

Local Plan Examination Matter 3

Hallam Land

September 2024

INTRODUCTION

1. Our response to Matter 3 has been prepared on behalf of Hallam Land, who has submitted representations at successive stage of the emerging Local Plan including the Regulation 19 plan.
2. On this occasion, our hearing statement concerns Matter 3 and the Spatial Strategy.

Question 17: Is the proposed settlement hierarchy justified?

3. The proposed Spatial Strategy is described at paragraph 3.5 to 3.28 of the submission version of the plan. It is set within the context of various policy and other considerations listed in paragraph 3.5.
4. Of particular note is the recognition in paragraph 3.6 that the spatial strategy needs to account for the urban and rural nature of the District and that, to an extent, a dispersed pattern of growth is necessary to *“help sustain, enhance and make the area’s city, towns and villages more self-supporting places to live and work”*.
5. Within this context, a logical driver is the importance of *“locating development in areas which are well located to other uses, serviced by a choice of transport modes and accessible to the communities they serve”*. This is a cornerstone of the NPPF and its objective to promote sustainable patterns of growth (paragraph 109 refers).
6. The practical effect of this is that that **Policy S1** intends that new development is concentrated in an east-west corridor in the south of the District (criterion 1 refers). We agree that, as a matter of principle, this is a sound basis for the spatial strategy.
7. Associated with this **Policy S2** establishes the settlement hierarchy.
8. Chichester is the pre-eminent settlement in the District and the greatest amount of new development has been directed to edges of this historic city over successive plans. The extent to which Chichester can continue to grow is limited by environmental and physical and infrastructure constraints.
9. Alongside Chichester, settlement hubs are identified at East Wittering / Bracklesham, Selsey, Southbourne and Tangmere. Map 3.1 identifies that East Wittering and Selsey relate to the Manhood Peninsula, whilst Southbourne and Tangmere are nodes at either end of the east-west corridor. Settlements Hubs in the adopted Local Plan are defined as secondary service centres providing *“a reasonable range of employment, retail, social and community facilities serving the settlement and local catchment areas.”*
10. BP11 (appendix 2) reveals the comparative performance of these four settlements. It is notable that Southbourne is the only one of the four settlements that has all of the facilities assessed. It is one of two settlements with a secondary school and is the only settlement with a train service. These are

materially important characteristics in the context of locating new development close to services and facilities as is the intention of the spatial strategy as evident at paragraph 3.6.

11. Having regard to the first of the Local Plan's strategic objectives, Southbourne is an accessible location where new development would benefit from access to public transport with less of a reliance on the private car.
12. For these reasons, Southbourne's status in the spatial strategy is justified.
13. Moreover, these characteristics affords a particular and important role to Southbourne in comparison to other settlement hub absent the equivalent level of facilities and services. This is discussed further in response to Matter 6.