

Chichester Local Plan 2021 - 2039

Southbourne Broad Location for Development

Background Paper



January 2023

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Note: The Background Paper was updated in February 2023 to correct an error on the map at Appendix 2 and to update paragraph 4.5.

1. Introduction

- 1.1. Chichester District Council is in the process of preparing the Chichester Local Plan 2021 – 2039. It will identify land allocations or, in some cases, the locations to deliver growth for the Chichester Plan Area over the next 17 years to 2039. When adopted, it will replace the Chichester Local Plan Key Policies 2014-2029.
- 1.2. The purpose of this background paper is to set out how the identification of a Broad Location for Development (BLD) at Southbourne has evolved, future delivery and policy considerations.

2. Background

Local Plan Review

- 2.1. The Chichester Local Plan Key Policies 2014-2029 was adopted in July 2015. Southbourne is identified in the second tier of the adopted Local Plan settlement hierarchy as one of four ‘Settlement Hubs’, which are considered appropriate locations for strategic scale allocations together with development for employment, leisure, retail and community facilities.
- 2.2. Southbourne was identified in the adopted Local Plan as a location for medium scale expansion with land to be identified through the Southbourne Neighbourhood Plan for 300 dwellings and supporting infrastructure (Policy 20). The new development would meet identified local needs and reinforce Southbourne’s role as a centre providing a range of dwellings, workplaces, social and community facilities.
- 2.3. However, due to uncertainty about delivery of future infrastructure, the adopted Local Plan was not able to meet the full identified housing need for the area. To address this, the Council committed to undertake a Local Plan Review within five years of adoption with the aim of identifying further sites to meet the unmet housing need.
- 2.4. An [Issues and Options](#) consultation was published in June 2017. This identified a number of ‘broad locations’ that may have potential for large scale development (more than 500 dwellings); one of the identified locations was Southbourne¹. In 2018, the Council published the [Local Plan Review 2016-2035 Preferred Approach](#) for public consultation under Regulation 18. This proposed that Southbourne be identified as a Strategic Development Location (SDL). Policy AL13 provided for 1,250 dwellings to come forward through the Neighbourhood Plan process together with employment land and community uses.
- 2.5. The scale of development proposed has since been reduced to 1,050 dwellings to reflect the proportionate reduction in housing numbers across the parishes in the east west corridor as a consequence of the limit on numbers in the southern plan area.

¹ Further detail on how the spatial strategy and distribution of development has evolved as preparation of the Local Plan 2021 – 2039 has progressed is set out in the Housing Background Paper

- 2.6. The Council intend to publish the Chichester Local Plan 2021 – 2039 for pre-submission consultation under Regulation 19 Local Plan in February 2023 (Regulation 19 Local Plan). For the reasons set out in this paper it has been decided not to continue with the policy approach as proposed in the Preferred Approach but rather identify Southbourne as a Broad Location for Development (BLD).

Southbourne Neighbourhood Plan

- 2.7. The Southbourne Parish Neighbourhood Plan 2014-2029 was made in December 2015. The Southbourne Parish Neighbourhood Plan Review 2019-2037 (NP2) was commenced in March 2018, in order to bring it into line with the strategic requirements of the emerging Local Plan. The NP2 was progressed, therefore, on the basis of meeting the requirements of the Local Plan Preferred Approach and sought to make provision for 1,250 dwellings.
- 2.8. In the early stages of NP2, three site options were the subject of public consultation: land to the east of Southbourne, to the west or using a combination of smaller sites. The small sites option was discounted as this would not provide sufficient land to deliver 1,250 dwellings, would result in piecemeal development and not provide the required community infrastructure improvements. The two remaining site options were subject to further public consultation and assessment, which led to the Pre-Submission NP2 (September 2020) proposing to allocate land to the east of Southbourne.
- 2.9. The accompanying Sustainability Appraisal (SA) assessed the relative sustainability merits of each option against nine SA themes. This found that other than the land to the east having the potential for impacts on the setting of designated heritage assets, both the east and west options would be likely to have similar effects. Both options were assessed as being likely to have significant adverse impacts, in the absence of mitigation measures, on the integrity of European and nationally designated sites and also lead to a reduction in the gap between Southbourne and Hambrook and Westbourne respectively. However, both options would have positive impacts on the SA themes of community (through delivery of a mix of housing types and tenures), economic viability (through the provision of community infrastructure and employment land), health and wellbeing (through the provision of multi-functional green infrastructure networks) and transportation (through design and location of development areas and facilitating active travel measures).
- 2.10. The allocation of land to the east of Southbourne was confirmed in the Submission NP2 (as Policy SB2). The NP2 was published for [consultation under Regulation 16](#) from April to June 2021. The examiner appointed to examine NPD held a hearing in January 2022; the single matter considered were the issues raised by the proposed Policy SB2.
- 2.11. The examiner is required to consider if the submitted neighbourhood plan meets 'Basic Conditions', including whether the plan is in general conformity with the strategic policies contained in the development plan for the area, which at the time of the examination was the Local Plan Key Policies 2014-2029. In his [report of March 2022](#), the examiner concluded that:

‘... NP2, taken as a whole, is not in general conformity with those strategic policies. It proposes a major strategic allocation, quite inconsistent with the LP and not in general conformity with it. I therefore conclude that NP2 does not comply with the Basic Conditions, and that it must be refused.’

- 2.12. Because the Examiner found that NP2 failed to meet the Basic Conditions, he did not go on to consider the merits of the proposed allocation SB2.
- 2.13. Following consideration of the Examiner’s report, Southbourne Parish Council decided on the 12 April 2022 to withdraw NP2 from further consideration. The Parish Council subsequently advised the Council of their intention to ‘hand back’ the strategic housing allocation for the Local Plan to make and justify.
- 2.14. On the 1 November 2022, the Parish Council published a modified neighbourhood plan (NP3) for consultation under Regulation 14. The plan does not include any new housing allocations.

3. Delivering strategic development in Southbourne

- 3.1. With the decision of Southbourne Parish Council to no longer proceed with the inclusion of a strategic allocation in their neighbourhood plan, the Council considered three options for taking forward development in Southbourne, namely:
 - Option 1 - redistribute the housing number elsewhere
 - Option 2 - allocate a strategic site
 - Option 3 - identify a Broad Location for Development

Option 1

- 3.2. As set out in the Housing Background Paper, the preferred spatial strategy is to focus the majority of growth at Chichester and the east west corridor, with a focus on the Settlement Hubs within the corridor. To redistribute the housing number to other parts of the plan area would not be consistent with the preferred spatial strategy nor reflective of the role of Southbourne as one of the more sustainable locations in the plan area capable of delivering strategic scale development. The ability to redistribute the number to other locations within the east/west corridor is also severely limited due to infrastructure constraints (impact on A27 junctions) or environmental restrictions (wastewater treatment capacity). For these reasons, Option 1 was discounted.

Option 2

- 3.3. In order to allocate a site in a Local Plan, it needs to have gone through a rigorous process to ensure that the Council can demonstrate that the allocated site is suitable, given reasonable alternatives, and is based on proportionate evidence. Given there is more than one site or combination of sites that could come forward as an allocation in Southbourne, a clear process setting out for why one site was chosen over another would be needed, informed by site specific technical information.
- 3.4. The work carried out by the Council to date on Southbourne has been based on the principle of it being a suitable location for strategic scale development rather than

considering the comparative suitability of specific sites to deliver that development. Whilst some technical work was available for the preparation of the Southbourne Neighbourhood Plan review, this was not at a sufficiently detailed or consistent basis across all potential sites to justify the making of a Local Plan allocation.

- 3.5. The allocation of a strategic site at Southbourne would also be a significant change in approach at a late stage of the Local Plan preparation process. The additional technical evidence that would need to be undertaken to justify a Local Plan allocation at this stage would impact significantly in terms of delay to the finalisation of the Regulation 19 Local Plan and its subsequent submission to the Secretary of State for examination. For these reasons Option 2 was discounted.

Option 3

- 3.6. The identification of a BLD is consistent with the National Planning Policy Framework (NPPF). Paragraph 68 states that for years 6 -10 of the plan, local authorities should through their planning policies identify a supply of 'specific, developable sites or broad locations for growth'.
- 3.7. There is no definition of 'broad locations' in national policy. It is generally taken to be an area within which housebuilding could reasonably be expected to take place based on the availability of land having regard to the Housing and Economic Land Availability Assessment (HELAA). A BLD does not have a specific geographic location or physical boundary. Areas are identified as broad locations because at that stage it is not yet possible to identify the precise boundaries of a site until further detailed site work has been done. By identifying a broad location gives flexibility and may increase the prospect of appropriate and effective growth i.e. where there is some doubt as to the most effective site boundary could prevent growth coming forward or prevent the most sustainable solution. However, a broad location might be expected to accommodate a significant amount of development; in some cases a single site may be of a sufficient size to accommodate all of the potential development or a number of sites that abut other sites may be considered together.
- 3.8. The identification of a BLD at Southbourne would have the benefit of avoiding the loss of the strategic growth already planned at Southbourne whilst allowing for further site specific technical work to be undertaken to enable an appropriate site(s) to be identified and allocated through a later Site Allocation DPD.

4. How the BLD boundary was identified

Housing and Economic Land Availability Assessment

- 4.1. The starting point for the identification of the extent of the BLD was the [Housing and Economic Land Availability Assessment \(HELAA\) \(March 2021\)](#). The HELAA is an assessment of the potential for housing development based on information provided by the site promoter. The HELAA involves a thorough strategic level assessment of whether a site is considered suitable, available and achievable during the plan period. Many sites have a number of constraints that need to be overcome before development can proceed. The HELAA considers whether such constraints can be overcome, whether constraints

may reduce or limit the quantum of development in any way and whether such constraints may affect achievability.

4.2. The HELAA assesses sites as ‘green’ unless:

- They already have planning permission or an existing site allocation under the Local Plan or a made Neighbourhood Plan and no changes are proposed;
- There are significant national policy or built or natural environmental designations affecting the site that would mean that development would in principle, be unacceptable;
- The site’s characteristics (gradient, existing use, access, proximity to hazards or sources of nuisance) and are such that development would likely not be achievable, either through direct impacts or the absence of appropriate mitigation;
- There are legal or viability reasons why a development would be unlikely to deliver within the 15 year timeframe.

4.3. The 2021 HELAA assessed 41 sites in Southbourne Parish (see Appendix 1). Of these, 18 sites were discounted because the site either had planning permission/were under construction (five sites); it was within the Chichester Harbour Area of Outstanding Natural Beauty (AONB) (eight sites); there was insurmountable access issues (two sites); it was in Flood Zone 3 (one site); or there was a legal restriction on the site use (in this case a Section 106 Agreement restricting use to open space) (two sites). These sites were not considered further for inclusion within the BLD.

4.4. The remaining 23 ‘green’ sites² were then considered further in terms of their relationship to the built up area of Southbourne village; relationship to other potential BLD sites and ability to form a cohesive development; and any site constraints that may limit their development potential. A further six sites were discounted at this stage from inclusion within a possible BLD (see Table 1).

Table 1 – Sites excluded from BLD

HELAA Reference	Site Address	Reason for exclusion from BLD
HSB0001a	Land at Willowbrook Riding Centre	The site’s location means that it is more related to Hambrook than Southbourne. It lies to the east of an area identified in the Landscape Gap Assessment (May 2019) as a potential strategic gap and is partly within the proposed Hambrook/Nutbourne Strategic Wildlife Corridor.
HSB0005a	Land at Wayside Cottage	The site now has the benefit of planning permission for 8 dwellings (permitted 23 June 2022)
HSB0006a	Land north of Woodfield Park Road	Site is physically separated from any other potential BLD site
HSB0009	Land at Hamcroft between Nutbourne West and East	The site does not immediately adjoin another potential BLD site and as a

² The detailed HELAA assessment of ‘green’ sites can be found at https://www.chichester.gov.uk/media/34935/Appendix-3-Detailed-site-assessment-forms-2021-update/doc/Appendix_3_Detailed_site_assessment_forms_2021_update.docx

HELAA Reference	Site Address	Reason for exclusion from BLD
		stand alone site it would not form a sustainable extension to Southbourne having more of a relationship to Nutbourne.
HSB0029	Camp and Caravan Club site	Site is separated from any other potential BLD site. It is between existing residential development and could come forward for development independently.
HSB0048	Chichester Grain Stores	The site's location means that it is more related to Hambrook than Southbourne. It lies to the east of an area identified in the Landscape Gap Assessment (May 2019) as a potential strategic gap.

4.5. To the north of Cooks Lane, the extent of the BLD includes a small area of land that has not been promoted through the HELAA but has been the subject of planning applications. As this area lies between already consented development and HELAA site HSB0026a, it is considered appropriate to also include it within the BLD.

4.6. The proposed extent of the BLD is shown in Appendix 2.

Sustainability Appraisal

4.7. The Council commissioned independent consultants to undertake the Sustainability Appraisal (SA) to inform the Regulation 19 Local Plan. The SA was prepared iteratively and tests the plan proposals against a number of reasonable alternatives and a series of sustainability objectives in order to ascertain if any significant effects are likely as a result of taking the proposals forward.

4.8. With regard to the extent of the BLD, the SA considered the matter to be fairly uncontentious. The SA did consider whether, as a reasonable alternative, higher growth should be considered at Southbourne. Whilst the SA highlighted that in a number of respects there was merit in the idea of supporting more comprehensive growth, the issues of nutrient neutrality/wastewater treatment capacity was a major barrier to higher growth and served as a strong argument for supporting higher growth to the east of Chichester.

5. BLD availability and deliverability

5.1. Although the land within the BLD is in multiple landownerships all landowners within the BLD have expressed an interest in their land being developed, as shown by the promotion of their site through the HELAA.

5.2. The majority of the sites within the proposed BLD are being promoted on behalf of a housebuilder or development company. This includes a consortium representing 12 sites to the east of Southbourne (under site HSB0037a), although one of the sites (HSB0012) has more recently also been promoted separately. The remaining sites are being promoted by the respective landowner.

- 5.3. To confirm that there are no overriding constraints to development within the proposed BLD and there is a reasonable prospect that development is viable and deliverable within the plan period, all site promoters were contacted in August 2022 to obtain updated information on site constraints, availability and delivery information.
- 5.4. Responses were received in respect of all but three of the sites (which cover less than 5% of the land within the BLD boundary). The responses confirmed that the land was available and that there were no overriding constraints to the sites coming forward. In addition, the promoters of five sites have prepared technical assessments to demonstrate that their site is deliverable and that any site specific constraints are capable of being appropriately mitigated.
- 5.5. The work done to date by the Council in identifying Southbourne as a sustainable location for strategic scale development together with the work undertaken by the promoters of sites within the proposed BLD, demonstrates that there are no designations or insurmountable environmental issues that would prevent the successful delivery of 1,050 dwellings within the BLD.

BLD capacity

- 6.1. The total capacity of sites within the proposed BLD is 3,762 dwellings, based on the assessment of development yields in the HELAA of individual sites (Appendix 3). The HELAA uses information on yields provided by the site promoter, which is reviewed to determine whether it is realistic given any known constraints or site characteristics. Where site promoter information is not available, then the HELAA makes some broad assumptions about potential site yields based on the net developable area of a site. The use of net developable areas takes account of constraints that cannot or would be unlikely to be mitigated or to take into account a buffer to mitigate or avoid impacts such as the setting of a heritage asset or impacts of development on a sensitive landscape or feature.
- 6.2. Whilst final site capacities will be subject to more detailed assessment as part of the local plan allocation process, masterplanning across sites and the consideration of a planning application, at this stage it is considered the HELAA provides a realistic assessment of likely site capacity and demonstrates that there is land within the BLD with sufficient capacity to deliver the 1,050 dwellings expected to come forward in Southbourne over the plan period.

7. Delivery

- 7.1. The Council's intention is that following the adoption of the Local Plan, the site boundary and details of the site allocation will be defined within a Site Allocation DPD. The Local Development Scheme is in the process of being reviewed with approval anticipated in early 2023. The LDS sets out a timetable for the preparation of a Site Allocation DPD, which will allocate land for development needs identified in the Local Plan 2021 - 2039. The revised LDS timetables adoption of the Site Allocation DPD in winter 2026/27.

7.2. Alternatively, whilst Southbourne Parish Council's current position is that any review of their Neighbourhood Plan will not include housing allocations, should this position change then the site could come forward via a review of the Southbourne Neighbourhood Plan.

8. Policy considerations

8.1. The Preferred Approach Policy AL13 set out a number of matters to be addressed in bringing forward as strategic development during the plan period. These are considered to be still relevant and, therefore, have been incorporated into the proposed BLD policy.

8.2. At the Preferred Approach consultation stage a number of respondents suggested amendments to clarify or strengthen certain aspects the policy or additional issues that should be addressed, for example impacts on heritage assets. Where appropriate these have been reflected in the proposed BLD policy.

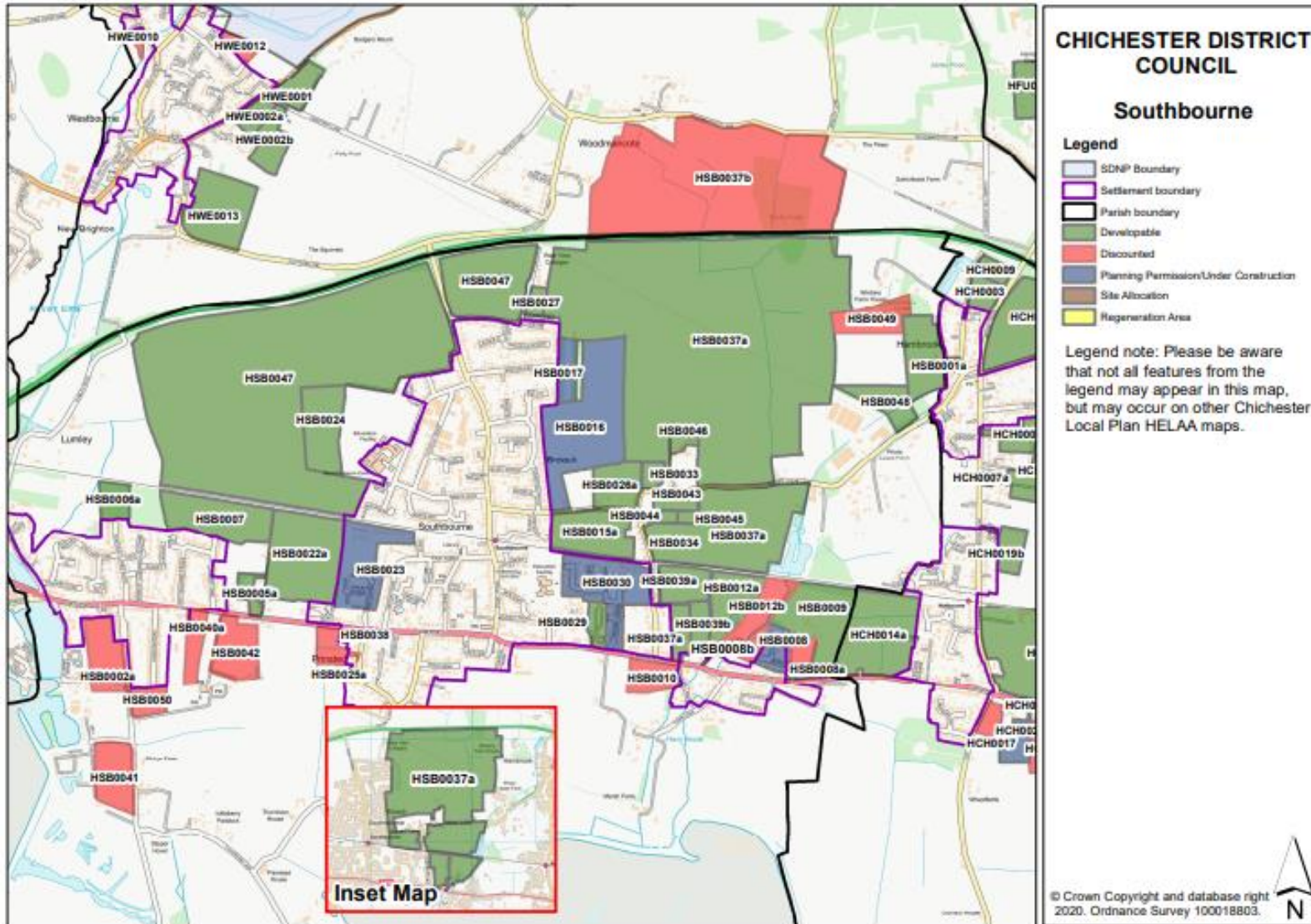
8.3. With a range of ownerships within the BLD it is imperative that there is a coordinated approach to bringing development forward and addressing cumulative issues to ensure sustainable growth can be achieved. The policy makes clear, therefore, that piecemeal development which does not take account of the need for wider development in the BLD and prejudices opportunities for cumulative issues, particularly relating to infrastructure, to be addressed will not be supported.

Gypsy and Traveller and Travelling Showpeople

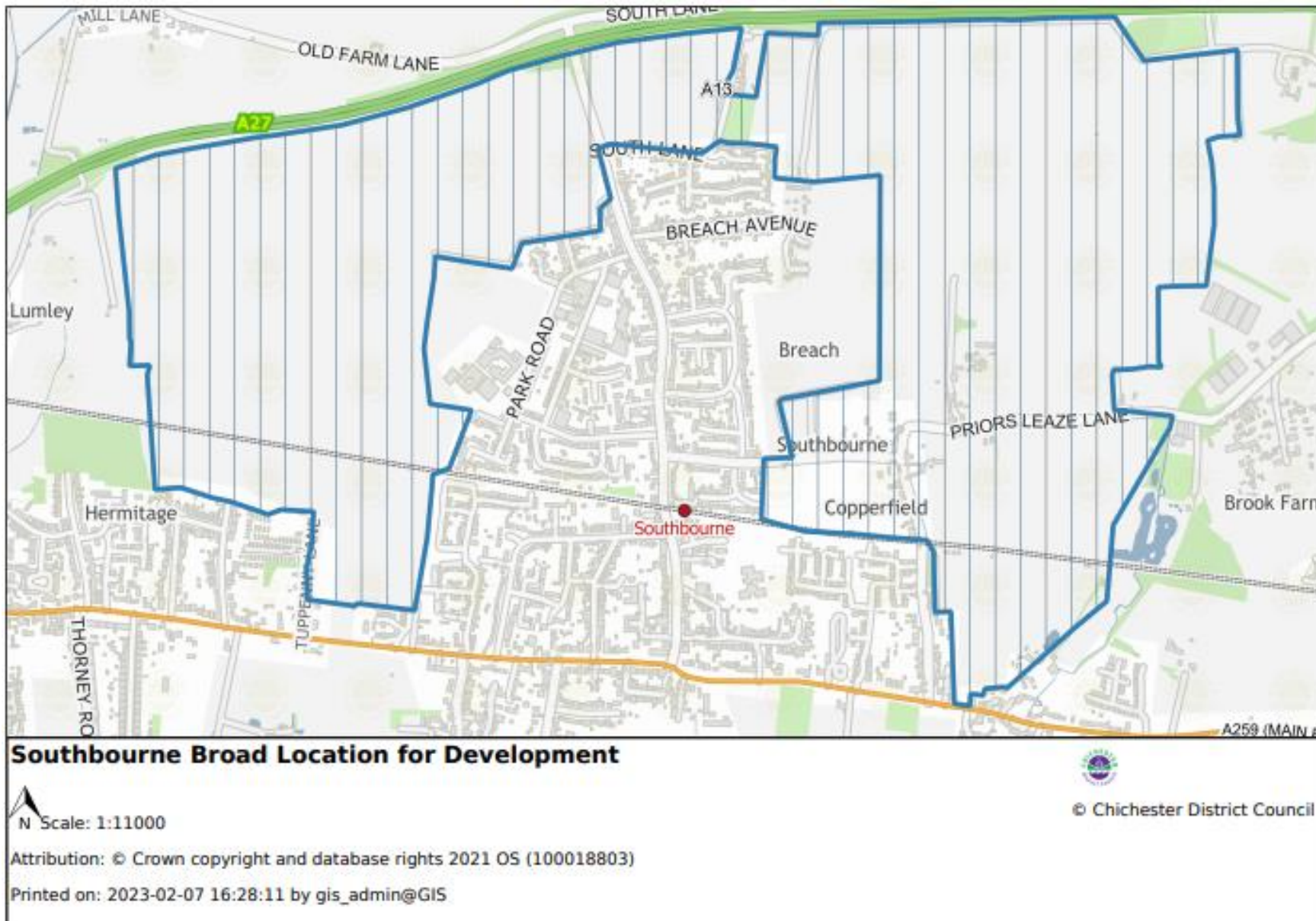
8.4. As set out in the Gypsy and Traveller and Travelling Showpeople Background Paper, part of the approach that is being taken is for the strategic housing allocations to contribute towards the overall required pitch need and make provision as part of the overall development of these areas. In the case of the Southbourne BLD, 12 pitches are to be provided, either as a single site or as several clusters of 3 – 4 pitches.

8.5. For Travelling Showpeople, this group's needs are different, due to the need to store and maintain equipment, in addition to the provision of residential accommodation. Therefore, any site(s) should provide plots of sufficient size to allow for the provision of accommodation and equipment plus storage/maintenance.

Appendix 1 – HELAA (2021) sites in Southbourne Parish



Appendix 2 – Proposed extent of BLD



Appendix 3 - HELAA site capacities within BLD

HELAA ID	Site Address	Net site size (ha)	Overall Yield	1 – 5 years	6 – 10 years	11 – 15 years	16+ years
HSB0007	Land north of Penny Lane South	5.4	170	70	100	0	0
<i>HSB0012a</i>	<i>The Oaks</i>	3.6	80*	0	80*	0	
<i>HSB0015a</i>	<i>Land south of Cooks Lane (The Paddocks)</i>	4.5	112*	25*	87*	0	0
HSB0022a	Land west of Tuppenny Lane	4	110	70	40	0	0
HSB0024	Land west of Bourne Community College	4.4	130	0	0	130	0
HSB0026a	Land at Cooks Farm	2.2	52	0	0	52	0
HSB0027	Land south of West View Cottages	0.8	31	0	31	0	0
HSB0033	Land north of Priors Leaze Lane	0.7	19	0	0	19	0
<i>HSB0034</i>	<i>Land south of Inlands Barn</i>	2.8	92*	0	92*	0	0
HSB0037a	Land between Southbourne and Hambrook	85.1	2000	50	450	500	1000
<i>HSB0039a</i>	<i>Land west of Newton</i>	2.4	65*	0	65*	0	0
<i>HSB0039b</i>	<i>Land to the west of Oaks Farm</i>	1.3	33*	0	33*	0	0
<i>HSB0043</i>	<i>Land south of Priors Leaze Lane (Cherry Tree Farm)</i>	1.2	38*	0	38*	0	0
<i>HSB0044</i>	<i>East of Inlands Barn</i>	0.5	14*	0	14*	0	0
<i>HSB0045</i>	<i>South of Cherry Tree Farm/Priors Leaze Lane</i>	0.4	12*	0	12*	0	0
<i>HSB0046</i>	<i>Penn Farm</i>	0.8	19*	0	0	19*	0
HSB0047	Land west of Southbourne	69.3	1250	50	300	500	400
Sub Total			4227	265	1342	1220	1400
Less dwellings submitted both individually and part of HSB0037a (marked by *)³			465	25	421	19	0
Settlement Total			3762	240	921	1201	1400

³ To avoid double counting

Appendix 4 – Proposed Southbourne BLD Policy

Southbourne

Southbourne is the largest settlement in the west of the plan area and is defined as a 'settlement hub' within the settlement hierarchy. It lies on the A259 Emsworth to Chichester road and benefits from a station on the West Coastway rail line linking Chichester with Portsmouth / Southampton as well as more widely to London. Southbourne acts as a service centre for the surrounding villages, providing a variety of community services and facilities, including shops, a library, doctor's surgery and a range of education facilities. Currently there is good access to employment elsewhere (for example at Chichester City and Havant); however opportunities in Southbourne itself are very limited.

Southbourne has been identified as a suitable location for strategic development during the later part of the Plan period and a Broad Location for Development, shown on the Key Diagram, has been identified. Within this area a mixed use development of 1,050 homes, local employment opportunities and supporting local facilities will be developed. The site will also provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople.

Further consideration of sites and the allocation of land to deliver this development will be made through either a revised Site Allocation DPD or revised Southbourne Neighbourhood Plan.

Southbourne is located close to Chichester Harbour and any opportunities for development must give consideration to potential impact in terms of recreational disturbance on the Chichester Harbour SPA/SAC/Ramsar site, particularly for the area to the south of the A259 which also falls within the AONB. Certain areas outside those designated sites functionally support species for which the sites are designated and consideration will need to be given as to whether there are likely to be any significant impacts on the functionally linked sites and the avoidance measures or mitigation that may be required⁴.

Although the settlement is less affected by other constraints, regard will need to be paid to landscape considerations, particularly the setting of the AONB and protecting views to the South Downs National Park. Development will also need to ensure that the separate identity of neighbouring settlements along the A259 is maintained, with consideration being given to defining the precise boundaries of landscape gaps as required by Policy NE3 (Landscape gaps between settlements).

In addition, development will need to address the following issues:

- Development phasing;
- Ensuring adequate provision of supporting infrastructure including additional education capacity, community and health facilities in accordance with the most recently published Infrastructure Delivery Plan. This is likely to include a new two form entry primary school with potential for expansion, expansion of secondary school provision, early years' childcare provision, community hall/centre and expansion of doctors' surgery plus flexible space for employment/small-scale leisure use;

⁴ [Solent Waders and Brent Goose Strategy: Guidance on Mitigation and Off-setting Requirements, October 2018](#)

- Maximising the potential for sustainable travel links through improved public transport, including consideration of opportunities to resolve the situation relating to the various existing or planned railway crossings as well as the inclusion of cycling and pedestrian routes;
- Protecting residential properties from noise on the A27, through for example the sensitive use of acoustic screening;
- Creating new areas of open space and green infrastructure through planting, including maintenance and enhancement of perimeter landscaping to screen development and reduce noise. There is an ambition in the Neighbourhood Plan to establish a 'Green Ring' around Southbourne and appropriately located green infrastructure would contribute to achieving this.

With a range of ownerships within the Broad Location it is imperative that development should be comprehensively masterplanned to ensure sustainable development can be achieved. Piecemeal development that does not take account of the need for wider development in the broad location and prejudices opportunities for cumulative issues, particularly relating to infrastructure, to be addressed will not be supported.

If there are problems relating to land ownership in bringing forward this strategic development, the Council will consider the use of compulsory purchase powers to secure its delivery.

Policy A13 Southbourne Broad Location for Development

Provision will be made for a mixed use development within the Broad Location for Development at Southbourne, as shown on the Key Diagram. Land within the broad location will be masterplanned and developed as a whole to provide 1,050 dwellings, local employment opportunities and supporting community uses and facilities.

The site extent, definition of the boundary, including any amendments to the Southbourne settlement boundary, and detailed guidance for the development within this broad location will be established through the making of allocation(s) in a future Site Allocation Development Plan Document or revised Southbourne Neighbourhood Plan.

Development should be comprehensively masterplanned to achieve a high quality design and layout that integrates well with the surrounding built and natural environments to enable a high degree of connectivity with them, particularly for pedestrians and cyclists, and provides good access to facilities and sustainable forms of transport.

Development within the broad location will need to:

1. Provide an appropriate mix of housing types, sizes and tenures to meet evidenced local need including affordable housing and specific provision to meet specialised housing needs including 16 serviced self/custom build plots, accommodation for older people and accessible and adaptable homes in accordance with relevant Plan policies;
2. Provide 12 gypsy and traveller pitches in accordance with Policy H11;
3. Provide a serviced site(s) for Travelling Showpeople which should deliver 12 plots, each of sufficient size to allow for the provision of accommodation and equipment plus storage/maintenance, in accordance with Policy H11;

4. Provide a suitable means of access to the site(s), securing necessary off-site improvements (including highways) to promote sustainable transport options;
5. Provide any required mitigation to ensure there is no adverse impact on the safety of existing or planned railway crossings;
6. Ensure adequate provision of supporting infrastructure including education provision, community facilities and transport in accordance with the most up to date Infrastructure Delivery Plan;
7. Give detailed consideration of the impact of development on the surrounding landscape, including the South Downs National Park and Chichester Harbour AONB and their settings. Development should be designed to protect long-distance views to the South Downs National Park;
8. Ensure that multifunctional green infrastructure provision is well related to the overall layout and character of the development as well as providing opportunities to extend in to the wider countryside and surroundings
9. Demonstrate that development would not have an adverse impact on the nature conservation interest of identified sites and habitats including the Strategic Wildlife Corridors;
10. Provide mitigation to ensure the avoidance of adverse effects on the SPA, SAC and Ramsar site at Chichester Harbour including contributing to any strategic access management issues, loss of functionally linked supporting habitat and water quality issues relating to runoff into a European designated site;
11. Protect any other key views;
12. Ensure that allocations and policies accord with the sequential approach to flood risk, and that development will be safe for its lifetime, taking account of climate change impacts, as per the requirements set out in national policy and having due regard to the Council's latest Strategic Flood Risk Assessment;
13. Ensure sufficient capacity within the relevant wastewater treatment infrastructure before the delivery of development as required;
14. Demonstrate that development would not have an adverse impact on the significance of heritage assets or their settings;
15. Maintain the character and integrity of existing settlements and provide clear separation between new development and neighbouring settlements including through the definition and protection of landscape gaps.
16. Consider the Minerals Safeguarding Area and in line with the West Sussex Joint Minerals Local Plan, a Minerals Resource Assessment may be required to assess if the land contains a mineral resource that would require extraction prior to development⁵. Account should also be taken of the West Sussex Waste Local Plan and associated guidance in relation to safeguarding policy W2.

To enable a comprehensive and coordinated development approach, piecemeal or unplanned development proposals within the area which are likely to prejudice its delivery including the infrastructure required for the area will not be permitted.

⁵ Guidance on the application of the Joint Minerals Local Plan and Waste Local Plan safeguarding policies is available in the [West Sussex County Council Minerals and Waste Safeguarding Guidance](#)