



Gypsy & Traveller Pitch Capacity Assessment

December 2022

For Chichester District Council

Title

Chichester District Council Gypsy & Traveller Pitch Capacity Assessment

Client

Chichester District Council

Project Number

CHDC/1710

Status

Final

Report Number

XXXX

Adams Hendry Consulting Ltd.

Sheridan House, 40 – 43 Jewry Street, Winchester, SO23 8RY

T 01962 877414

E info@adamshendry.co.uk

www.adamshendry.co.uk

Author Name: Pete Errington

Associate

Date: 15th December 2022

Approved by: Emma Barnett

Director

Date: 15th December 2022

Certified to ISO9001 Standard



ISO 9001 Registration Number Q10324

Registered Office: Sheridan House, 40 – 43 Jewry Street, Winchester, SO23 8RY

Registered in England No. 3804753 VAT Registration No. 807 9759 79



Contents

Contents	3
List of Tables	4
Executive Summary	5
1. Introduction	6
2. Sites	7
3. Site Requirements	8
4. Planning & Environmental Constraints	9
5. Site Commentary	10
6 Conclusion	16
Appendix 1: Site Constraints - AHCL Review	17
Appendix 2: Site layout templates	27
Appendix 3: Relevant local plan policies	40

List of tables

Table 1: Summary of Pitch Capacity Assessment	5 & 16
Table 2: Sites to be assessed	7

Executive Summary

Adams Hendry Consulting Ltd ('AHCL') was commissioned by Chichester District Council ('the Council') in October 2022 to undertake a Pitch Capacity Assessment of a number of gypsy, traveller and travelling showperson sites located across Chichester District and selected by the Council. The objective was to test the potential for each of those sites to accommodate additional Gypsy and Traveller pitches, or travelling showperson plots.

A total of 14 sites were identified by the Council though two were directly adjacent and so were treated as one site making 13 assessments in total. All but two of the sites (HU01 and HBI0028) had planning consent in some shape or form for at least part of the site.

A template layout for a gypsy or traveller pitch was agreed with the Council which contained the mix and size of uses expected to be accommodated on a typical site (reflecting the Council's experience on existing sites and guidance in the (now withdrawn) 2008 Department for Communities and Local Government (DCLG) good practice guide on 'Designing Gypsy and Traveller Sites'. The pitch layout template was applied to each of the identified sites, in combination with the existing site characteristics, extant planning consents and known planning and environmental constraints identified by the Council's GIS layers which were supplied to AHCL. The outcome of this exercise resulted in the pitch capacity assessment as summarised in Table 1:

Table 1: Summary of Pitch Capacity Assessment

Site Ref	Site Address	With consent	AHCL Layout	Net Additional Capacity
PDA7 & PDA11	Tower View Nurseries North and South, West Ashling Road	7	8	1
PDA10	Connors, Scant Road East, West Ashling	3	5	2
PDA12	Sunrise / Applecross (Adjacent to Southbourne Farm Shop), Southbourne	1	2	1
PDA17	Kia Ora Nurseries, Land east of Nutbourne Park	0	2	2
PDA19	Land at Lakeside Barn	3	7	4
PDA24	Land west of Harwood	5	5	0
PDA25	Oakfield (Land east of Tower View Nursery), West Ashling Road	4	4	0
PDA33	Plot J, Pond Farm, Newells Lane, West Ashling	1	1	0
PDA34	Greenacre (Land adjacent to Westbourne Gypsy Site), Cemetery Lane, Woodmancote	2	8	6
EWB03	The Stables, Bracklesham Lane, Bracklesham	1	3	2
BI04	Cherry West Meadow, Sidlesham Lane, Birdham	1	4	3
HU01	Land south of Little Willows, Hunston Road, Hunston	0	7	7
HBI0028	Pinks Four, Pinks Lane, Birdham	0	8	8
	Total G&T Pitches	28	64	36

1 Introduction

- 1.1 AHCL has been working with Chichester District Council over the past couple of years with a view to identifying and assessing the suitability of possible gypsy, traveller, and travelling showperson sites which could comprise potential allocations in a Gypsy, Traveller and Travelling Showperson (GTTS) Development Plan Document (DPD). AHCL understand that the DPD would be produced to sit alongside the emerging Chichester Local Plan. A 'call for sites' was undertaken by the Council from December 2020 to March 2021, with promoted sites assessed against planning and environmental constraints and considerations.
- 1.2 Alongside the identification and assessment of potential new gypsy, traveller, and travelling showperson sites, the consultancy ORS was undertaking on behalf of the Council, an assessment of the potential for existing gypsy and traveller sites in the district to accommodate additional pitches.
- 1.3 AHCL understands that the Council has subsequently decided not to produce a separate GTTS DPD at this stage, but instead to incorporate the planning for gypsy and traveller needs within the emerging Local Plan.
- 1.4 In light of this approach taken by the Council, AHCL has been commissioned to undertake an assessment of the capacity of sites identified as potentially suitable through both the ORS work and the DPD 'call for sites' exercise, with a view to arriving at a realistic and deliverable capacity estimate to inform the new Local Plan.

2 Sites

- 2.1 The Council identified a list of 14 sites for consideration in this exercise. Two of these were directly adjacent and so were treated as one site leaving 13 sites to be assessed. The sites are listed in Table 2 below. Those with a PDA reference were originally assessed as part of the ORS intensification work referred to above, while those with the location specific references are derived from the 'call for sites' process.

Table 2: Sites to be assessed

Site Ref	Site Address
PDA7 & PDA11	Tower View Nurseries North and South, West Ashling Road
PDA10	Connors, Scant Road East, West Ashling
PDA12	Sunrise / Applecross (Adjacent to Southbourne Farm Shop), Southbourne
PDA17	Kia Ora Nurseries, Land east of Nutbourne Park
PDA19	Land at Lakeside Barn
PDA24	Land west of Harwood
PDA25	Oakfield (Land east of Tower View Nursery), West Ashling Road
PDA33	Plot J, Pond Farm, Newells Lane, West Ashling
PDA34	Greenacre (Land adjacent to Westbourne Gypsy Site), Cemetery Lane, Woodmancote
EWB03	The Stables, Bracklesham Lane, Bracklesham
BI04	Cherry West Meadow, Sidlesham Lane, Birdham
HU01	Land south of Little Willows, Hunston Road, Hunston
HBI0028	Pinks Four, Pinks Lane, Birdham

3 Site Requirements

- 3.1 The Council specified that it considered that a typical pitch needed to be able to accommodate the following:

“Amenity space including, an amenity building, space for a static caravan, touring caravan, plus car parking, bin storage, landscaping and space to achieve ecological enhancements in line with Biodiversity Net Gain requirements.”

- 3.2 Based on the (albeit withdrawn) 2008 DCLG Good Practice Guidance on [Designing Gypsy and Traveller Sites](#) and the Council’s experience of existing sites, including recent planning permissions in Chichester District (e.g. 20/02009/FUL), as well as design guidance produced by [Leeds City Council](#), the Council determined that a pitch area of approximately 320m² would be sufficient to accommodate the following requirements:

- Day Room – approximately 30m²
- Mobile Home – approximately 83m² (maximum size likely to be used)
- Touring caravan / Motorhome (max 12m x 2.55m) – approx. 30m²
- Two parking spaces (2.4m x 4.8m per space) – approx. 23m²

- 3.2 AHCL took the areas for each of the individual requirements and drew up a number of layout templates to demonstrate that these features could all be accommodated within a pitch size of 320m², whilst still allowing sufficient space for vehicle movement within each pitch, as well as vehicle access into and out of the pitch. These layout templates were agreed with the Council and then applied to the 13 sites identified in Table 2 above. The different layout templates allowed for various orientations of the individual site features within the pitch boundary to show that the template could reflect real-world site characteristics such as the location and orientation of the site access, the presence of habitat features such as trees and hedgerows, and to allow sufficient space between pitches to allow for vehicular access and egress.

- 3.3 It should be noted that this was a desktop assessment only, using widely available online mapping sources, information from the Council’s GIS and AHCL’s professional judgement. No site visits were undertaken.

4 Planning & Environmental Constraints

- 4.1 Before applying the pitch template to the sites, the GIS information supplied by the Council was reviewed to determine whether it contained any planning and environmental constraints which could affect the ability of the site to accommodate additional pitches. Account was also taken of the boundaries of any consented pitches within and adjacent to the sites.
- 4.2 The Council provided AHCL with relevant GIS layers covering the following environmental constraints:
- Public Rights of Way
 - Areas of Outstanding Natural Beauty
 - Tree Preservation Orders
 - Conservation Areas
 - Listed Buildings
 - Brent Geese Wading Areas
 - Strategic Wildlife Corridor
 - Sites of Special Scientific Interest
 - Special Areas of Conservation
 - Local Wildlife Sites
 - National Nature Reserves
 - Flood Risk Zones (2, 3a & 3b)
- 4.3 The Council also provided AHCL with the ORS site assessments for a number of the sites (those with the 'PDA' reference).
- 4.4 Using all of this information, AHCL produced a site constraints review for each of the 13 sites (presented in Appendix 1 to this note), which informed the application of the layout template to the 13 sites. The identified layouts for each of the sites are presented in Appendix 2.

5 Site Commentary

- 5.1 This section provides a commentary on each of the site layouts produced by AHCL and which are presented in Appendix 2 to this note.

Site PDA 7 & 11: Tower View Nurseries North and South, West Ashling Road

- 5.3 This site has consent for 7 pitches across the two combined sites; Permission 06/03403/FUL is for 4 pitches on the southern part of the site (PDA 11), whilst 08/03702/FUL is for 3 pitches on the northern part of the site. These are historic planning permissions, and it seems that the site, as currently used, does not reflect either of these consents. In light of this, and the fact that there do not appear to be any permanent buildings on the site, the Council is of the view that the whole site is capable of being reconfigured. There do not appear to be any overarching policy or environmental constraints which would prevent such a reconfiguration albeit, like many of the sites, it lies within the area of the district designated as Countryside under Policy 45, and also within the Chichester and Langstone Harbours bird disturbance zone designated under Policy 50 of the adopted Chichester Local Plan.
- 5.4 On the basis of complete reconfiguration, the AHCL assessment concludes that 8 pitches could be accommodated on this site; providing a net gain of +1 over the number of pitches already consented on the site.
- 5.5 This is caveated, however, in that this does not reflect the Strategic Wildlife Corridor designation which covers a large portion of the site. Having discussed the nature and extent of this designation, the Council is of the view that this designation should not be considered as an absolute constraint for the purpose of capacity testing, on the basis that it covers the majority of the site on which permission had already been granted for pitches. Accordingly, the capacity estimate of 8 pitches (net gain of +1) is considered to be robust.

Site PDA 10: Connors, Scant Road East, West Ashling

- 5.6 There are 3 authorised pitches on this site consented under permission reference 08/00611/FUL. That permission allowed for 3 mobile homes, 3 touring caravans and 3 utility blocks. However, as the utility blocks were never constructed, there are no permanent buildings on the site. Accordingly, the Council is of the view that the site has potential for reconfiguration. There are no other over-arching policy or environmental constraints which would affect such a reconfiguration, albeit the site lies within the area designated as countryside under Policy 45 and within the Chichester and Langstone Harbours bird disturbance zone designated under Policy 50 of the adopted Chichester Local Plan.
- 5.7 Applying the 320m² template to the site indicates that 5 pitches could be accommodated on the site; providing a net gain of +2 over the 3 pitches already consented. This respects the location of the existing site access and hedgerow boundaries and also the fact that a Strategic Wildlife Corridor designation exists along the southern boundary of the site.

Site PDA12: Sunrise (Adjacent to Southbourne Farm Shop), Main Road, Southbourne

- 5.8 This site has planning permission for one pitch (09/04908/FUL) which has been implemented, whilst a subsequent application for a second pitch (19/00251/FUL) was withdrawn. A Public Right of Way (PRoW) runs down the western boundary of the site in a north-south direction. The Council indicated that the main concern with accommodating a second pitch was whether or not it would obstruct or otherwise interfere with the PRoW.
- 5.9 The site lies within the area of the district designated as countryside under Policy 45 and within the Chichester and Langstone Harbours bird disturbance zone designated under Policy 50 of the adopted Chichester Local Plan. It also lies within an area designated as AoNB (the Chichester Harbour Area of Outstanding Natural Beauty) under Policy 43 of the adopted Chichester Local Plan, albeit it lies on the edge of the designation and the site is surrounded by built development.
- 5.10 Accordingly, applying the AHCL template to this southern part of the site demonstrates that it is possible to accommodate a second pitch to the south of the existing pitch without obstructing the PRoW. Accordingly, it is assumed that this site has the potential to deliver a net gain of +1 as identified on the template in Appendix 2 to this note.

Site PDA17: Kia Ora Nurseries / Land East of Nutbourne Park

- 5.11 This site has planning permission for 2 pitches granted on appeal in 2012 (application reference 12/02077/FUL), however the permission was never implemented and is presumed to be now lapsed. The site itself is relatively unconstrained other than for the presence of a large mature tree in the north east corner. It does, however, lie within the area of the district designated as countryside under Policy 45 and within the Chichester and Langstone Harbours bird disturbance zone designated under Policy 50 of the adopted Chichester Local Plan. It also lies within an area designated as AoNB (the Chichester Harbour Area of Outstanding Natural Beauty) under Policy 43 of the adopted Chichester Local Plan.
- 5.12 When applying the standard 320m² template to the site, it is physically possible to fit 3 pitches in total on the site. However, regardless of how the individual elements were configured within the 3rd pitch, it always obscured either the site access, or access to the other pitches. Accordingly, this assessment confirms that this site has the potential to accommodate 2 pitches and is treated as a net gain of +2 given that the original permission has lapsed.

PDA19: Land at Lakeside Barn, Hunston Road

- 5.13 This site has an existing consent for 3 pitches which appear to have been implemented in the south eastern corner of this large site. The majority of the site is relatively unconstrained and is given over to paddock use, however there is a large electricity sub-station to the south of the site and telegraph poles and lines running across the southern and western parts of the site. West Trout Lake, part of the Chichester Gravel Pits and Leythorne Meadow Local Wildlife Site lies to the east.

- 5.14 The site lies within the area of the district designated as countryside under Policy 45, within the Chichester and Langstone Harbours bird disturbance zone designated under Policy 50 and within the Pagham Harbour bird disturbance zone designated under Policy 51 of the adopted Chichester Local Plan. It also lies within an area designated as AoNB (the Chichester Harbour Area of Outstanding Natural Beauty) under Policy 43 and within the Integrated Coastal Zone Management area designated under Policy 22 of the adopted Chichester Local Plan.
- 5.15 The ORS assessment identified a need for 4 additional pitches arising from this site. Applying the 320m² template to the undeveloped part of the site indicates that considerably more than 4 pitches could potentially be achieved on this site, even taking into account the identified constraints. However, the layout presented in Appendix 2 identifies solely the net addition of +4 pitches as identified in the ORS need study.

PDA24: Land West of Harwood, Cemetery Lane, Woodmancote

- 5.16 PDA24 benefits from a consent for 5 pitches (14/0217/FUL), and although the consent does not appear to have been fully delivered, an area of hard-standing for 5 pitches has been constructed. The key constraint on the site is the need to retain a 10m buffer either side of the overhead electricity line which runs approximately north-south across the southern part of the site as identified in the layout in Appendix 2. The site is also within the area of the district designated as countryside under Policy 45 of the adopted Chichester Local Plan.
- 5.17 Given these restrictions, whilst it is possible to accommodate the 5 consented pitches, there is not considered to be potential to deliver any additional pitches.

PDA25: Oakfield (Land east of Tower View Nursery)

- 5.18 This site has consent for 4 pitches (14/01267/FUL), however it does not appear to have been laid out in accordance with the consent (which showed 4 clearly delineated pitches each with space for a mobile home, utility room, touring van, car parking space). Two of the 4 pitches (on the eastern half of the site) appear well established but the other two on the western side do not and so present scope for reconfiguration.
- 5.19 The site lies within the area of the district designated as countryside under Policy 45 of the adopted Chichester Local Plan. It also lies within the area designated under Policy 50 for the protection of bird disturbance in the Chichester and Langstone Harbours.
- 5.20 Applying the 320m² template to the site as presented in Appendix 2 indicates it would be possible to achieve the full 4 pitches as permitted but no more beyond that.
- 5.21 The caveat to that assessment is that the majority of the site is covered by a Strategic Wildlife Corridor (SWC) designation. However, as this site already has consent despite the presence of the SWC designation it is considered that this designation does not represent an absolute constraint for the purposes of this exercise. This approach is consistent with that taken in respect of other sites (e.g. PDA7/11 – see paragraph 5.5 above).

Site PDA33: Plot J, Pond Farm, Newels Lane, West Ashling

- 5.22 This site lies within the area of the district designated as countryside under Policy 45 of the adopted Chichester Local Plan. It also lies within the area designated under Policy 50 for the protection of bird disturbance in the Chichester and Langstone Harbours.
- 5.23 This site has consent for one pitch (16/02984/FUL) which has been implemented. The boundary of the site reflects the hardstanding associated with the consented pitch, which does not include sufficient space to accommodate any additional pitches. Hence no additional facilities are shown on this site layout in Appendix 2.
- 5.24 The site is also covered by a Local Wildlife Site designation, a blanket TPO, and a landscaping scheme for the consented pitch which needs to be respected. These factors further militate against any additional capacity on, or in the vicinity of, the site.

Site PDA34: Greenacre, Cemetery Lane, Woodmancote

- 5.25 This site lies adjacent to the Westbourne Gypsy & Traveller Site and benefits from consent (on part of the site) for 2 pitches (16/03454/COU), only one of which appears to have been (partially) implemented.
- 5.26 The site is within the area of the district designated as countryside under Policy 45 of the adopted Chichester Local Plan, and also within the area designated under Policy 50 for the protection of bird disturbance in the Chichester and Langstone Harbours.
- 5.27 The template layout presented in Appendix 2 identifies that 6 additional pitches could be provided on land not covered by the existing consent (for 2 pitches), therefore resulting in a net gain of +6 pitches.
- 5.28 The caveat to that estimate is that the two pitches in the north west corner of the site lie within land covered by a SWC designation. However, consistent with the approach taken in respect of the SWC designation on other sites, this is not treated as an absolute constraint for the purposes of this exercise. However, the Council will need to consider this issue as part of the preparation of the new Local Plan and in relation to any future planning applications.

Site EWB03: The Stables, Bracklesham Lane, Bracklesham

- 5.29 Site EWB03 was put forward as part of the DPD 'call for sites' exercise (see paragraph 1.1 above) where the proposer indicated it might accommodate 2 additional pitches.
- 5.30 The site lies within the area of the district designated as countryside under Policy 45 and within the Chichester and Langstone Harbours bird disturbance zone designated under Policy 50 of the adopted Chichester Local Plan.
- 5.31 This site has consent for 1 gypsy pitch (09/07501/FUL) which appears to have been implemented in the southern part of the site. The access to the site is in the north east corner which opens onto an area of undeveloped garden / paddock land. There are no identified constraints to the development of this site, and the site benefits from a northbound bus stop immediately outside the site.

- 5.32 Applying the 320m² template to the site suggests that it has the capacity to accommodate two additional pitches on the undeveloped northern part of the site; achieving a net gain of +2 pitches.

Site BI04: Cherry West Meadow, Sidlesham Lane, Birdham

- 5.33 Site BI04 has consent for one pitch, granted at appeal (11/05313/FUL) which appears to have been implemented by means of construction of the access road and location of caravans on the site. However, no permanent structures appear to have been built on the site suggesting the site is suitable for a reconfiguration.
- 5.34 The site lies within the area of the district designated as countryside under Policy 45, within the Chichester and Langstone Harbours bird disturbance zone designated under Policy 50 of the adopted Chichester Local Plan. It also lies within the Integrated Coastal Zone Management area designated under Policy 22 of the adopted Chichester Local Plan.
- 5.35 Applying the 320m² template to the site (see Appendix 2) indicates that it has the potential capacity to accommodate 4 pitches in total; achieving a net gain of +3. However, if the existing mobile home remains in the centre of the site it would prevent the delivery of the three westernmost pitches as presented in Appendix 2 and only the single eastern pitch would be deliverable. Similarly, there appear to be existing trees and hedgerows within and around the site which may constrain development on the western part of the site.
- 5.36 It is notable that the site was put forward with a suggested potential of 12 pitches through the DPD 'call for sites' process (see paragraph 1.1 above). However taking account of the constraints identified, the site is considered to be able to achieve a net gain of +3 pitches.

Site HU01: Land South of Little Willows, Hunston Road

- 5.37 Site HU01 was put forward as part of the DPD 'call for sites' process (see paragraph 1.1 above) where the proposer indicated that the site might accommodate 3 additional pitches.
- 5.38 The site lies within the area of the district designated as countryside under Policy 45, within the Chichester and Langstone Harbours bird disturbance zone designated under Policy 50 and within the Pagham Harbour bird disturbance zone designated under Policy 51 of the adopted Chichester Local Plan. It also lies within the Integrated Coastal Zone Management area designated under Policy 22 of the adopted Chichester Local Plan and is adjacent to West Trout Lake which forms part of a Local Wildlife Site (LWS).
- 5.39 Those policy considerations aside, there is an existing consent for 1 pitch immediately to the north of the site which appears to have been implemented. Applying the 320m² template to the site as presented in the layout in Appendix 2 suggests the site has the potential to accommodate +7 additional pitches.
- 5.40 If it proves necessary to provide a buffer between any of the pitches and the LWS then this might reduce potential capacity by one or two pitches.

Site HBI0028: Pinks Four, Pinks Lane, Birdham

- 5.41 Site HBI0028 was put forward by a site promoter for consideration through the Council's Housing & Economic Land Availability Assessment (HELAA) in 2016 and

was confirmed to be still available in 2020. It was proposed with a capacity for 8 pitches. There are no recent planning permissions in relation to the site though planning permission was refused for stables (97/01927/FUL) and granted for a replacement extension to an existing railway carriage and replacement septic tank (retrospective application 13/03100/FUL). There is a planning application currently under consideration by the Council which proposes 150 dwellings and associated facilities to the north of the site (21/01830/OUT). Even if granted permission, it would appear to have no direct bearing on the use of this site for gypsy and traveller purposes.

- 5.42 The site lies within the area designated as countryside under Policy 45 of the adopted Chichester Local Plan. It also lies within the Chichester and Langstone Harbours bird disturbance zone designated under Policy 50 and within the Integrated Coastal Zone Management area designated under Policy 22 of the Local Plan.
- 5.43 There is a potential constraint to achieving a satisfactory access to the site as a result of the TPO trees lining Pinks Lane (96/00034/TPO). However, Pinks lane is already used to access a number of properties so this is unlikely to be insurmountable.
- 5.44 Applying the 320m² template to the site (Appendix 2) indicates that it has the potential to accommodate the 8 pitches proposed through the HELAA whilst still maintaining an appropriate buffer to the existing trees and hedgerows which bound the site. The layout shows it would likely be possible to accommodate more than the 8 pitches proposed by the site promoter through the HELAA. However, in view of the possible access constraint and in order to retain a buffer to the existing boundary planting, a net gain of +8 is assumed for the purposes of this exercise.

6 Conclusion

- 6.1 This study has addressed the potential capacity of a number of sites to accommodate additional gypsy and traveller pitches.
- 6.2 This desktop assessment has taken account of site constraint information identified from widely available online mapping sources, existing planning permission information, and environmental constraint information identified on the Council's GIS.
- 6.3 Potential capacity on each of the sites has been identified by the application of a 320m² pitch template, which has been shown to be capable of accommodating an appropriate mix of uses within any given pitch.
- 6.4 The assessment has identified that, on the 13 sites, there is a potential capacity for 64 pitches which equates to a net gain of +36 pitches over the consented quantum for 28 pitches which already exist on these sites.
- 6.5 Based on the assessment undertaken, these additional pitches are considered to be developable, therefore providing additional capacity to help meet the Council's identified need for gypsy and traveller accommodation.

Table 1 (repeated): Summary of Pitch Capacity Assessment

Site Ref	Site Address	With consent	AHCL Layout	Net Additional Capacity
PDA7 & PDA11	Tower View Nurseries North and South, West Ashling Road	7	8	1
PDA10	Connors, Scant Road East, West Ashling	3	5	2
PDA12	Sunrise / Applecross (Adjacent to Southbourne Farm Shop), Southbourne	1	2	1
PDA17	Kia Ora Nurseries, Land east of Nutbourne Park	0	2	2
PDA19	Land at Lakeside Barn	3	7	4
PDA24	Land west of Harwood	5	5	0
PDA25	Oakfield (Land east of Tower View Nursery), West Ashling Road	4	4	0
PDA33	Plot J, Pond Farm, Newells Lane, West Ashling	1	1	0
PDA34	Greenacre (Land adjacent to Westbourne Gypsy Site), Cemetery Lane, Woodmancote	2	8	6
EWB03	The Stables, Bracklesham Lane, Bracklesham	1	3	2
BI04	Cherry West Meadow, Sidlesham Lane, Birdham	1	4	3
HU01	Land south of Little Willows, Hunston Road, Hunston	0	7	7
HBI0028	Pinks Four, Pinks Lane, Birdham	0	8	8
	Total G&T Pitches	28	64	36

Appendix 1: Pitch Capacity Assessment Site Constraints: AHCL Review

NOTE: All categories / comments in black are AHCL comments. Categories/comments in red are taken from the ORS PDA. These have not been checked by AHCL.

PDA7/PDA11 Tower View Nursery North and South	
TPOs	None
Listed buildings	None
National Nature Reserves	None
Conservation Area	None
Local Wildlife Site	None
Brent Geese	None
Flood Zones	None
Site of Special Scientific Interest / SPA	Appears to be within 5.6km zone of influence for Chichester and Langstone Harbours SPA
Area of Outstanding Natural Beauty	none
Ramsar	None
Contaminated Land	None
Within high pressure gas pipeline safeguarding zone	None
Planning Policy designations	Policy 45 Development in the Countryside Policy 50 Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area
On site physical features of note	None of note
Miscellaneous	Southern part of site is partially within Nutbourne strategic wildlife corridor Sites have consent for 7 pitches currently. Potential for adverse impact on long distance views when viewed from the Newells lane crossing over the A27 to the south Foul water drainage has potential to pollute the watercress beds [food chain] to the south east if not properly delivered / maintained Poor relations with adjoining landowners to the south.
Access	From north east of northern site – may need to consider as 1 site to resolve access issues for southern part. Narrow single-track.
SUMMARY – issues that may affect placement of pitches:	Strategic wildlife corridor (but significance of issue requires further consideration in the light of the existing consent and how that relates to where the boundary of the wildlife corridor should be drawn)

	Impact on views when viewed from Newells Lane crossing
--	--

PDA12 Sunrise, Main Road, Southbourne	
TPOs	No
Listed buildings	No
National Nature Reserves	No
Conservation Area	No
Local Wildlife Site	No
Brent Geese	No
Flood Zones	No
Site of Special Scientific Interest / SPA	No
Ramsar	No
Contaminated land	No
Within High pressure gas pipeline safeguarding zone	No
Within Area of Outstanding Natural Beauty	Yes
Planning Policy designations	Policy 7 'Masterplanning Strategic Development Policy 20 Southbourne Strategic Development Parish Policy 45 Development in the Countryside Policy 50 Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area
On site physical features of note	Mature hedgerow around edge of site
Miscellaneous	PROW appears to run along/ adjacent to western edge of site Impact of site on local character and amenity negligible; the site is established between the edge of settlement houses and buildings of the adjoining farm shop; and is well screened from public views
Access	Access would appear to need to be through the existing pitch.
SUMMARY – issues that may affect placement of pitches:	PROW

PDA17 Kia Ora Nurseries/ Nutbourne Park, Main Road, Nutbourne	
TPOs	None
Listed buildings	Cluster of 4 Grade-II listed buildings approx. 170m east; another approx. 150m to the west
National Nature Reserves	None

Conservation Area	None
Local Wildlife Site	None
Brent Geese	None (designated area 100m south)
Flood Zones	None (FZ1)
Site of Special Scientific Interest / SPA	Chichester Harbour SSSI c. 260m to the west; appears to be within 5.6km IRZ
Ramsar	No
Contaminated Land	No
Within high pressure gas pipeline safeguarding zone	No
Area of Outstanding Natural Beauty	Within AONB
Planning Policy designations	Policy 7 'Masterplanning Strategic Development' Policy 20 Southbourne Strategic Development Parish Policy 45 Development in the Countryside Within Policy 50 Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area
On-site physical features of note	Tree in north-east corner. Mature hedgerow around perimeter of site Parish council claimed in 2012 that there was a dilapidated asbestos building on site; unclear if this refers to the building on the site at the moment or the one that has now been demolished
Access	Assume access from Kia Ora Nurseries track to north of site
SUMMARY – issues that may affect placement of pitches: No on-site designations, though tree in north-east corner should be avoided; however worth noting close proximity to listed buildings and Chichester Harbour SSSI Shared access – impact on setting of the AONB	

PDA19 Land at Lakeside Barn, Hunston Road, Mundham Corner	
TPOs	No
Listed buildings	No
National Nature Reserves	No
Conservation Area	No
Local Wildlife Site (LWS)	Northern edge of site lies within 'Chichester Gravel Pits and Leythorne Meadow' LWS.
Brent Geese	No
Flood Zones	No
Site of Special Scientific Interest / SPA	No
Ramsar	No
Contaminated Land	No
Within high pressure gas pipeline safeguarding zone	No

Area of Outstanding Natural Beauty	No
Planning Policy designations	Policy 22 Integrated Coastal Zone Management for the Manhood Peninsular Within Policy 50 Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area Policy 51 Development and Disturbance of Birds in Pagham Harbour Special Protection Area
On site physical features of note	Telegraph poles in southern part of site
Miscellaneous	Electricity substation to south of site Potential for flooding from lake
Access	Assumed to be from existing vehicular access in north west of site
SUMMARY – issues that may affect placement of pitches:	Avoid development in eastern edge of site (LWS) Community open space in the southern part of site where telegraph poles are

PDA24 Land West of Harwood, Cemetery Lane, Woodmancote	
TPOs	None
Listed buildings	None
National Nature Reserves	None
Conservation Area	None
Local Wildlife Site	None
Brent Geese	None
Flood Zones	None
Site of Special Scientific Interest / SPA	None
Ramsar	None
Area of Outstanding Natural Beauty	None
Contaminated Land	No
Within high pressure gas pipeline safeguarding zone	No
Planning Policy designations	Policy 45 Development in the Countryside
On-site physical features of note	Appears to be hardstanding already laid
Miscellaneous	As of 2014 consent part of site covered by 10m exclusion zone either side of electricity transmission line (ETL) Site has planning permission for 5 pitches (granted in 2014)
Access	Access assumed to be directly from Cemetery Lane.
SUMMARY – issues that may affect placement of pitches:	ETL – assume same 20m (10m either side of line) exclusion zone as existing planning permission for the site)

PDA25 Land East of Tower View Nursery	
TPOs	None
Listed buildings	None
National Nature Reserves	None
Conservation Area	None
Local Wildlife Site	None
Brent Geese	None
Flood Zones	None
Site of Special Scientific Interest / SPA	Appears to be within 5.6km zone of influence for Chichester and Langstone Harbours SPA
Ramsar	None
Contaminated Land	None
Within high pressure gas pipeline safeguarding zone	No
Area of Outstanding Natural Beauty	None
Planning Policy designations	Policy 45 Development in the Countryside Policy 50 Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area
On site physical features of note	Trees along western edge; hardstanding
Miscellaneous	Most of site lies within Strategic wildlife corridor Site has consent for 4 pitches Concerns re foul drainage
Access	Assume vehicle access is along western boundary of site, with north-south access road connecting to West Ashling Road
SUMMARY – issues that may affect placement of pitches:	If two easternmost pitches can be broadly left as currently laid out, as fairly well established. Need to be mindful of ecological designations

PDA33 Plot J, Pond Farm, Newells Lane, West Ashling	
TPOs	Lies within TPO boundary (08/00130/TPO)
Listed buildings	None
National Nature Reserves	None
Conservation Area	None
Local Wildlife Site	Site lies wholly within Newells Lane Pond and Meadows LWS
Brent Geese	None
Flood Zones	None

Site of Special Scientific Interest / SPA	Appears to be within 5.6km zone of influence for Chichester and Langstone Harbours SPA
Ramsar	No
Contaminated Land	No
Within high pressure gas pipeline safeguarding zone	No
Area of Outstanding Natural Beauty	None
Planning Policy designations	Policy 45 Development in the Countryside Policy 50 Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area
On site physical features of note	Boundary planting implemented as part of existing consent, stables
Miscellaneous	Perception of a closing of the rural gap / openness
Access	Assumed to be via existing vehicular access from Newells Lane
SUMMARY – issues that may affect placement of pitches:	LWS covers whole site TPO covers whole site but not full tree cover – assume all trees within polygon are protected

PDA34 Greenacre, Cemetery Lane, Woodmancote	
TPOs	None
Listed buildings	None
National Nature Reserves	None
Conservation Area	None
Local Wildlife Site	None
Brent Geese	None
Flood Zones	None
Site of Special Scientific Interest / SPA	Appears to be within 5.6km zone of influence for Chichester and Langstone Harbours SPA
Ramsar	No
Contaminated Land	No
Area of Outstanding Natural Beauty	None
Within high pressure gas pipeline safeguarding zone	No
Constraints on design and layout of the site	Consider the relationship to WSCC site to the south
Planning Policy designations	Policy 45 Development in the Countryside Policy 50 Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area
On site physical features of note	Tree-lined, one tree in middle of site Some existing patches of hardstanding
Miscellaneous	Western portion of site lies within 'Strategic Wildlife Corridor'

	<p>Consider the relationship to WSCC site to the south</p> <p>Impact of site on local character and amenity likely to be minimal – principal area sits at rear of established WSCC site with access through entrance of former Army Camp</p>
Access	Assumed to be from south east corner of site
SUMMARY – issues that may affect placement of pitches:	<p>Need to take account of existing consented pitches – look at existing hardstanding & paddock areas in north of site. PDA states “no need to reconfigure [site to meet future need], adequate space to meet need”.</p> <p>Strategic wildlife corridor on western edge of site – this should be avoided (though consideration may need to be given to the boundary of this feature in light of the existing consent on the site).</p>

EWB03 The Stables, Bracklesham Lane, Bracklesham	
TPOs	None
Listed buildings	Grade II Listed Building c.175m west
National Nature Reserves	None
Conservation Area	None
Local Wildlife Site	None
Brent Geese	None
Flood Zones	None
Site of Special Scientific Interest / SPA	Appears to be within 5.6km zone of influence for Chichester and Langstone Harbours SPA
Ramsar	None
Contaminated Land	No data
Within high pressure gas pipeline safeguarding zone	No data
Area of Outstanding Natural Beauty	None
Planning Policy designations	<p>Policy 7 Masterplanning Strategic Development</p> <p>Policy 24 East Wittering and Bracklesham Strategic Development</p> <p>Policy 45 Development in the Countryside</p> <p>Policy 50 Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area</p>
On site physical features of note	None
Miscellaneous	Appears to have permanent house built on the plot
Access	Assume access is from north-east of corner of site from B2198 Bracklesham Lane
SUMMARY – issues that may affect placement of pitches:	None but note proximity of LB

BI04 Cherry West Meadow, Sidlesham Lane, Birdham	
TPOs	None
Listed buildings	Grade II Listed Building 75m to the north (Mill House)
National Nature Reserves	None
Conservation Area	None
Local Wildlife Site	None
Brent Geese	None
Flood Zones	None
Site of Special Scientific Interest	Appears to be within 5.6km zone of influence for Pagham Harbour SPA and Chichester and Langstone Harbours spa
Area of Outstanding Natural Beauty	None
Ramsar	None
Contaminated Land	No data
Within High Pressure Gas Pipeline safeguarding zone	No data
Planning Policy designations	Policy 22 Integrated Coastal Zone Management for the Manhood Peninsular Policy 50 Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area
On site physical features of note	Existing access and some land being used for car storage
Miscellaneous	None
Access	Assume access via existing track in south-east of site from Sidlesham Lane
SUMMARY – issues that may affect placement of pitches:	Listed building to the west

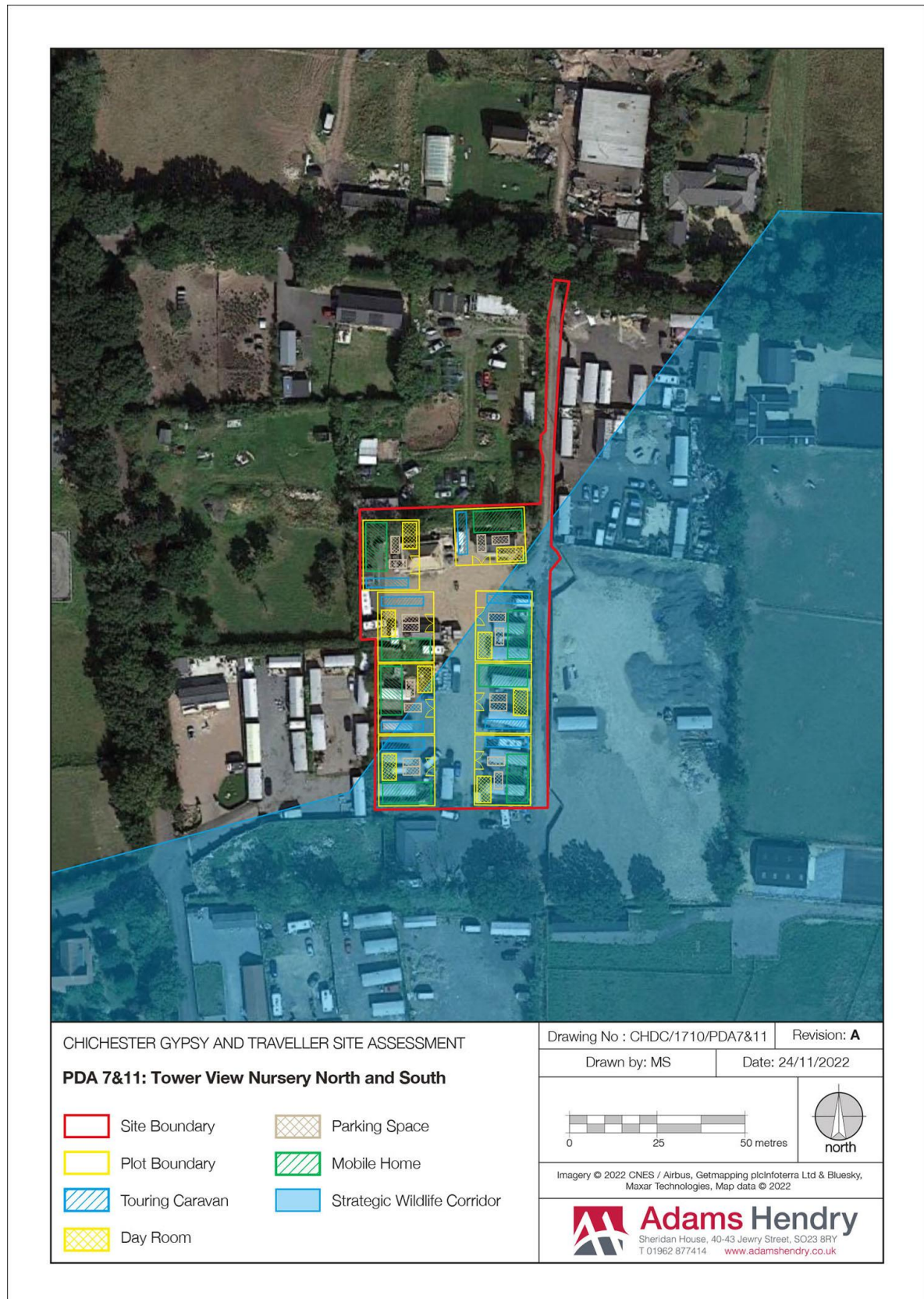
HU01 Land South of Little Willows, Hunston Road, Hunston	
TPOs	None
Listed buildings	None
National Nature Reserves	None
Conservation Area	None
Local Wildlife Site	Small portion of site in LWS (eastern edge)
Brent Geese	None
Flood Zones	None
Site of Special Scientific Interest / SPA	Appears to be within 5.6km buffer zone for Chichester and Langstone Harbours SPA and Pagham Harbour SPA
Ramsar	None
Contaminated Land	No data

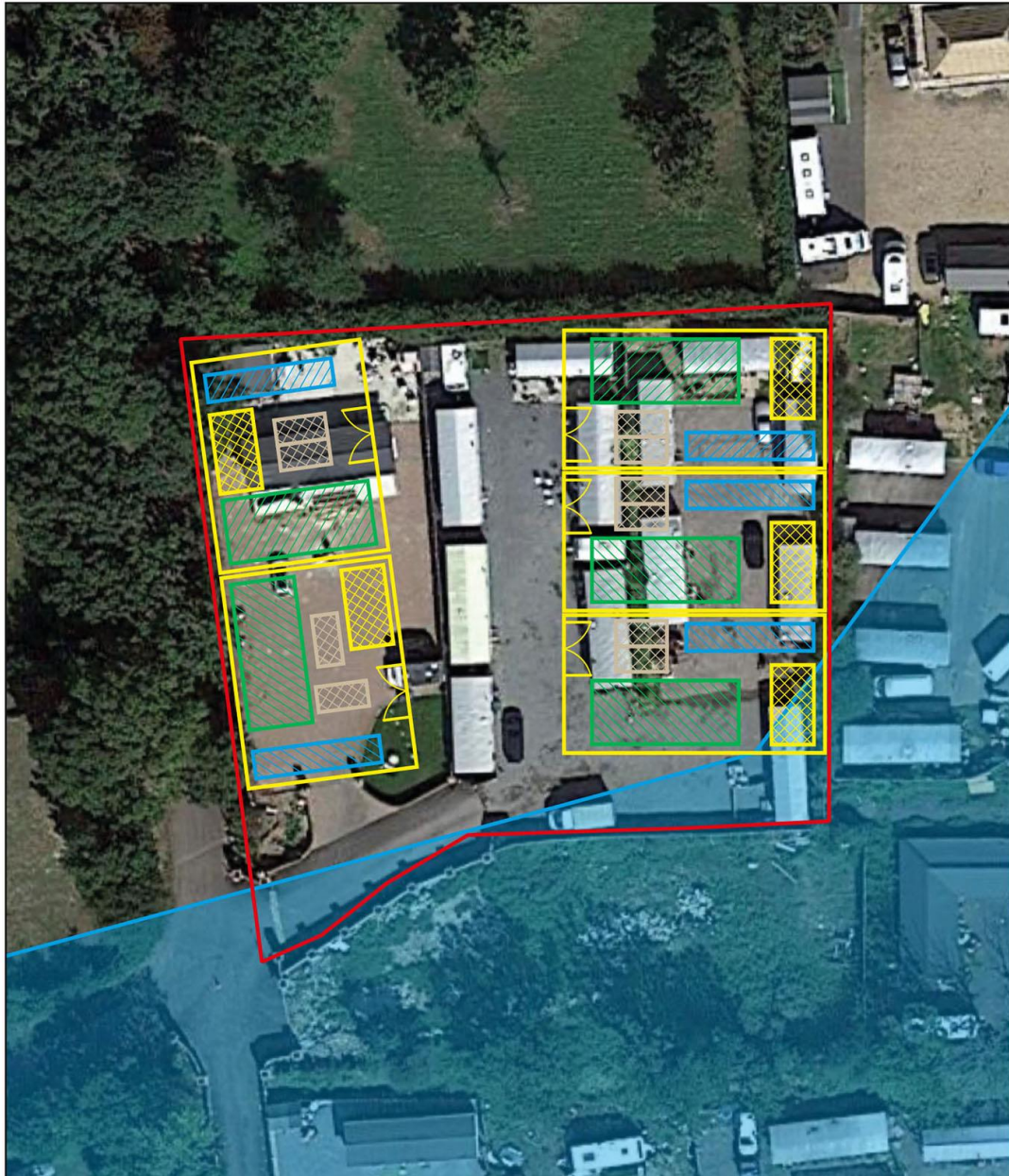
Within high pressure gas pipeline safeguarding zone	No data
Area of Outstanding Natural Beauty	none
Planning Policy designations	Policy 22 Integrated Coastal Zone Management for the Manhood Peninsular Policy 45 Development in the Countryside Policy 50 Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area Policy 51 Development and Disturbance of Birds in Pagham Harbour Special Protection Area
On site physical features of note	None
Miscellaneous	None
Access	Assume access from B2145, via existing gated access point in north-west of site.
SUMMARY – issues that may affect placement of pitches:	LWS in the eastern portion of the site, buffer likely to be necessary which could reduce capacity.

HBI0028 Pinks Four, Pinks Lane, Birdham	
TPOs	None (but access road is lined with trees protected by a TPO (ref 96/00034/TPO))
Listed buildings	None in the immediate proximity
National Nature Reserves	None
Conservation Area	None
Local Wildlife Site	None
Brent Geese	None
Flood Zones	None
Site of Special Scientific Interest / SPA	None
Ramsar	None
Contaminated Land	Not known
Within high pressure gas pipeline safeguarding zone	Not known
Area of Outstanding Natural Beauty	None
Miscellaneous	Application currently pending determination for 150 houses on unallocated site directly to the north (CDC application reference 21/01830/OUT)
Planning Policy designations	Policy 50 Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Area

	Policy 22 Integrated Coastal Zone Management for the Manhood Peninsular
	Countryside Policies
On-site physical features of note	Stables and fence associated with use of land for horse grazing, with Railway carriage used as associated mess room
Access	Existing vehicular access via Pinks Lane off of Bell Lane
<p>SUMMARY – issues that may affect placement of pitches: No issues identified that may affect pitch placement (but outcome of pending housing application to the north to be closely monitored).</p> <p>Adequate protection required for TPO-protected trees along the only vehicular access route during vehicle movements (Pinks Lane)</p>	








Appendix 2: Pitch Capacity Assessment Potential Site Layouts





CHICHESTER GYPSY AND TRAVELLER SITE ASSESSMENT

PDA10: Connors, Scant Road East

- | | |
|---|---|
|  Site Boundary |  Parking Space |
|  Plot Boundary |  Mobile Home |
|  Touring Caravan |  Strategic Wildlife Corridor |
|  Day Room | |

Drawing No : CHDC/1710/PDA10 Revision: **A**

Drawn by: MS Date: 24/11/2022



Imagery © 2022 CNES / Airbus, Getmapping plc/Infoterra Ltd & Bluesky, Maxar Technologies, Map data © 2022











Adams Hendry
 Sheridan House, 40-43 Jewry Street, SO23 8RY
 T 01962 877414 www.adamshendry.co.uk



CHICHESTER GYPSY AND TRAVELLER SITE ASSESSMENT

PDA12 Sunrise, Main Road, Southbourne

- | | |
|---|---|
|  Site Boundary |  Parking Space |
|  Plot Boundary |  Mobile Home |
|  Touring Caravan |  AONB |
|  Day Room |  PROWL |

Drawing No : CHDC/1710/PDA12

Revision: **A**

Drawn by: MS

Date: 23/11/2022



Imagery © 2022 CNES / Airbus, Getmapping plc/Infoterra Ltd & Bluesky, Maxar Technologies, Map data © 2022



Adams Hendry

Sheridan House, 40-43 Jewry Street, SO23 8RY
T 01962 877414 www.adamshendry.co.uk



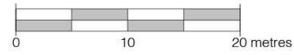
CHICHESTER GYPSY AND TRAVELLER SITE ASSESSMENT

PDA17: Kia Ora Nurseries/Land East of Nutbourne Park

- Site Boundary
- Plot Boundary
- Touring Caravan
- Day Room
- Parking Space
- Mobile Home

Drawing No : CHDC/1710/PDA17 Revision: **A**

Drawn by: MS Date: 24/11/2022



Imagery © 2022 CNES / Airbus, Getmapping plc/Infoterra Ltd & Bluesky, Maxar Technologies, Map data © 2022

Adams Hendry
 Sheridan House, 40-43 Jewry Street, SO23 8RY
 T 01962 877414 www.adamshendry.co.uk



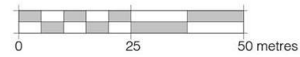
CHICHESTER GYPSY AND TRAVELLER SITE ASSESSMENT

PDA19: Land at Lakeside Barn, Hunston Road

- Site Boundary
- Plot Boundary
- Touring Caravan
- Day Room
- Parking Space
- Mobile Home
- Local Wildlife Site

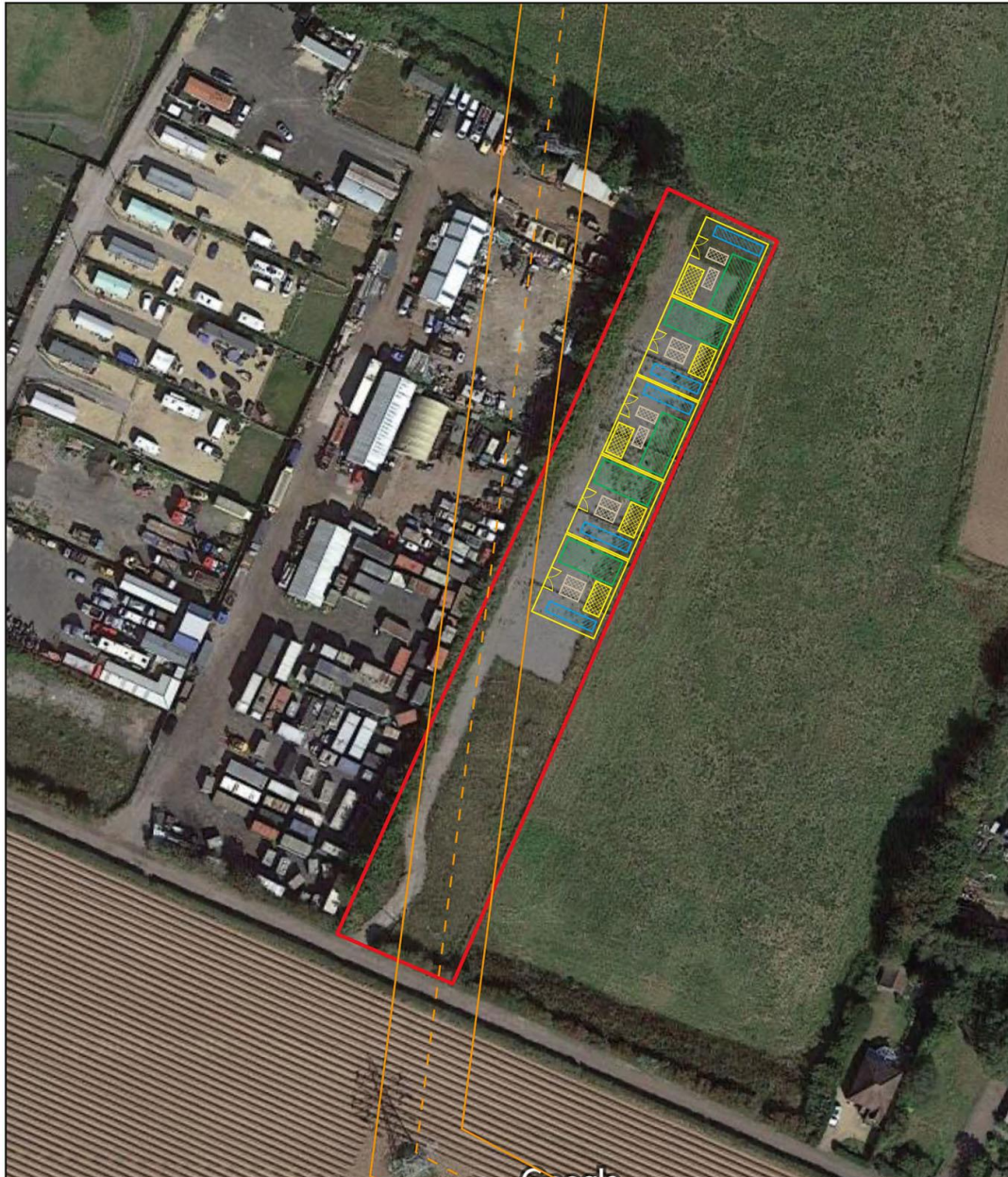
Drawing No : CHDC/1710/PDA19 Revision: **A**

Drawn by: MS Date: 23/11/2022



Imagery © 2022 CNES / Airbus, Getmapping plc/Infoterra Ltd & Bluesky, Maxar Technologies, Map data © 2022

Adams Hendry
 Sheridan House, 40-43 Jewry Street, SO23 8RY
 T 01962 877414 www.adamshendry.co.uk



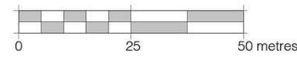
CHICHESTER GYPSY AND TRAVELLER SITE ASSESSMENT

PDA24: Land West of Harwood, Cemetery Lane

- | | |
|-----------------|--|
| Site Boundary | Parking Space |
| Plot Boundary | Mobile Home |
| Touring Caravan | Electricity Transmission Line + 10m Exclusion Zone |
| Day Room | |

Drawing No : CHDC/1710/PDA24 Revision: **A**

Drawn by: MS Date: 22/11/2022



Imagery © 2022 CNES / Airbus, Getmapping plc/Infoterra Ltd & Bluesky, Maxar Technologies, Map data © 2022



Adams Hendry
 Sheridan House, 40-43 Jewry Street, SO23 8RY
 T 01962 877414 www.adamshendry.co.uk



CHICHESTER GYPSY AND TRAVELLER SITE ASSESSMENT

PDA 25: Oakfield (Land East of Tower View Nursery)

- Site Boundary
- Plot Boundary
- Touring Caravan
- Day Room
- Parking Space
- Mobile Home
- Strategic Wildlife Corridor

Drawing No : CHDC/1710/PDA25 Revision: **A**

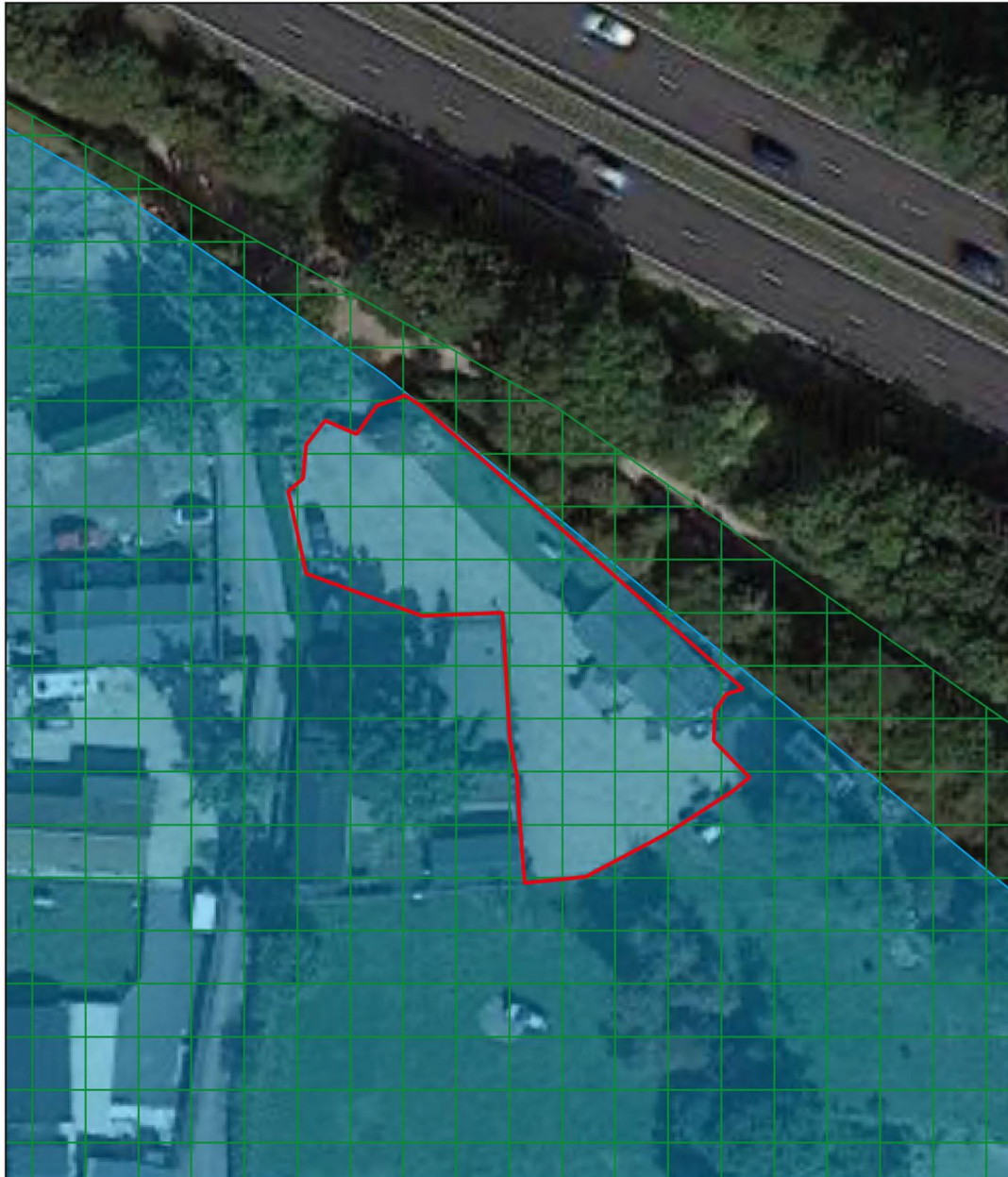
Drawn by: MS Date: 24/11/2022



Imagery © 2022 CNES / Airbus, Getmapping plc/Infoterra Ltd & Bluesky, Maxar Technologies, Map data © 2022











Adams Hendry
 Sheridan House, 40-43 Jewry Street, SO23 8RY
 T 01962 877414 www.adamshendry.co.uk



CHICHESTER GYPSY AND TRAVELLER SITE ASSESSMENT

PDA33 Plot J, Pond Farm, Newells Lane, West Ashling

- | | |
|---|---|
|  Site Boundary |  Parking Space |
|  Plot Boundary |  Mobile Home |
|  Touring Caravan |  Local Wildlife Site |
|  Day Room |  TPO Area |

Drawing No : CHDC/1710/PDA33

Revision: **A**

Drawn by: MS

Date: 23/11/2022



Imagery © 2022 CNES / Airbus, Getmapping plc/Infoterra Ltd & Bluesky, Maxar Technologies, Map data © 2022






Adams Hendry
 Sheridan House, 40-43 Jewry Street, SO23 8RY
 T 01962 877414 www.adamshendry.co.uk



CHICHESTER GYPSY AND TRAVELLER SITE ASSESSMENT

PDA34: Greenacre, Cemetery Lane, Woodmancote

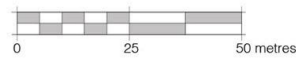
- | | |
|---|--|
|  Site Boundary |  Parking Space |
|  Plot Boundary |  Mobile Home |
|  Touring Caravan |  Existing Planning Permission |
|  Day Room |  Strategic Wildlife Corridor |

Drawing No : CHDC/1710/PDA34

Revision: **A**

Drawn by: MS

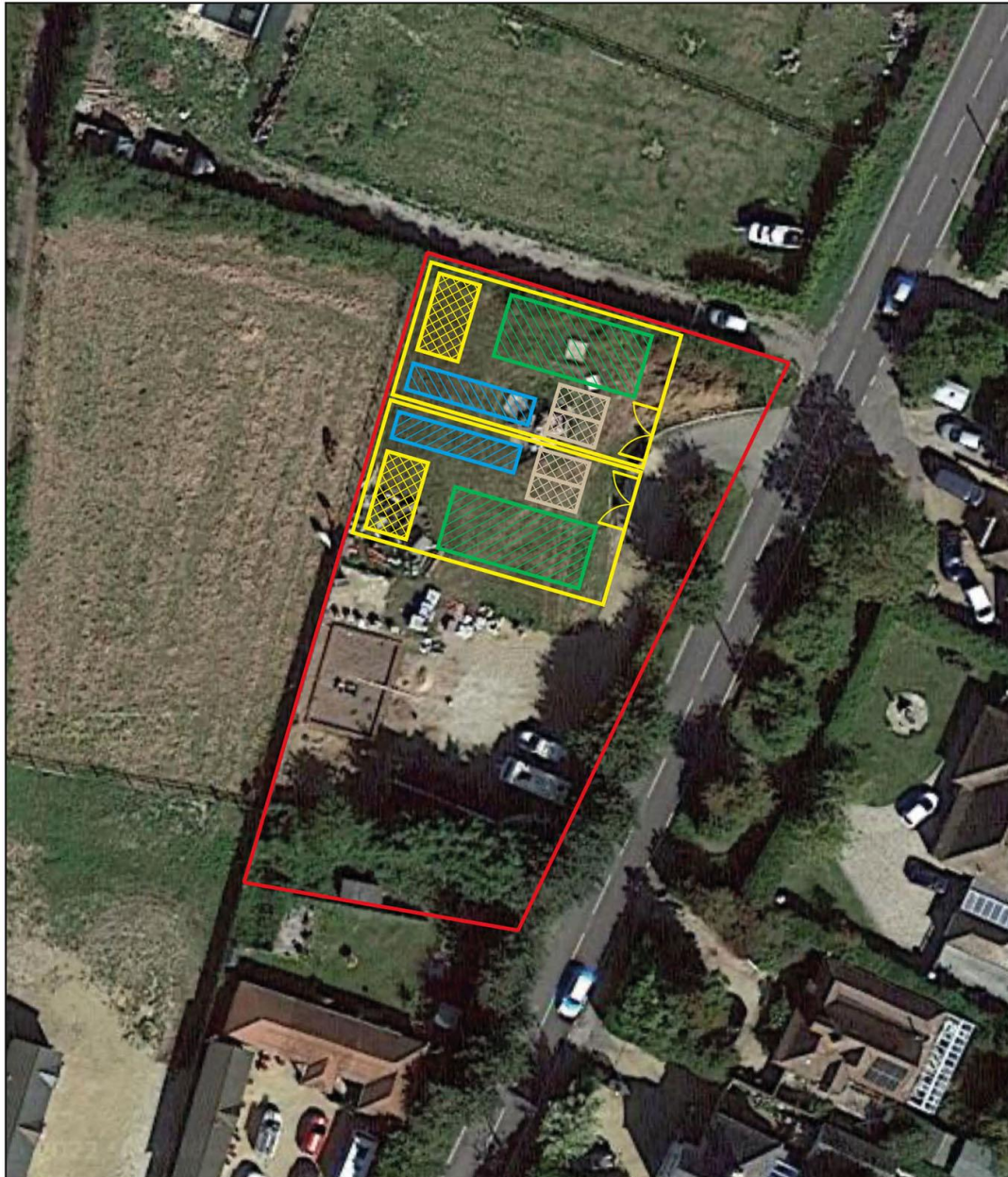
Date: 23/11/2022



Imagery © 2022 CNES / Airbus, Getmapping plc/Infoterra Ltd & Bluesky, Maxar Technologies, Map data © 2022



Adams Hendry
 Sheridan House, 40-43 Jewry Street, SO23 8RY
 T 01962 877414 www.adamshendry.co.uk



CHICHESTER GYPSY AND TRAVELLER SITE ASSESSMENT

EWB03: The Stables, Bracklesham Lane, Bracklesham

- Site Boundary
- Plot Boundary
- Touring Caravan
- Day Room
- Parking Space
- Mobile Home

Drawing No : CHDC/1710/EWB03 Revision: **A**

Drawn by: MS Date: 24/11/2022



Imagery © 2022 CNES / Airbus, Getmapping plc/Infoterra Ltd & Bluesky, Maxar Technologies, Map data © 2022

Adams Hendry
 Sheridan House, 40-43 Jewry Street, SO23 8RY
 T 01962 877414 www.adamshendry.co.uk



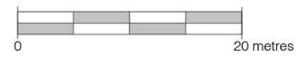
CHICHESTER GYPSY AND TRAVELLER SITE ASSESSMENT

BI04: Cherry West Meadow

- Site Boundary
- Plot Boundary
- Touring Caravan
- Day Room
- Parking Space
- Mobile Home

Drawing No : CHDC/1710/BI04 Revision: **A**

Drawn by: MS Date: 24/11/2022



Imagery © 2022 CNES / Airbus, Getmapping plc/Infoterra Ltd & Bluesky, Maxar Technologies, Map data © 2022



Adams Hendry
 Sheridan House, 40-43 Jewry Street, SO23 8RY
 T 01962 877414 www.adamshendry.co.uk



CHICHESTER GYPSY AND TRAVELLER SITE ASSESSMENT

HU01: Land South of Little Willows

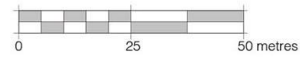
- | | |
|-----------------|---------------------|
| Site Boundary | Parking Space |
| Plot Boundary | Mobile Home |
| Touring Caravan | Local Wildlife Site |
| Day Room | |

Drawing No : CHDC/1710/HU01

Revision: **A**

Drawn by: MS

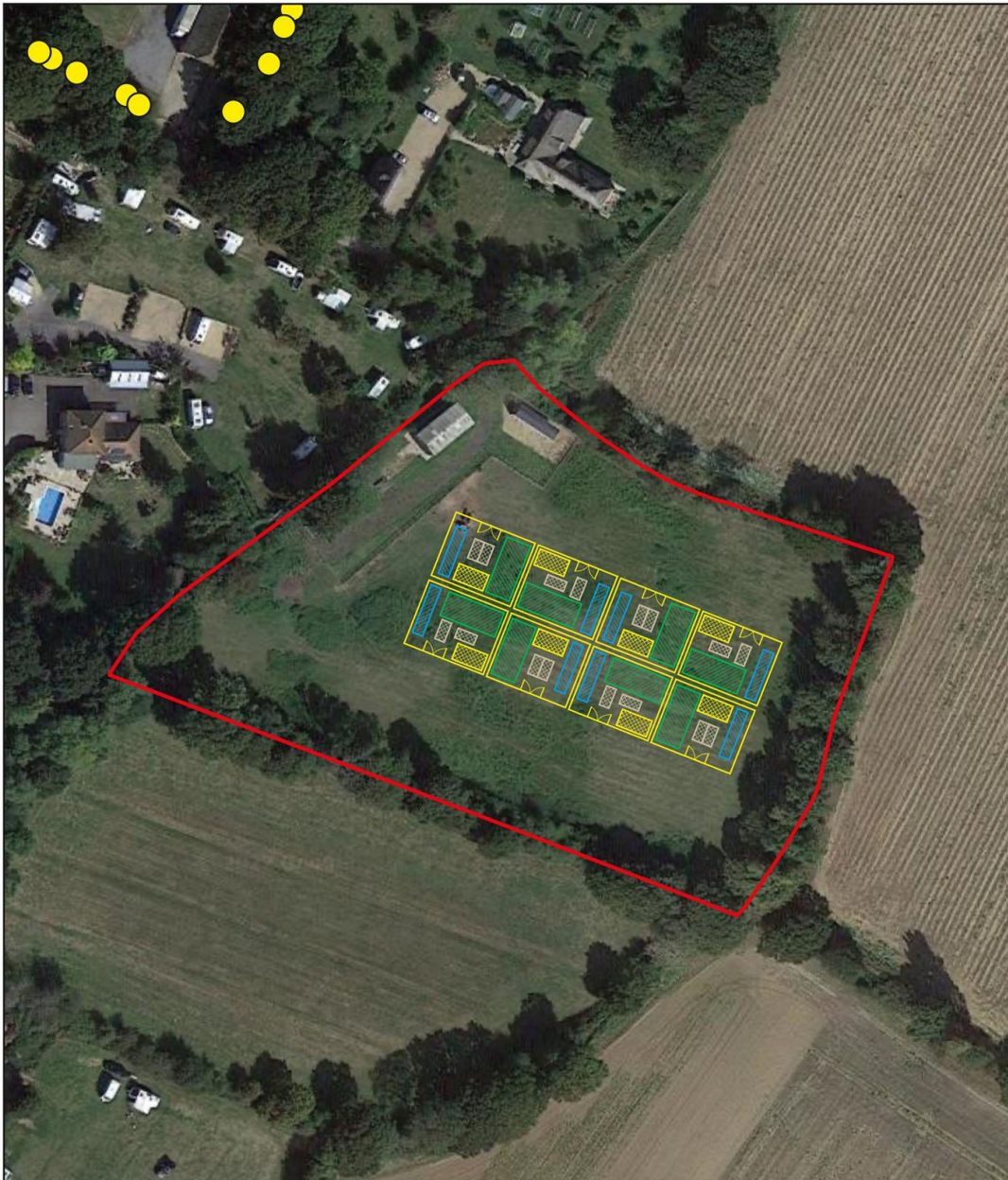
Date: 24/11/2022



Imagery © 2022 CNES / Airbus, Getmapping plc/Infoterra Ltd & Bluesky, Maxar Technologies, Map data © 2022



Adams Hendry
 Sheridan House, 40-43 Jewry Street, SO23 8RY
 T 01962 877414 www.adamshendry.co.uk



CHICHESTER GYPSY AND TRAVELLER SITE ASSESSMENT

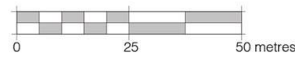
HBI0028: Pinks Four, Bell Lane

- Site Boundary
- Plot Boundary
- Touring Caravan
- Day Room
- Parking Space
- Mobile Home
- Tree Protection Order

Drawing No : CHDC/1710/HBI0028 Revision: **A**

Drawn by: MS

Date: 15/12/2022



Imagery © 2022 CNES / Airbus, Getmapping plcinforterra Ltd & Bluesky, Maxar Technologies, Map data © 2022



Adams Hendry
 Sheridan House, 40-43 Jewry Street, SO23 8RY
 T 01962 877414 www.adamshendry.co.uk

Appendix 3: Pitch Capacity Assessment Relevant Local Plan Policies

Policy 7

Masterplanning Strategic Development

Development of the strategic locations identified in the Local Plan will be planned through a comprehensive masterplanning process. Preparation of masterplans will involve the active participation and input of all relevant stakeholders, including the Council, landowners, developers, the local community, service providers and other interested parties. Masterplans will be developed in consultation with the Council prior to the submission of a planning application.

Masterplans will be expected to achieve the following **(proportionate to the scale of development)**:

1. Include an indicative development layout and phasing and implementation plan;
2. Incorporate high standards of urban design and architecture that respects the character of the landscape, heritage, adjacent and nearby settlements and built development, reflecting the urban to rural transition with appropriate boundary treatment;
3. Make effective use of the site through the application of appropriate densities in terms of scale, height and massing, and its relationship to adjoining buildings and landscape;
4. Create a strong sense of place, ensuring the proposed development makes a positive contribution to local character and distinctiveness;
5. Plan for integrated development, providing for a mix of housing that addresses the range of local housing needs, and encourages community cohesion;
6. Reduce the need for car use and encourage sustainable modes of travel, including provision for public transport, cycle routes, footpaths and bridleways;
7. Create a network of permeable and interconnected streets and public spaces;
8. Include measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks;
9. Provide for timely delivery of physical infrastructure, including sewage connections and fibre optic broadband;
10. Provide for appropriate employment provision and community facilities to serve the new development (e.g. local shops, community halls, schools and health facilities);
11. Provide for accessible open space to meet identified local needs and/or increase accessibility to existing open spaces;
12. Incorporate a green infrastructure strategy, providing an integrated network of green spaces, taking advantage of opportunities for off-site links to the Coast, South Downs National Park and wider green network, and where necessary providing alternative recreational space to mitigate potential environmental impacts of development on EU designated sites;
13. Provide appropriate measures to mitigate flood risk and ensure that the development is resilient to the potential impacts of climate change;
14. Assess the potential for including renewable energy schemes; and
15. Demonstrate a good understanding and respect for the natural environment, its heritage assets and their setting both within the site and in the wider locality,

whether designated or not, and include details of how the natural environment and heritage assets will be preserved, conserved and enhanced.

A management plan must be produced as part of the masterplanning process to demonstrate how infrastructure and community assets will be maintained and managed following completion of development.

Policy 20

Southbourne Strategic Development

Land at Southbourne will be allocated for development in the Southbourne Neighbourhood Plan including any amendments to the Settlement Boundary. Development which is required to be planned for will include:

- 300 homes;
- Supporting local facilities and community uses; and
- Open space and green infrastructure.

The neighbourhood plan process will involve the active participation and input from the local community, all relevant stakeholders, including the Council, landowners, service providers and other interested parties. Development will be masterplanned in accordance with Policy 7 at a level proportionate to the scale of development. Taking into account site-specific requirements, development should:

- Be planned as an extension(s) to Southbourne, that is well integrated with the village and provides good access to existing facilities;
- Be located and designed to minimise impact on the surrounding landscape, paying particular regard to the setting of the Chichester Harbour AONB and avoiding coalescence with neighbouring settlements; and
- Take a comprehensive approach to the provision and design of open space and green infrastructure, taking account of the needs of the parish, and with special regard to the need to mitigate potential impacts of recreational disturbance on the Chichester Harbour SAC/SPA/Ramsar.

Policy 22

Integrated Coastal Zone Management for the Manhood Peninsula

The Council will prepare plans, strategies, projects and other measures, in partnership with other organisations and local communities, to ensure that the Manhood Peninsula is planned for in a coordinated and integrated manner, whilst recognising the individual needs of the communities within the area.

Proposals and initiatives will be supported that promote the following general objectives:

1. Facilitate the economic, environmental and social well-being of the area;
2. Address proposals for the coastline and coastal communities set out in Coastal Defence Strategies and Shoreline Management Plans;
3. Contribute to greater safeguarding of property from flooding or erosion and/or enable the area and pattern of development to adapt to change, including the

- relocation of current settlement areas, and vulnerable facilities and infrastructure that might be directly affected by the consequences of climate change;
4. Provide resources to improve the process of harbour and coastal management, incorporating and integrating social, recreational, economic, physical and environmental issues and actions;
 5. Improve infrastructure to support sustainable modes of transport, especially cycle ways, bridleways and footpaths, including the National Coastal Footpath; and
 6. Provide the means of supporting regeneration on the Manhood Peninsula.

All development proposals must take account of relevant Surface Water Management Plans, Catchment Flood Management Plans and related flood defence plans and strategies. Financial contributions may be required from development on sites where measures to address flood risk or to improve the environmental quality of watercourses have been identified by these plans and strategies.

Policy 24

East Wittering and Bracklesham Strategic Development

Land at East Wittering/Bracklesham will be allocated for development in the East Wittering/Bracklesham Neighbourhood Plan including any amendments to the Settlement Boundary. Development which is required to be planned for will include:

- 180 homes;
- Employment land (subject to investigation of potential sites); and
- Supporting community facilities and open space.

The neighbourhood plan process will involve the active participation and input from the local community and all relevant stakeholders, including the Council, landowners, service providers and other interested parties. Development will be masterplanned in accordance with Policy 7, at a level proportionate to the scale of development. Taking into account site-specific requirements, development should:

- Be planned as an extension(s) to East Wittering/Bracklesham, that is well integrated and provides good access to existing facilities in the village; and
- Take a comprehensive approach to the provision and design of open space and green infrastructure, taking account of the needs of the parish, and with special regard to the need to mitigate potential impacts of recreational disturbance on the Chichester Harbour SAC/SPA/Ramsar and the Medmerry Realignment.

Encouragement and support will be given to proposals that facilitate enhancement of the public realm, especially within the village centre and areas along and connecting to the seafront.

Policy 43

Chichester Harbour Area of Outstanding Natural Beauty (AONB)

The impact of individual proposals and their cumulative effect on Chichester Harbour AONB and its setting will be carefully assessed. Planning permission will be granted where it can be **demonstrated that all the following criteria have been met:**

1. The natural beauty and locally distinctive features of the AONB are conserved and enhanced;

2. Proposals reinforce and respond to, rather than detract from, the distinctive character and special qualities of the AONB;
3. Either individually or cumulatively, development does not lead to actual or perceived coalescence of settlements or undermine the integrity or predominantly open and undeveloped, rural character of the AONB and its setting; and
4. Is appropriate to the economic, social and environmental well-being of the area or is desirable for the understanding and enjoyment of the area (where this is consistent with the primary purpose of conserving and enhancing natural beauty); and
5. The policy aims of the Chichester Harbour AONB Management Plan.

Opportunities for remediation and improvement of damaged landscapes will be taken as they arise.

Policy 45

Development in the Countryside

Within the countryside, outside Settlement Boundaries, development will be granted where it requires a countryside location and meets the essential, small scale, and local need which cannot be met within or immediately adjacent to existing settlements.

Planning permission will be granted for sustainable development in the countryside where it can be **demonstrated that all the following criteria have been met:**

1. The proposal is well related to an existing farmstead or group of buildings, or located close to an established settlement;
2. The proposal is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses; and
3. Proposals requiring a countryside setting, for example agricultural buildings, ensure that their scale, siting, design and materials would have minimal impact on the landscape and rural character of the area.

Applications for retail development in the countryside will be considered where it has been demonstrated that the appropriate sequential and/or impact assessments have been undertaken. Local/small scale farm shops will be permitted provided they sell goods that have predominantly been produced on the farm.

Policy 50

Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas

It is Natural England's advice that all net increases in residential development within the 5.6km 'Zone of Influence' are likely to have a significant effect on the Chichester and Langstone Harbours SPA either alone or in-combination with other developments and will need to be subject to the provisions of Regulation 61 of the Conservation of Habitats and Species Regulations 2010. In the absence of appropriate avoidance and/or mitigation measures that will enable the planning authority to ascertain that the development would not adversely affect the integrity of the SPA, planning permission will not be granted because the tests for derogations in Regulation 62 are unlikely to be met. Furthermore, such development would not have the benefit of the presumption in favour of sustainable development in the National Planning Policy Framework.

Net increases in residential development, which incorporates appropriate avoidance/mitigation measures, which would avoid any likelihood of a significant effect on the SPA, will not require an 'appropriate assessment'. Appropriate avoidance/mitigation measures will comprise:

- a) A contribution in accordance with the joint mitigation strategy outlined in Phase III of the Solent Disturbance and Mitigation Project; or
- b) A developer provided package of measures associated with the proposed development designed to avoid any significant effect on the SPA; or
- c) A combination of measures in (a) and (b) above.

Avoidance/mitigation measures will need to be phased with development and shall be maintained in perpetuity. All mitigation measures in (a), (b) and (c) above must be agreed to be appropriate by Natural England. They should also have regard to the Chichester Harbour AONB Management Plan.

The provisions of this policy do not exclude the possibility that some residential schemes either within or outside the Zone of Influence might require further assessment under the Habitats Regulations. For example, large schemes, schemes proposing bespoke avoidance/mitigation measures, or schemes proposing an alternative approach to the protection of the SPAs. Such schemes will be assessed on their own merits, and subject to advice from Natural England.

Policy 51

Development and Disturbance of Birds in Pagham Harbour Special Protection Area

Net increases in residential development within the 3.5km 'Zone of Influence' are likely to have a significant effect on the Pagham Harbour SPA either alone or in-combination with other developments and will need to be subject to the provisions of Regulation 61 of the Conservation of Habitats and Species Regulations 2010. In the absence of appropriate avoidance and/or mitigation measures that will enable the planning authority to ascertain that the development would not adversely affect the integrity of the SPA, planning permission will not be granted because the tests for derogations in Regulation 62 are unlikely to be met. Furthermore, such development would not have the benefit of the presumption in favour of sustainable development in the National Planning Policy Framework.

Net increases in residential development, which incorporates appropriate avoidance/mitigation measures, which would avoid any likelihood of a significant effect on the SPA, will not require 'appropriate assessment'. Appropriate avoidance/mitigation measures will comprise:

- a) A contribution towards the appropriate management of the Pagham Harbour Local Nature Reserve in accordance with the LNR Management Plan; or
- b) A developer provided package of measures associated with the proposed development designed to avoid any significant effect on the SPA; or
- c) A combination of measures in (a) and (b) above.

Avoidance/mitigation measures will need to be phased with development and shall be maintained in perpetuity. All mitigation measures in (a), (b) and (c) above must be agreed to be appropriate by Natural England in consultation with owners and managers of the land within the SPA

The provisions of this policy do not exclude the possibility that some residential schemes either within or outside the Zone of Influence might require further assessment under the Habitats Regulations. For example, large schemes, schemes proposing bespoke avoidance/mitigation measures, or schemes proposing an alternative approach to the protection of the SPAs. Such schemes will be assessed on their own merits, and subject to advice from Natural England.