterations to existing buildings

“Infrastructure and services” includes meter boxes, flues and ventilation ducts, guttering and rainwater pipes, satellite dishes, soil and drainage pipes, oil and other fuel tanks, telephone and power lines and renewable energy supplies

H2.2 These detail items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the design requirements outlined above. In addition to the larger-scale features of country lanes, grass verges, hedgerows and historic cottages and farmhouses, the rural character of the Parish is influenced by the absence of such items of visual clutter or suburban character and by the distinctive style of the minor features, for which this policy provides a management tool.

Justification : NPPF 7; Obj B2

Policy H3 Housing Mix

Proposals for new housing must deliver a range of house types, sizes and tenures. Applicants should demonstrate how the proposal will meet local needs. Proposals where at least 25% of dwellings meet Lifetime Home Standards, or its equivalent, will be supported.

H3.1 The survey showed that there was a preference for starter homes (34%), two, three and four bedroomed houses (32%), houses for retired disabled (bungalow) (16%) and affordable housing for rent (21%).

H3.2 Retro-fitting properties to meet the needs of the elderly/disabled is very expensive so building to Lifetime Home Standards (or equivalent) makes sense given that 27% of residents are aged over 60 which is higher than the south-east average.

Justification : NPPF 6; Obj D2 and 3

Policy H4 Windfall Sites

Residential developments on infill and redevelopment sites within the settlement boundary of Hunston (as shown on Map D) shall meet all of the following factors:

- i) The development complies with the other relevant policies of the Development Plan.**
- ii) The scale of the development is appropriate to the size, character and role of the settlement.**
- iii) The landscape character and views are conserved or enhanced, especially where the character of the area is specifically recognised, such as within the Conservation Area and in the Landscape Capacity Study.**
- iv) The proposal creates safe and accessible environments that offer good access via a range of transport modes.**
- v) Land is demonstrated to be used effectively and comprehensively. Arbitrary subdivision of land or piecemeal development will be considered unacceptable.**
- vi) The proposal is demonstrated to be deliverable, having regard to the necessary financial contributions towards local infrastructure and affordable housing within the parish.**
- vii) Preference will be given to use of previously developed land within the settlement boundary.**
- viii) Wildlife, open space and the natural environment must be conserved or enhanced and any development informed by archaeological and environmental surveys.**
- ix) Proposed sites should be subject to archaeological and environmental surveys before being developed.**
- x) Some areas in the parish are vulnerable to the risk of flooding; therefore development proposals must clearly demonstrate that any potential surface water flood risk issues have been thoroughly researched and will be appropriately mitigated through design.**

H4.1 Small residential developments on infill and redevelopment sites will come forward during the life of this plan. It is important to the residents that local distinctiveness, neighbourliness and appropriate scale are recognised and maintained.

Justification : NPPF 6,7; Obj B2 and 5 and 6

Policy H5 Outdoor Space

Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area. The amount of land used for garden or amenity space will be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality, having regard to topography, shadowing (from buildings and landscape features) and privacy.

H5.1 Good quality outdoor space improves recreation opportunities for young and old, contributes to the open feel of the village and provides opportunities to increase biodiversity.

Justification : NPPF 7,8; Obj D2

5.8 Getting Around.

Policy GA1 Public Right of Way network

Support will be given to proposals that improve and extend the existing footpath, bridleway and cycle path network subject to compliance with other development plan policies. The loss of existing footpaths, bridleways and cycle paths will be resisted.

Support will be given to proposals which open more permissive paths and which provide improved links to the Selsey Greenway, National Cycle Route 2, North and South Mundham and Donnington.

Alterations and enhancements to footpaths and cycleways must ensure that they are adequately screened and fenced from existing properties.

GA1.1 There is good access within the Parish to the surrounding countryside but no cycle paths (except from Hunston Bridge to Chichester Canal Basin). Improving and increasing the network of footpaths and cycle paths would encourage walking and cycling for both utility and leisure purposes. If this could be more safely achieved there would be health benefits as well as a reduction in traffic levels.

GA1.2 Working with the local schools and the Highway Authority school travel plans will be reviewed/developed and promoted. Safer routes to the schools will be identified as part of these plans and the necessary improvements or additions will be provided.

GA1.3 Residents support proposals to seek to open more permissive paths around the Parish. The routes shown on Map C will be the subject of negotiations with land owners to seek to provide access for residents and visitors.

GA1.4 Some CIL contributions will be used to enhance the footpath and cycle network within the Parish in order to: - enable safe and easy pedestrian access to amenities, especially the Village Store, Village Hall, Playing Field and Church. - provide and maintain a safe and suitable cycle path network for both commuting to work (e.g. Chichester) and recreational use as part of a wider network of cycle routes beyond the Parish.

Justification : NPPF 4, 8; Obj A2

Policy GA2 Parking in new development

Development proposals will be supported only if they include the maximum level of off-street parking consistent with current standards. New development must provide its parking requirements on-site so as not to add to the existing congested roads, unless evidence can be presented by the applicant that sufficient on-street parking is available.

The amount and disposition of vehicle provision in new residential development has a significant effect on the quality and flexibility of the development.

- **Development should provide safe and convenient access to vehicles.**
- **Residents must be able to see their parked vehicles from their home.**
- **Placing vehicle parking and garages between houses behind the building line is desirable.**
- **Where parking is located in front of houses the design of the layout and landscaping shall aim to minimise their visual impact through the use of screen walling, fences, hedges, shrubs and appropriate trees.**
- **Vehicles should not be concealed in rear courtyards as this can lead to problems of crime and lack of personal security.**
- **The internal dimensions of garages shall be a minimum of 6.3m x 2.8m and their appearance shall relate to the appearance of the house they serve.**
- **Vehicle parking for flats shall be conveniently adjacent with the ground floor flat**
- **Layouts shall include provision for visitors and delivery vehicles.**

GA2.1 The Parish suffers from significant road traffic and parking issues. New development must seek to ensure that routes are kept safe and clear to allow the

unhindered movement of all vehicles.

Justification : NPPF 7; Obj D1; WSCC Parking Standards

Policy GA3 Streets and Access Ways to serve new residential development

New residential access ways shall be designed with appropriate emphasis on all modes of transport, pedestrians, cyclists and horse riders as well as vehicles.

The layout of development shall be in accordance with the principles of "secure by design" and ensure that movement routes and play areas are safeguarded by "eyes on the street".

Streets shall be designed to provide a minimum of a single pedestrian footway and for the maximum design speed of 20mph.

GA3.1 The design of streets can help to make residents feel safe and in control of their environment. Improvements in safety for users can be achieved by reductions in speed. Where possible a shared footway/cycleway (if possible segregated from traffic) is sought.

Justification : NPPF 4,7; Obj A5

Policy GA4 Promoting sustainable movement

Any development proposals that increase travel demand must demonstrate that:

- **they extend or improve walking and cycling routes by allocating land available for those purposes or by means of financial contributions through legal agreements or the Parish portion of the Community Infrastructure Levy;**
- **they are located in places accessible to public and community transport or can improve the accessibility of the site to public and community transport by contributing to the provision of enhanced services.;**
- **they do not result in the loss of any existing footpaths or cycle paths.**

GA4.1 Traffic issues continue to cause major concerns within the parish.

GA4.2 The Community Infrastructure Regulations state that: Any monies received through the levy is meant "to support development" of the area, including funding towards "the provision, improvement, replacement, operation or maintenance of infrastructure" or "anything else that is concerned with addressing the demands that

development places on an area". The Parish allocation of Funds collected under the provisions of the Community Infrastructure Levy will be targeted at schemes identified below and in the Infrastructure Business Plan for Hunston:

- contributions to traffic calming and public realm schemes
- contributions towards road improvements, including new cycle routes and facilities, safer pedestrian crossings
- footpaths and footways

Justification: Obj A1 and 2 and 5

6.0 Supporting Evidence/Background Documents

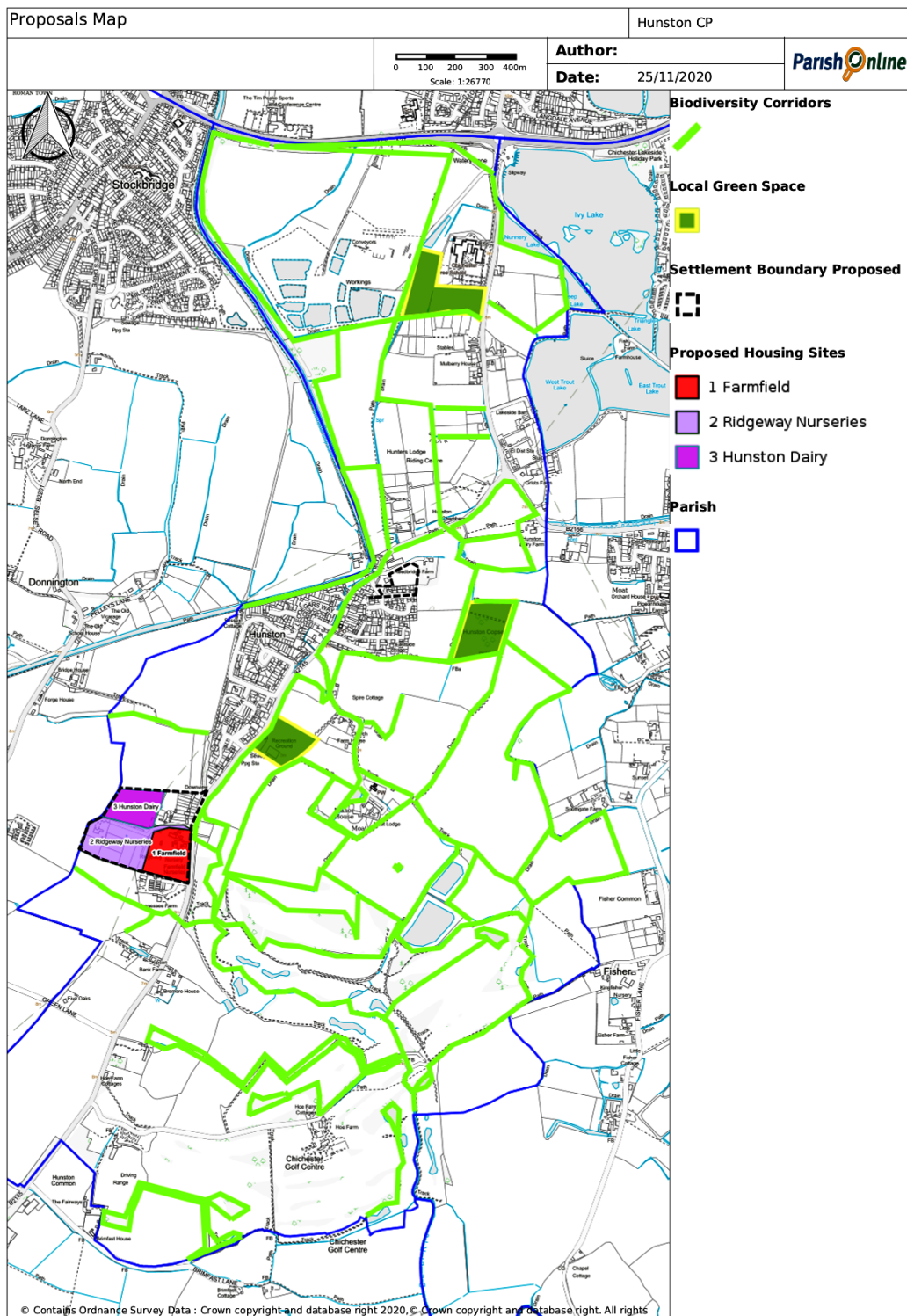
6.1 Supporting Evidence:

All supporting evidence is in the online Evidence base.

6.2 Background Documents

Chichester District Local Plan
Chichester District Council Housing Allocations Scheme 2015
South Downs National Park Access Network and Accessible Natural Greenspace Study 2014
South Downs National Park Management Plan
South Downs National Park Preferred Options Plan 2015
WSCC Waste Local Plan 2014
WSCC Joint Minerals Local Plan 2018
Flood and Water Management Act (2010)
Strategic Flood Risk Assessment 2018
WSCC Report on June 2012 Flood Event (November 2012)
The Manhood Peninsula Surface Water Management Plan Final Report 2015
National Planning Policy Framework (NPPF)
Secured by Design - New Homes 2014
Fixing our Broken Housing Market White Paper 2017
Home Quality Mark Technical Manual
CDC Screening Opinion
CDC Landscape Capacity Study
CDC Open Space Study
Neighbourhood Planning in a Climate Emergency
Manhood Wildlife and Heritage Group Action Plan for Water Voles on the Manhood Peninsula, West Sussex, 2011-2020

Proposals Map



Schedule A - Local Green Space - Policy LC4

The NPPF para. 76 defines Local Green Space as:

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

The phrase “local in character” is open to various interpretations. Here it is interpreted as meaning an area that is contained within clearly defined physical boundaries and occupies only a very small fraction of the total Neighbourhood Plan area.

The open rural aspect of the Parish and its fairly large land mass means that local people have suggested areas that are usually multifunctional, the reasons for nominating them being typically their use for social connectivity and events as well as their wildlife and beauty.

The land was assessed using the following rating:

In close proximity - 1
Demonstrably special - 2
Beauty - 3
Historic significance - 4
Recreational value - 5
Tranquillity - 6
Richness of wildlife - 7
Local in character - 8
Extensive tract of land - R

1. Hunston Recreation Ground

This area is the only public use pleasure, recreational and leisure land in the village of Hunston. It has a children's playground, a hardcourt area, football pitch and playing fields. A Public Footpath crosses it from west to east and it is popular with walkers as it leads out to the open fields beyond the Parish.

2.1 ha in total

Criteria 1 and 8 apply

2. Hunston Copse

An area of ancient woodland (Natural England Designation) this small copse is an excellent habitat. For many years it has served as a roost for Rooks and Crows. It is an excellent habitat for a diverse number of native birds, including blue, great, coal and long tailed tits, goldcrest, wren, blackbird, robin, and buzzard. As well as being a mixed woodland it has a beautiful display of Bluebells in spring and in winter Butcher's broom with berries

2.8 ha in total

Criteria 1,2,3,6 and 7 apply

3. Land south of Chichester Free School

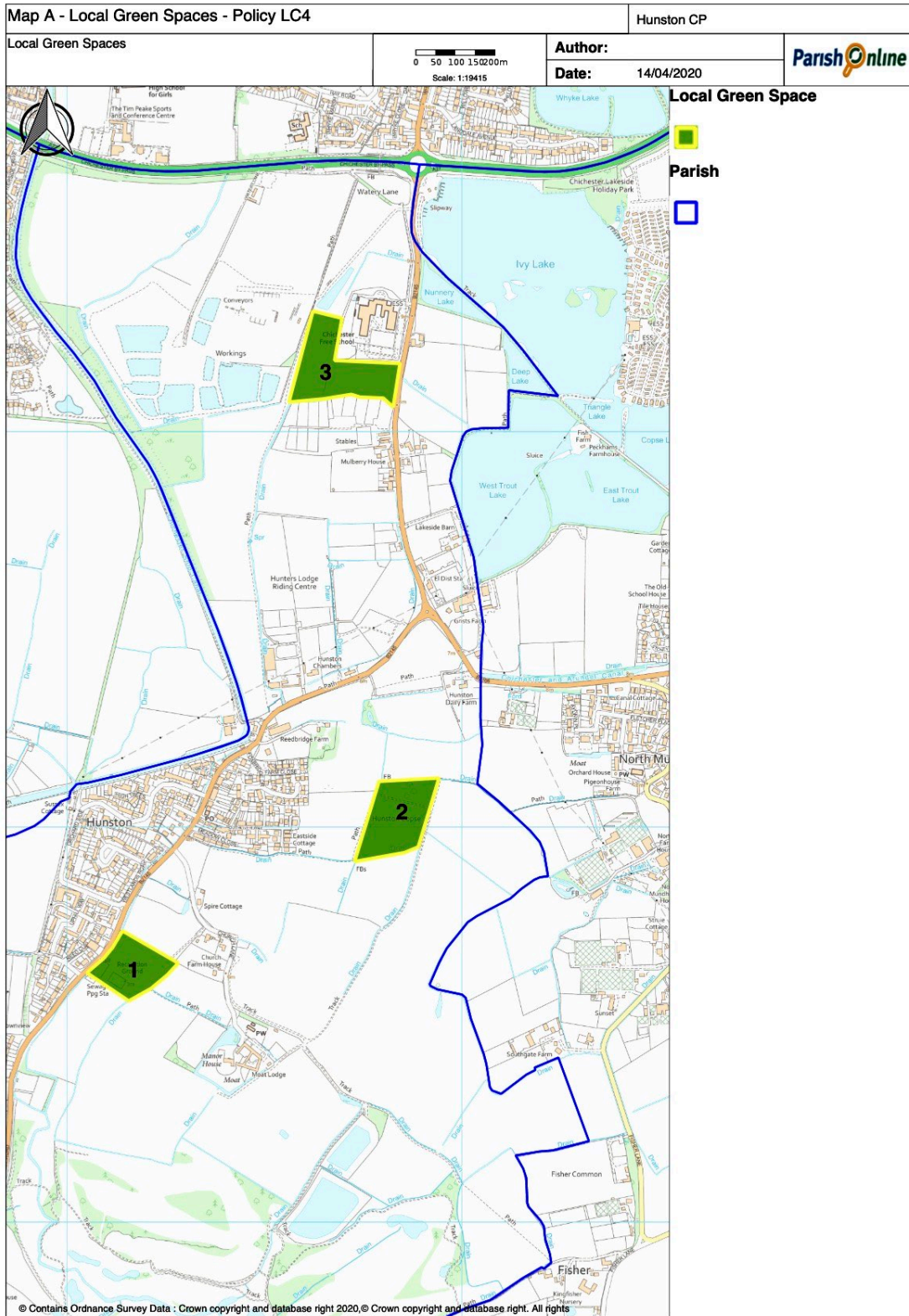
Open land to the south of the new Free School is being offered to the school as a playing field. The school opened in 2019 but has no playing fields and pupils are being driven to nearby Mundham to take part in sports. This land will become the playing field for the school.

3.4ha in total

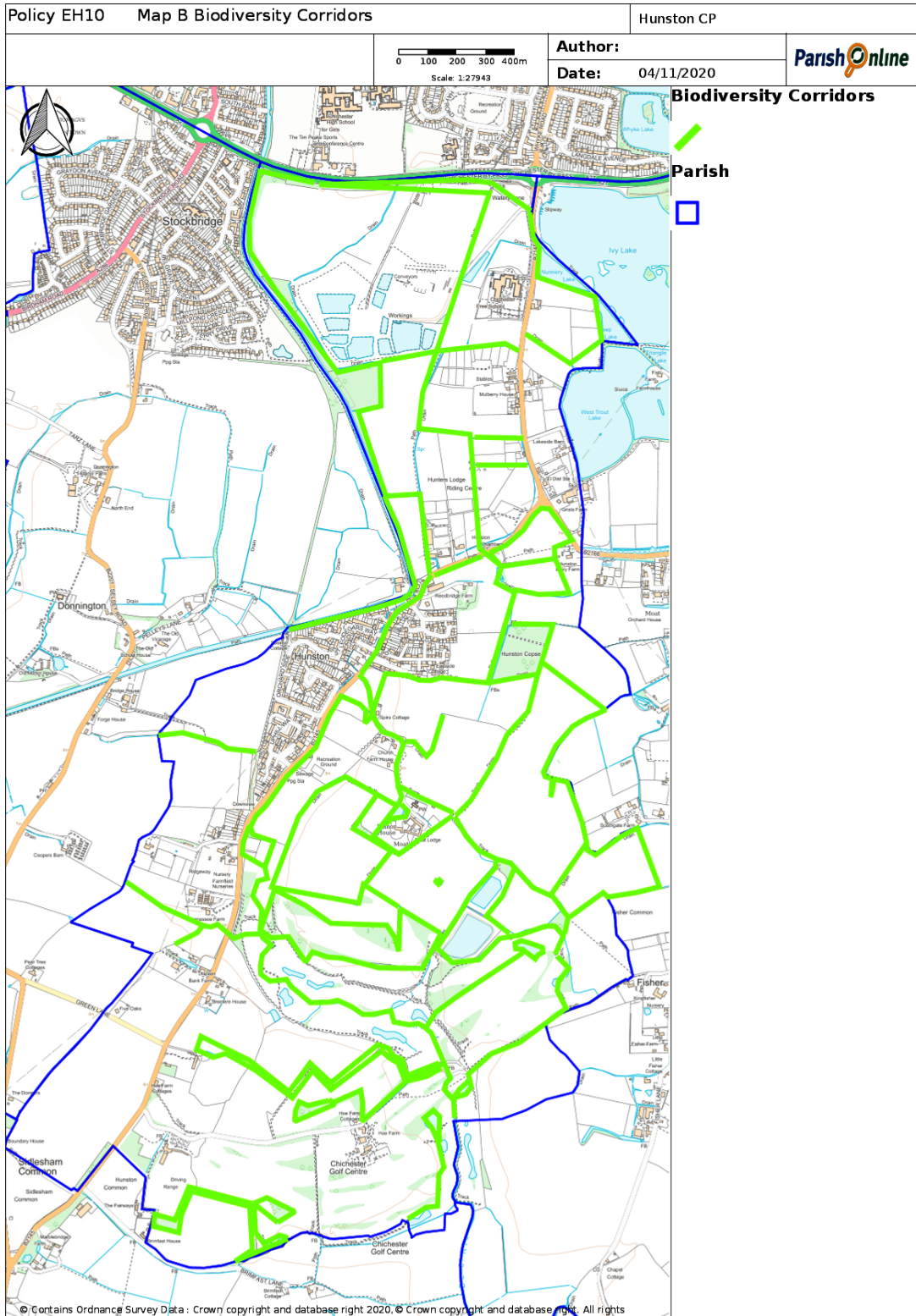
Criteria 1 and 5 apply

**Total cumulative amount of land proposed as Local Green Space = 8.3ha
Represents 1.8% of the total Parish land area of 462 ha.**

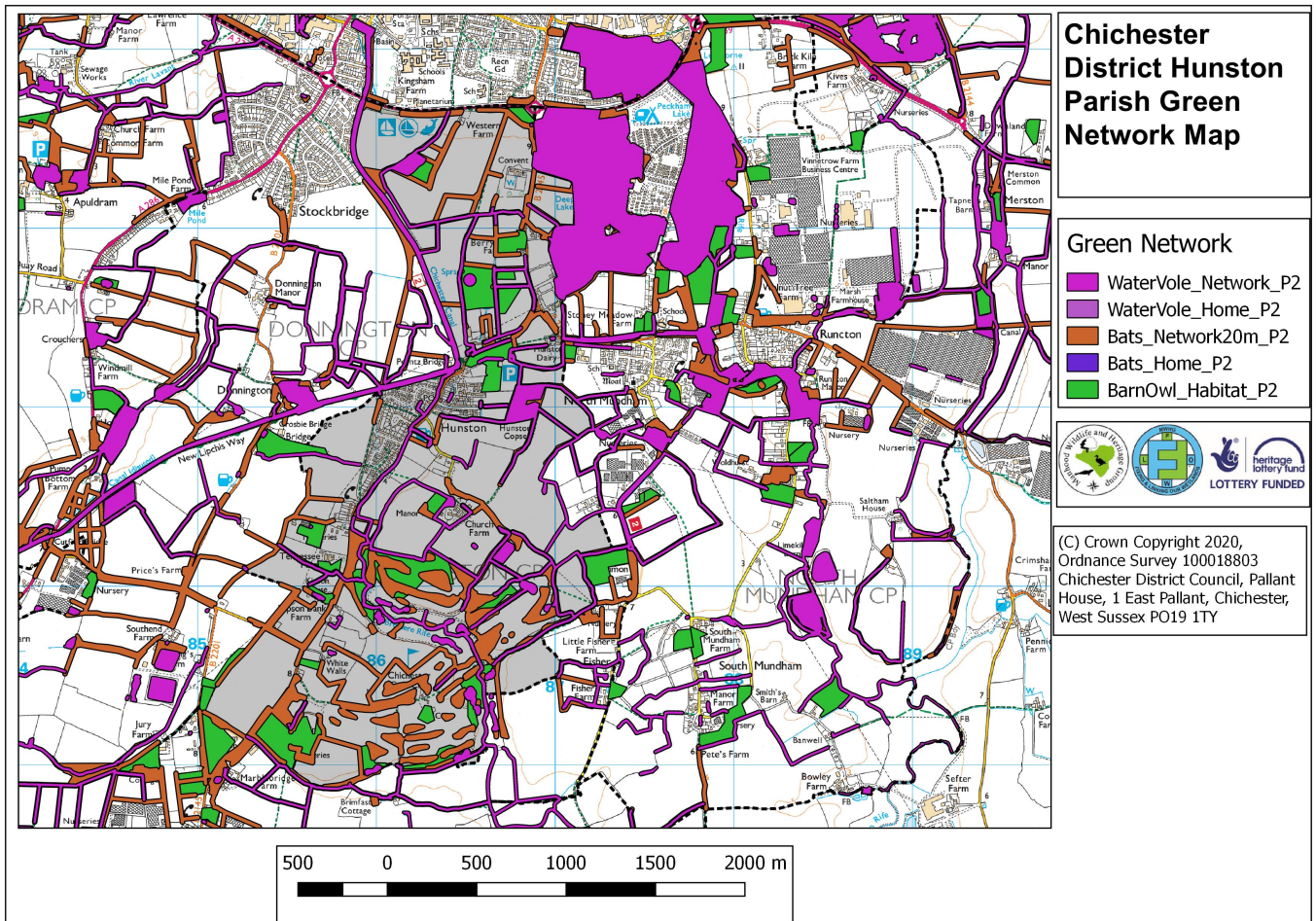
Policy LC4 Map A - Local Green Spaces



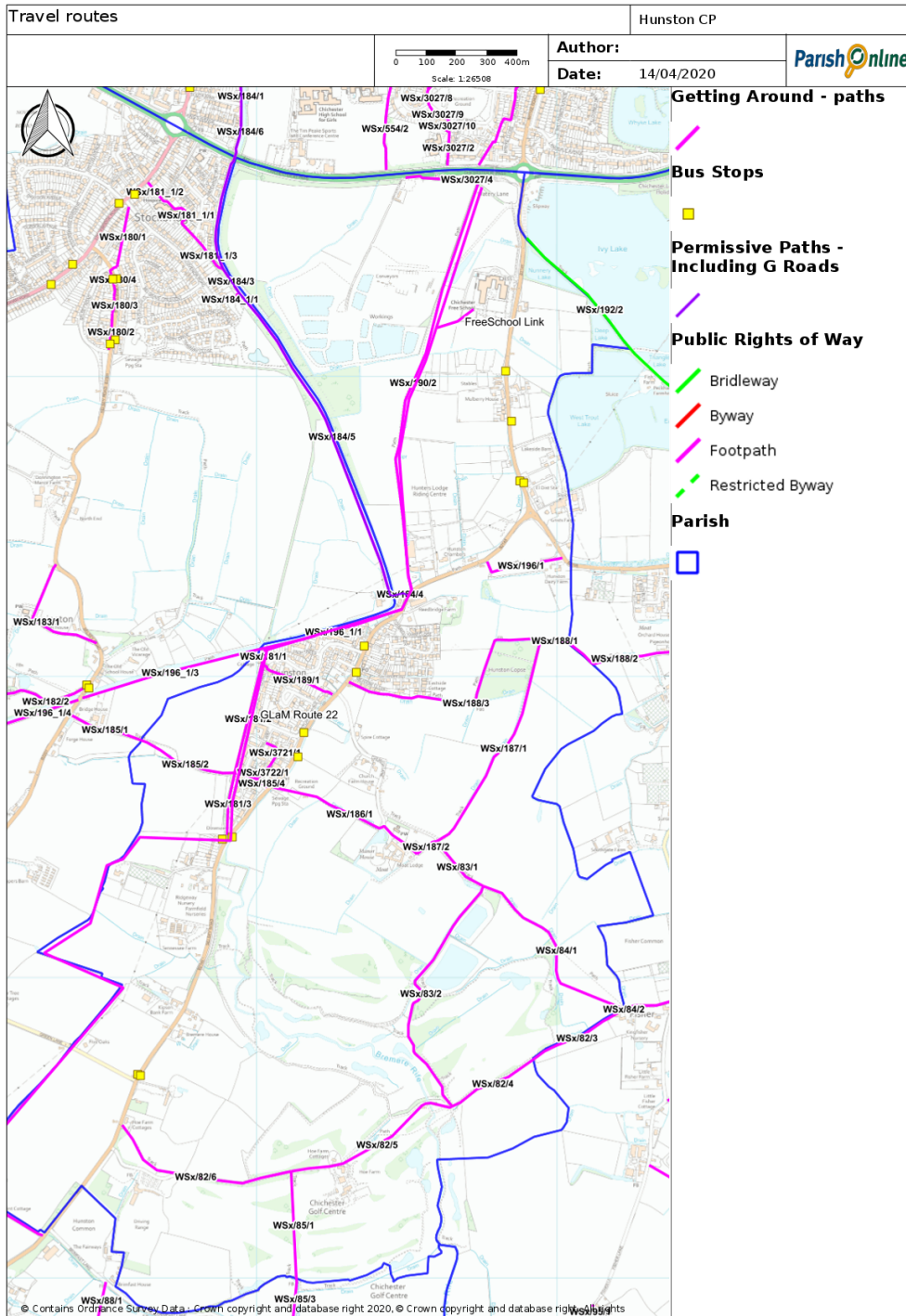
Policy EH10 Map B Biodiversity Corridors



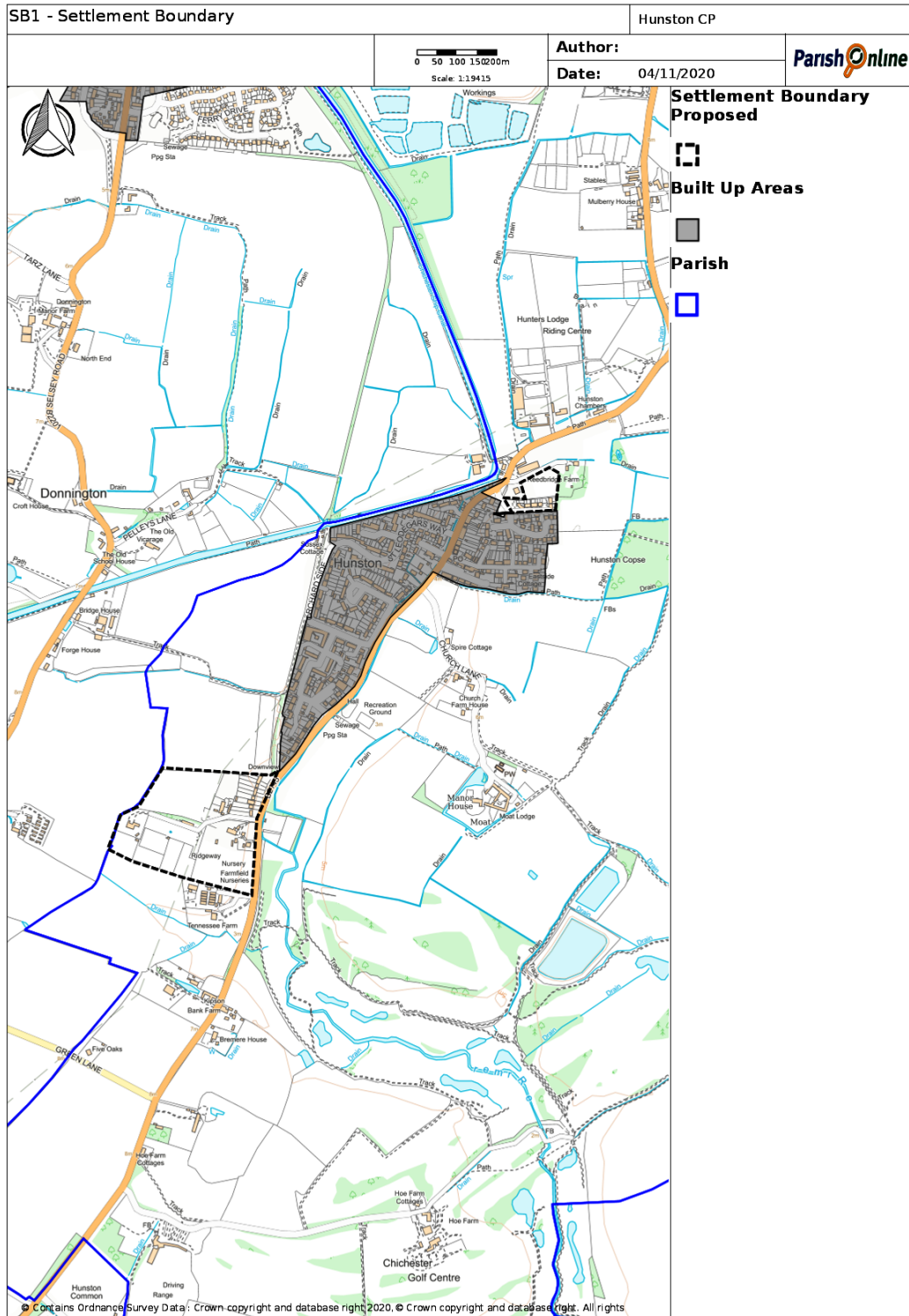
Policy EH10 Chichester District Council Green Network Map



Policy GA1 Map C Travel routes



Policy SB1 Map D Settlement Boundary with extensions



EH6 Views and Vistas Map E

