



Further consultation Site Allocation: Preferred Approach Development Plan Document 2015-2030

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1 . Introduction

Introduction

1.1 The Council consulted on the Site Allocation: Preferred Approach Development Plan Document (DPD) between 7 January to the 18 February 2016. The document sought views on sites that the Council considered to have potential to deliver employment and residential allocations which flowed from the adopted Chichester Local Plan: Key Policies 2014-2029 (Chichester Local Plan).

1.2 The Site Allocation: Preferred Approach DPD and the methodology used for the site identification and assessment process can be seen on the [Council's](#) website.

1.3 Following consultation on the Site Allocation: Preferred Approach DPD, 96 responses were received from 60 respondents. The Council has considered these comments and some changes will be made to the Site Allocation: Preferred Approach DPD before the document moves forward to the next stage. However, to ensure that there has been consultation on all sites put forward in the next stage of the document, the Council has to carry out a further focused consultation on some additional sites that it considers appropriate to allocate.

1.4 This focused consultation is on these additional sites. Comments are not sought on sites included in the previous consultation. The purpose of this consultation is therefore to obtain views on the suitability of the proposed housing sites identified within the parishes of Bosham and Lynchmere and the proposed identification of the local centre boundary at East Wittering.

1.5 The results of this consultation and those received through the previous Site Allocation: Preferred Approach DPD consultation will be used to prepare the Proposed Submission version of the Site Allocation DPD which will be then formally submitted for Examination. Further details of the timetable are set out in the Local Development Scheme on our website.

Proposed Allocations

1.6 The preferred sites are identified in detail in sections 2 - 4 of this document, however, the reasons the sites have been selected are summarised below.

Bosham – New Site

1.7 Policy 5 of the Chichester Local Plan: Key Policies 2014-2029 provides an indicative housing number of 50. Following the outcome of the Bosham Neighbourhood Plan Examination, the Parish Council has agreed to continue to progress its Neighbourhood Plan although this will not include sites to meet the parish number in Policy 5 of the adopted Chichester Local Plan.

1.8 It is therefore proposed that the housing is identified in the Site Allocation DPD. The Council has undertaken an assessment of all the sites considered by the neighbourhood plan, and any further that were promoted to the Council, in line with the methodology for site selection (refer to the associated document Methodology and Assessment Site Allocation Preferred Approach DPD). The sites considered and their assessments are included as Appendix 1 to this document.

1.9 Following assessment the identified site is located at Highgrove Farm (Section 2 of this document)

Lynchmere – New Site

1.10 As part of the Site Allocation: Preferred Approach DPD consultation it was proposed to remove the parish numbers (10 units) from the parish of Lynchmere as a suitable site could not be found. However, through the consultation process additional information was provided which demonstrated the site proposed is deliverable.

1.11 It is proposed that the site to the rear of Sturt Avenue, Camelsdale is identified as a preferred site for the development of 10 homes. (Section 4 of this document). The site has been assessed in line with the associated document Methodology and Assessment Site Allocation Preferred Approach DPD.

East Wittering and Bracklesham – Identification of Local Centre

1.12 Although East Wittering and Bracklesham Parish Council is currently preparing a Neighbourhood Plan, it has recently informed the Council that it is not proposing to define the local centre within it.

1.13 Paragraphs 16.18 - 16.22 of the Chichester Local Plan: Key Policies 2014-2029 explains that the local centre for East Wittering will be defined either through a neighbourhood plan or the Site Allocation DPD. Policy 29 Settlement Hubs and Village Centres of the Chichester Local Plan sets out the policy framework.

1.14 The proposed boundary of the local centre is set out in Section 3 of this document.

Background Information

1.15 The Further Consultation: Site Allocation DPD has been subject to a Sustainability Appraisal and Habitats Regulations Assessment which considered the anticipated effects of the proposals on the area's environmental, economic and social conditions. The results have informed decisions made in the document.

1.16 The background information on the Sustainability Appraisal and Habitats Regulations Assessment is available to download from the [Council](#)'s website.

1 . Introduction

How do I respond to this consultation document?

1.17 The Council needs to know whether you agree with the proposals in the consultation document. If you disagree with the Council's proposals, you need to state why and to provide realistic alternative proposals. However, the consultation process will not reopen the debate on parish numbers and locations which were discussed at the Chichester Local Plan examination.

1.18 Due to the holiday period, the formal consultation will run for an eight week period starting on **28 July 2016**. The deadline for responses is 5pm on **22 September 2016**.

1.19 In order to respond to this document, please send your response to us in the following ways:

- Email: planningpolicy@chichester.gov.uk
- Post : Planning Policy, Chichester District Council, East Pallant House, Chichester, West Sussex PO19 1TY

What happens next?

1.20 Once this consultation period has ended, the Council will consider all representations received to produce the Proposed Submission document which it is anticipated will be published for an eight week consultation in December 2016.

1.21 Representations will be accepted at Proposed Submission stage where parties have reason to challenge the soundness of the development plan document. The Site Allocation DPD will be examined by an independent Planning Inspector to consider the soundness of the document, in the light of any such challenges.

Any further queries

1.22 If you have any further queries regarding any of the issues raised in this document, please contact the Planning Policy Team on 01243 785166 or email planningpolicy@chichester.gov.uk

Data Protection

1.23 All documents will be held at Chichester District Council, and representations will be published online. They will be handled in accordance with Data Protection Act 1998 and kept for three years following adoption of the Site Allocation DPD. Personal contact details will be removed from copies of representations published electronically.

1.24 Please be aware that representations made about this document (including your name and address) cannot be treated as confidential.

Bosham Parish

2.1 Policy 5 of the Chichester Local Plan: Key Policies 2014-2029 provides an indicative housing number of 50.

2.2 Following the outcome of the Bosham Neighbourhood Plan Examination, the Parish Council has agreed to continue to progress its Neighbourhood Plan. This will not, however, include sites to meet the housing number set out in Policy 5 of the adopted Chichester Local Plan.

2.3 The proposed site to be allocated is identified below. The number of dwellings shown for the site is indicative and based on known site characteristics and density considerations.

2 . Bosham Parish

Policy BO1

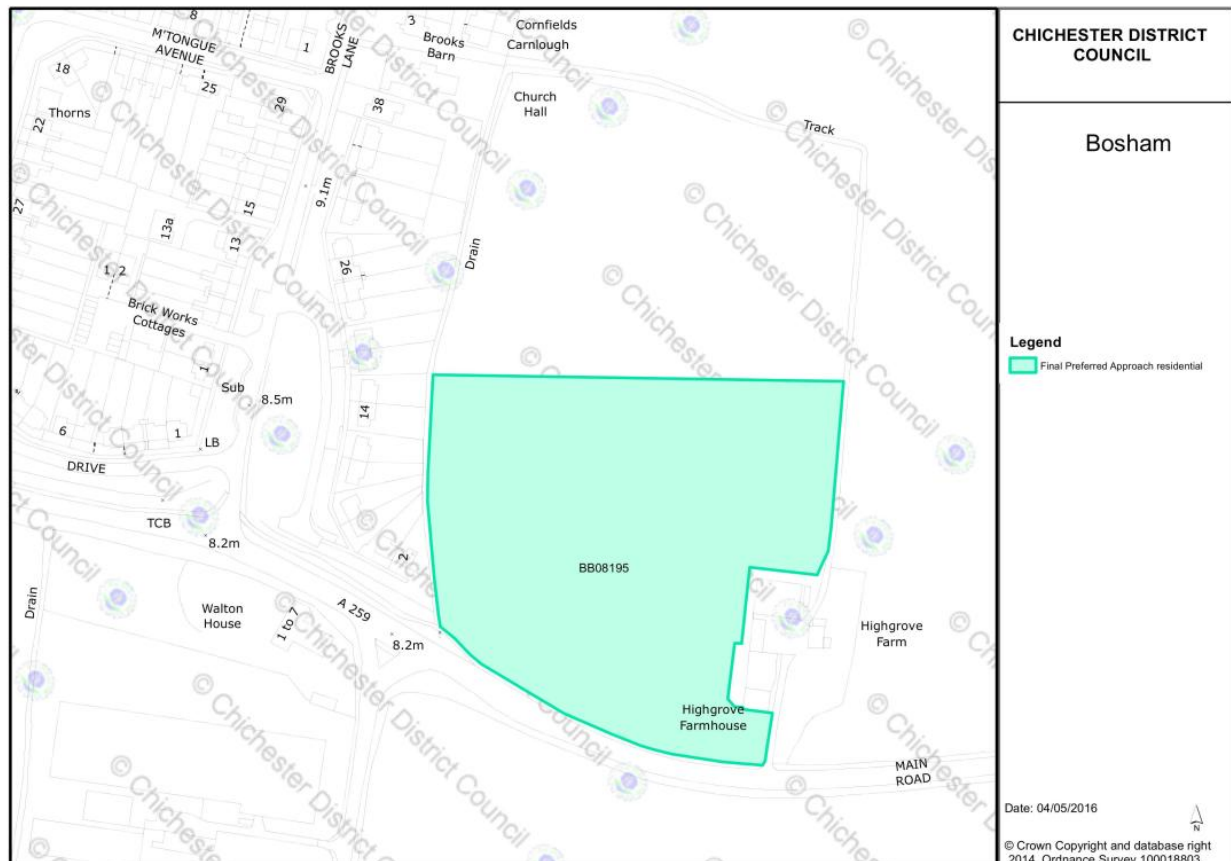
Land at Highgrove Farm

Land at Highgrove Farm, east of Broadbridge, Bosham is allocated for 50 dwellings on 2ha of land.

Site Requirements:

Development shall:

- Provide a scheme of high quality design given its prominent location in the landscape;
- Provide appropriate landscaping and screening to minimise the impact of development on Broadbridge and the setting of the Chichester Harbour Area of Outstanding Natural Beauty and South Downs National Park including views to and from the wider and the surrounding area;
- Provide a satisfactory means of access from the A259; and
- Provide open space or green buffer landscaping to the north and east of the new development.

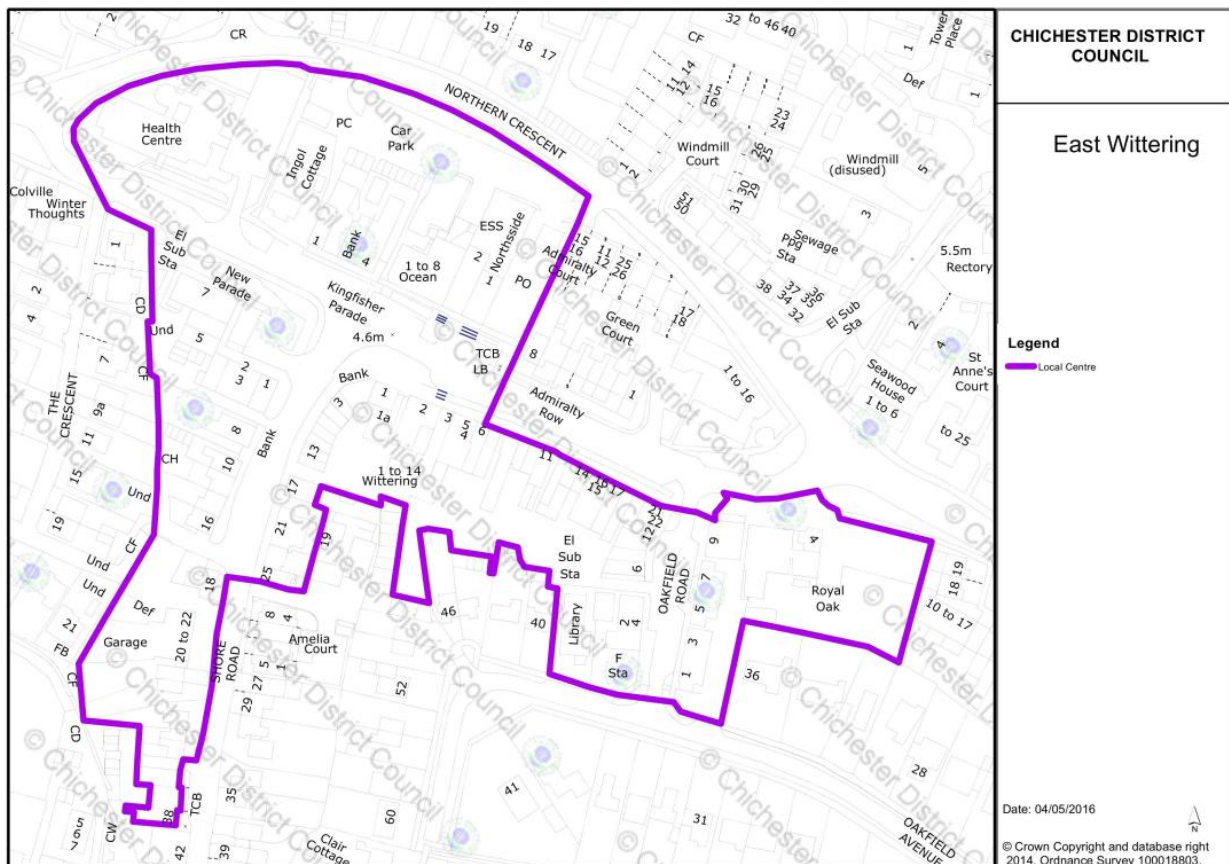


3 . East Wittering and Bracklesham Parish

East Wittering and Bracklesham Parish

3.1 Town, district and local centres lie at the heart of local communities and it is therefore important to promote and protect their vitality and viability. In this context the retention of East Wittering's good mix of smaller retailers will be key. Paragraphs 16.18 - 16.22 of the Chichester Local Plan: Key Policies 2014-2029 explain that a local centre for East Wittering will be defined either through a neighbourhood plan or the Site Allocation DPD. Policy 29 Settlement Hubs and Village Centres of the Chichester Local Plan sets out the policy framework.

3.2 Although East Wittering and Bracklesham Parish Council is currently preparing its Neighbourhood Plan, it is not proposing to define the local centre within it. A local centre for East Wittering has therefore been identified below and upon adoption of the Site Allocation DPD will be shown on the Council's adopted Chichester Local Plan Policies Map.



4 . Lynchmere Parish

Lynchmere Parish

4.1 Policy 5 of the Chichester Local Plan: Key Policies 2014-2029 identifies an indicative housing number of 10 for Lynchmere Parish

4.2 The Site Allocation: Preferred Approach DPD concluded that, despite an assessment of a number of sites, there were no suitable sites with the potential to deliver the indicative housing number identified for the parish of Lynchmere. However, during the recent consultation on the Site Allocations: Preferred Approach DPD further information was submitted regarding a site which was previously assessed and discounted using the Site Assessment Methodology. The suitability and deliverability of the site was therefore reconsidered and it is now proposed to identify the site for allocation in the Site Allocations DPD.

4.3 The number of dwellings shown for the site is indicative and based on known site characteristics such as flooding and protected trees.

Policy LY1

Land to the rear of Sturt Avenue

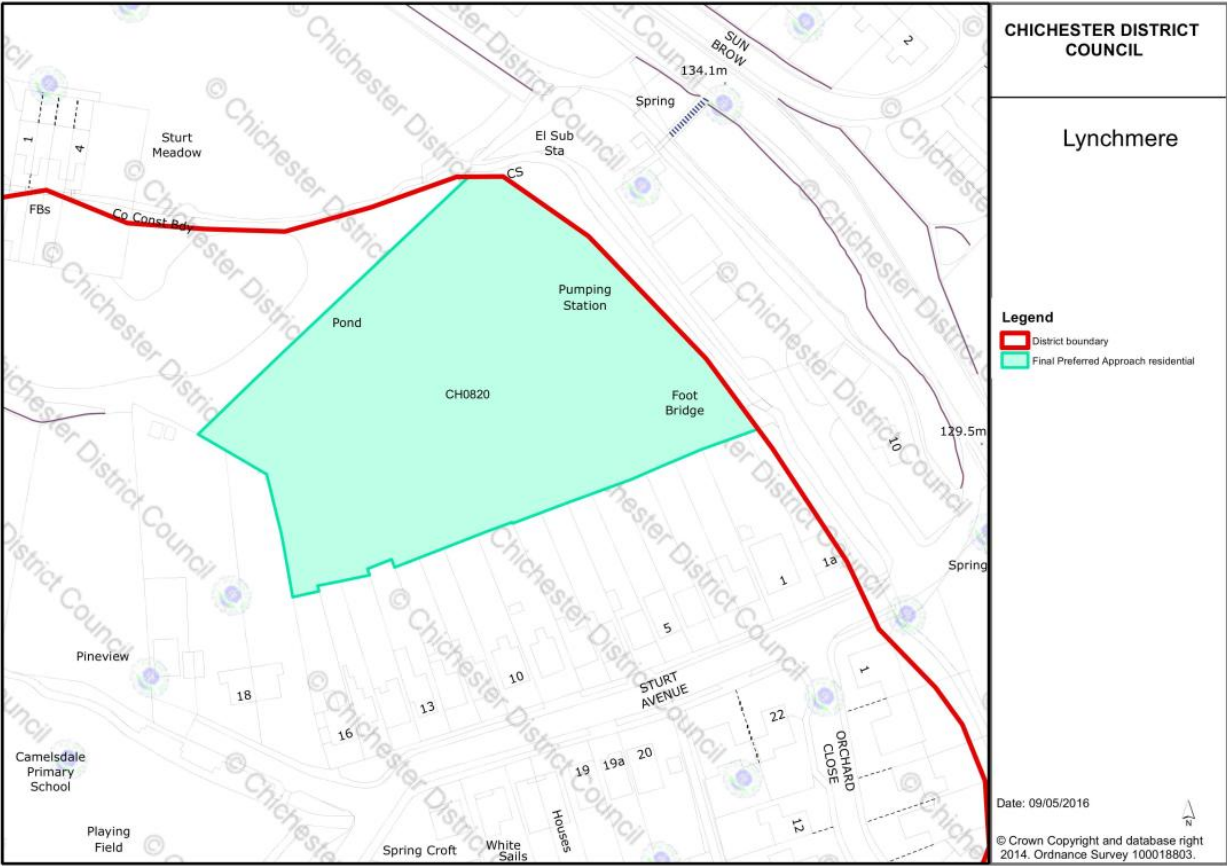
Land to the rear of Sturt Avenue, Camelsdale is allocated for 10 dwellings on 0.66ha of land.

Site Requirements:

Development shall:

- Provide a satisfactory means of vehicular and pedestrian access to the site via Sturt Avenue;
- Be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site and measures to improve habitat connectivity between the adjacent Hammer Moor Site of Nature Conservation Importance
- Provide mitigation to address the impacts of recreational disturbance, through in-combination effects of additional dwellings, on the Wealden Heaths Phase II Special Protection Area, and adequate measures to avoid or mitigate any adverse effects on the Bramshott and Ludshott Commons Sites of Special Scientific Interest; and
- Provide a design and layout of high quality which respects the characteristics of the site and is supported by a tree survey that includes measures to safeguard and minimise the impact of development on protected trees.

4 . Lynchmere Parish



5 . Appendix 1 Residential sites

Table 5.1 Long list of candidate residential sites

Parish	SHLAA id	Site address	Excluded/assessed
Bosham	BB08194	Land south of Walton House	Site has planning permission.
Bosham	BB08195	Highgrove Farm	Assessed and allocated as preferred site as it delivers all the numbers on one site.
Bosham	BB08196	The French Gardens	Assessed and discounted. The site does not relate well to the existing settlement.
Bosham	BB08197	Swan Field	Assessed and discounted. The site is open in the AONB and additional planting would appear out of character in the landscape.
Bosham	BB08198	Bullock Barn	Assessed and discounted. The site is in the AONB.
Bosham	BB08199	Former Cricket Ground	Assessed and discounted. The site is in the AONB.
Bosham	BB08200	Land south of the Old Bridge	Assessed and discounted. The site is in the AONB.
Bosham	BB08204	Railway Arch	Assessed and discounted as the developable area cannot deliver the parish number; it can only deliver in combination with another site.
Bosham	BB1407	Land at Ham Farm (east)	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 26 Existing Employment Sites. This policy seeks to protect existing employment sites where these continue to remain suitable for business and related employment uses.
Bosham	BB1408	Land at Ham Farm (west)	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 26 Existing Employment Sites. This policy seeks to protect existing employment sites where these

5 . Appendix 1 Residential sites

Parish	SHLAA id	Site address	Excluded/assessed
			continue to remain suitable for business and related employment uses.
Bosham	BO08185	Land at Dolphin House, Delling Lane	Site is too small.
Bosham	BO08186	Southfield, Delling Lane	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 26 Existing Employment Sites. This policy seeks to protect existing employment sites where these continue to remain suitable for business and related employment uses.
Bosham	BO08188	Land east of Taylor's Field	Assessed and discounted. The site is open in the AONB with key long distance views and additional planting would appear out of character in the landscape.
Bosham	BO08189	Land at Crede Farm	Assessed and discounted. The site is in the AONB.
Bosham	BO08190	Burnes Shipyard	The majority of the site is in Flood Zones 2 and 3 with the remainder being too small.
Bosham	BO08193	Land adjacent Southwater	Site is too small.
Bosham	BO08402	Land at Green Acre	Site is too small.
Bosham	BO1405A	Land at Walton Farm	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 26 Existing Employment Sites. This policy seeks to protect existing employment sites where these continue to remain suitable for business and related employment uses.
Bosham	BO1405B	Land at Walton Farm	Contrary to adopted Chichester Local Plan: Key Policies 2014-2029 Policy 26 Existing

5 . Appendix 1 Residential sites

Parish	SHLAA id	Site address	Excluded/assessed
			Employment Sites. This policy seeks to protect existing employment sites where these continue to remain suitable for business and related employment uses.
Bosham	BO1406	Land west of Delling Lane	Assessed and discounted. The site is open in the AONB and additional planting would appear out of character in the landscape.

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