

## Becca Stokes

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**From:** Mandy Owen <mandyowen@boyerplanning.co.uk>  
**Sent:** 07 October 2015 23:07  
**To:** Neighbourhood Planning  
**Subject:** Chidham and Hambrook NP reps  
**Attachments:** 151005 Chidham and Hambrook Neighbourhood Plan response.pdf; Chidham and Hambrook Neighbourhood Plan Representations - Boyer.doc

Dear Sir/Madam,

Please find attached the consultation sheet and our representations on the Neighbourhood Plan.

Please do not hesitate to contact me if you have any questions.

Kind regards

**Mandy Owen** MRTPI  
Senior Planner  
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## Representation Form

# Chidham and Hambrook Neighbourhood Plan

## The Neighbourhood Planning (General) Regulations 2012 - Regulation 16

Chidham and Hambrook Parish Council has prepared a Neighbourhood Plan. The plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

Copies of the Chidham and Hambrook Neighbourhood Plan and supporting documents are available to view on the District Council's website:

<http://www.chichester.gov.uk/neighbourhoodplan>.

**All comments must be received by 5:00pm on 9th October 2015.**

**There are a number of ways to make your comments:**

- Complete this form on your computer and email it to: [neighbourhoodplanning@chichester.gov.uk](mailto:neighbourhoodplanning@chichester.gov.uk)
- Print this form and post it to us at: **Neighbourhood Planning, East Pallant House, 1 East Pallant, Chichester PO19 1TY**

All comments will be publicly available, and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by Chichester District Council in line with the Data Protection Act 1998.

### How to use this form

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying which paragraph your comment relates to by completing the appropriate box.

| <b>PART A</b>                       | <b>Your Details</b>   |
|-------------------------------------|---|
| <b>Full Name</b>                    | Mandy Owen  |
| <b>Address</b>                      | Boyer<br>Crowthorne House<br>Nine Mile Ride<br>Wokingham<br>Berkshire |
| <b>Postcode</b>                     | RG40 3GZ  |
| <b>Telephone</b>                    | 01344 753 060   |
| <b>Email</b>                        | mandyowen@boyerplanning.co.uk   |
| <b>Organisation (if applicable)</b> | Boyer   |
| <b>Position (if applicable)</b>     | Senior Planner  |
| <b>Date</b>                         | 7/10/15   |

## PART B

To which part of the document does your representation relate?

|                  |  |                   |       |
|------------------|--|-------------------|-------|
| Paragraph Number |  | Policy Reference: | Map 2 |
|------------------|--|-------------------|-------|

Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support  Support with modifications  Oppose  Have Comments

**Please give details of your reasons for support/opposition, or make other comments here:**

See Representations document

(Continue on separate sheet if necessary)

**What improvements or modifications would you suggest?**

Map 2 should be updated to provide accurate information.

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.

To which part of the document does your representation relate?

|                  |       |                   |  |
|------------------|-------|-------------------|--|
| Paragraph Number | 42-43 | Policy Reference: |  |
|------------------|-------|-------------------|--|

Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support  Support with modifications  Oppose  Have Comments

**Please give details of your reasons for support/opposition, or make other comments here:**

See Representations document

(Continue on separate sheet if necessary)

**What improvements or modifications would you suggest?**

The need for 25 units in Hambrook should be assessed in accordance with Objectively Assessed Needs of the District.

(Continue on separate sheet if necessary)

**To which part of the document does your representation relate?**

|                  |  |                   |     |
|------------------|--|-------------------|-----|
| Paragraph Number |  | Policy Reference: | LP1 |
|------------------|--|-------------------|-----|

**Do you support, oppose, or wish to comment on this paragraph?** (Please tick one answer)

Support  Support with modifications  Oppose  Have Comments

**Please give details of your reasons for support/opposition, or make other comments here:**

See Representations document

(Continue on separate sheet if necessary)

**What improvements or modifications would you suggest?**

Windfall sites should be considered in accordance with the NPPF without a maximum number of units to be included in windfall sites.

(Continue on separate sheet if necessary)

**To which part of the document does your representation relate?**

|                  |    |                   |  |
|------------------|----|-------------------|--|
| Paragraph Number | 58 | Policy Reference: |  |
|------------------|----|-------------------|--|

**Do you support, oppose, or wish to comment on this paragraph?** (Please tick one answer)

Support  Support with modifications  Oppose  Have Comments

**Please give details of your reasons for support/opposition, or make other comments here:**

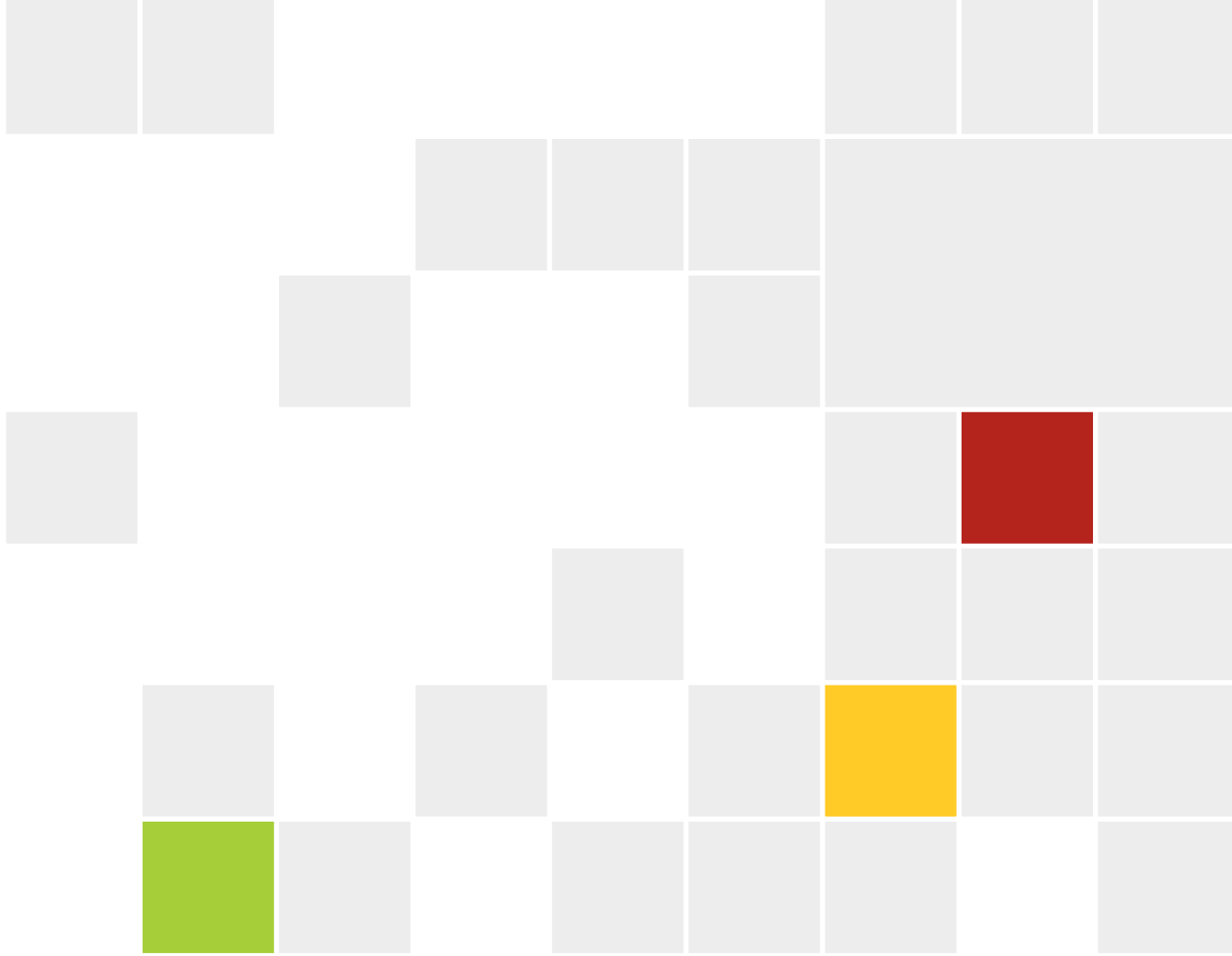
See Representations document

(Continue on separate sheet if necessary)

**What improvements or modifications would you suggest?**

The paragraphs on policy should incorporate and reflect the NPPF paragraph 22; this paragraph should provide an accurate representation of current employment opportunities.

(Continue on separate sheet if necessary)



# Buildings B, C and D Lion Park, Hambrook

Hambrook and Chidham Neighbourhood Plan 2015  
(Submission Version)



**Boyer**

Report Control

|                |   |
|----------------|---|
| Project:       | Buildings B, C and D Lion Park, Hambrook  |
| Client:        | Taylor Wimpey   |
| Reference:     | 15.106  |
| File Origin:   | <a href="http://lucas/sites/boyerplanning/wokingham/15.106/8%20Submission%20Records/8.04%20Representations/Neighbourhood%20Plan%20reps.docx">http://lucas/sites/boyerplanning/wokingham/15.106/8 Submission Records/8.04 Representations/Neighbourhood Plan reps.docx</a> |
| Primary Author | Mandy Owen  |
| Checked By:    | Owen Jones  |

| <i>Issue</i> | <i>Date</i> | <i>Status</i> | <i>Checked By</i> |
|--------------|-------------|---------------|-------------------|
| 1            | 1/10/15     | Draft         | Owen Jones        |
| 2            | 05/10/15    | Final         | Owen Jones        |
|              |             |               |                   |

# 1. INTRODUCTION

- 1.1 We write on behalf of Taylor Wimpey regarding the Chidham and Hambrook Neighbourhood Plan. Boyer is representing Taylor Wimpey in respect of buildings B, C and D Lion Park, Broad Road, Hambrook.
- 1.2 The Lion Park development gained planning approval for 86 residential dwellings in 2010 with additional commercial space. A planning appeal is to commence shortly in respect of the use of buildings B, C and D for 25 residential dwellings.
- 1.3 The Neighbourhood Plan, in its submission version, carries little weight as a policy document until it has undergone a formal examination and is adopted. We also consider that the Neighbourhood Plan has, in some cases, been prepared without regard to national planning advice and guidance.

## **2. MAP 2 – SETTLEMENT AREA MAP**

- 2.1 Map 2 depicts the Settlement Area which is covered by the Neighbourhood Plan. It is, however, out of date.
- 2.2 The map includes Lion Park, but shows this as an area of works rather than a completed development. As one of only five maps in the Neighbourhood Plan it must portray accurate information in order to provide a sound basis for interpreting the Neighbourhood plan; both its context and policy objectives.



### 3. HOUSING REQUIREMENT

- 3.1 Paragraphs 42-43 of the consultation document set out the requirement for 25 houses in Chidham and Hambrook, which is in line with the requirement in the Local Plan Key Policies submission 2014-2029, noting that Policy 5 expresses this as an indicative figure. This requirement for 25 houses must however be viewed alongside the Objectively Assessed Need for the District.
- 3.2 Paragraph 7.3 of the Local Plan identifies the Objectively Assessed Need (OAN) as being between 560 and 575 dwellings per annum, which when account is taken of the likely contribution of the South Down National Park, the remaining objectively assessed need can be estimated at 505 homes per year. Over the plan period, this would equate to a requirement of circa 8,500 dwellings over the plan period.
- 3.3 In contrast, Policy 4 identifies the Local Plan housing target as 7,388 dwellings over the plan period. Paragraph 7.8 and 7.9 of the Local Plan confirm that this housing requirement does not meet full objectively assessed housing needs.
- 3.4 The reasoning for this is explained in the Inspector's Report and associated main modifications. In summary, the ability of the Plan to accommodate a higher level of development was limited by the assessment of this lower level of development in the Transport Study undertaken by the County Council. The limitation of this is clearly acknowledged by the Inspector in paragraph 54 of her report which refers to the fact that, for the purpose of meeting the OAN, the Transport Study is flawed as it did not test development scenarios up to 505 dwellings per annum.
- 3.5 In the event, the Inspector balanced the option of halting plan preparation to allow proper testing of the OAN against the advantages of allowing the plan to be adopted but subject to a commitment to a review to be completed within five years (paragraphs 55 and 56).
- 3.6 A core principle of the NPPF is that every effort should be made objectively to identify and then meet the housing needs of an area, and respond positively to wider opportunities for growth. Thus, the fact that the Council can demonstrate a five year land supply is of limited relevance when self-evidently this is not being measured against this full objectively assessed need. In the alternative, the level of supply is not sufficient to meet this full objectively assessed need if it were the basis of the five year land supply calculation. Were the objectively assessed need figure of 505 incorporated into for example MM12, the deficit in housing supply would amount to 744 new homes. In this scenario, the number of years supply would fall to 4.5.
- 3.7 Whilst Policy 5 of the Local Plan refers to 25 new dwellings being provided in the Chidham and Hambrook Parish, the LPA emphasised (not least at the Examination hearings) that the figures within this policy are not maxima but indicative estimates. This is especially relevant given the overall situation with respect to scale of housing proposed *vis a vis* the level of Objectively Assessed Need.

## 4. POLICY LP1

4.1 This policy sets out that development of 10 units or fewer on windfall sites shall be supported. The limitation of windfall sites to a maximum of 10 units is not supported in national planning advice in the National Planning Policy Guidance (NPPG) or National Planning Policy Framework (NPPF).

4.2 NPPF paragraph 48 states:

*Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.*

4.3 The NPPF makes no reference to the size of a windfall site and the artificial limitation of size of windfall sites in the Neighbourhood Plan result in opportunities to identify those sites which could provide a reliable source of supply of housing being omitted from positive consideration.

4.4 Policy LP1 is also inconsistent with the parts of the NPPF which favour and promote redevelopment of sustainable brownfield land and does not impose any restriction in terms of scale of development.

4.5 Furthermore, this restrictive policy approach is not in general conformity with the Development Plan. Policy 1 of the 2015 Local Plan encourages a positive approach when considering development proposals. Policies 2 and 5 reference the growth levels for service villages but expresses this as an indicative level of future development. In neither instance is there a ceiling placed on windfall development in the fashion proposed by the Neighbourhood Plan.

4.6 In the context of the situation that exists in respect of the overall housing requirement, explained in the preceding Section, the policy approach proposed by the Neighbourhood Plan does not represent sustainable development and thus contrary to the basic conditions requirement with which it must comply.

## 5. THE LOCAL ECONOMY

5.1 Paragraph 58 states that 15% of respondents to the NP questionnaire work from home and would be looking to expand into small commercial units, with particular note of the Lion Park development and commercial units provided there.

5.2 Blocks A-D in Lion Park have been advertised for four years with little or no interest in the commercial units. There is no mention here of the flexibility provided by national policy where retention of employment land is not reasonable.

5.3 The NPPF paragraph 22 states:

*Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities*

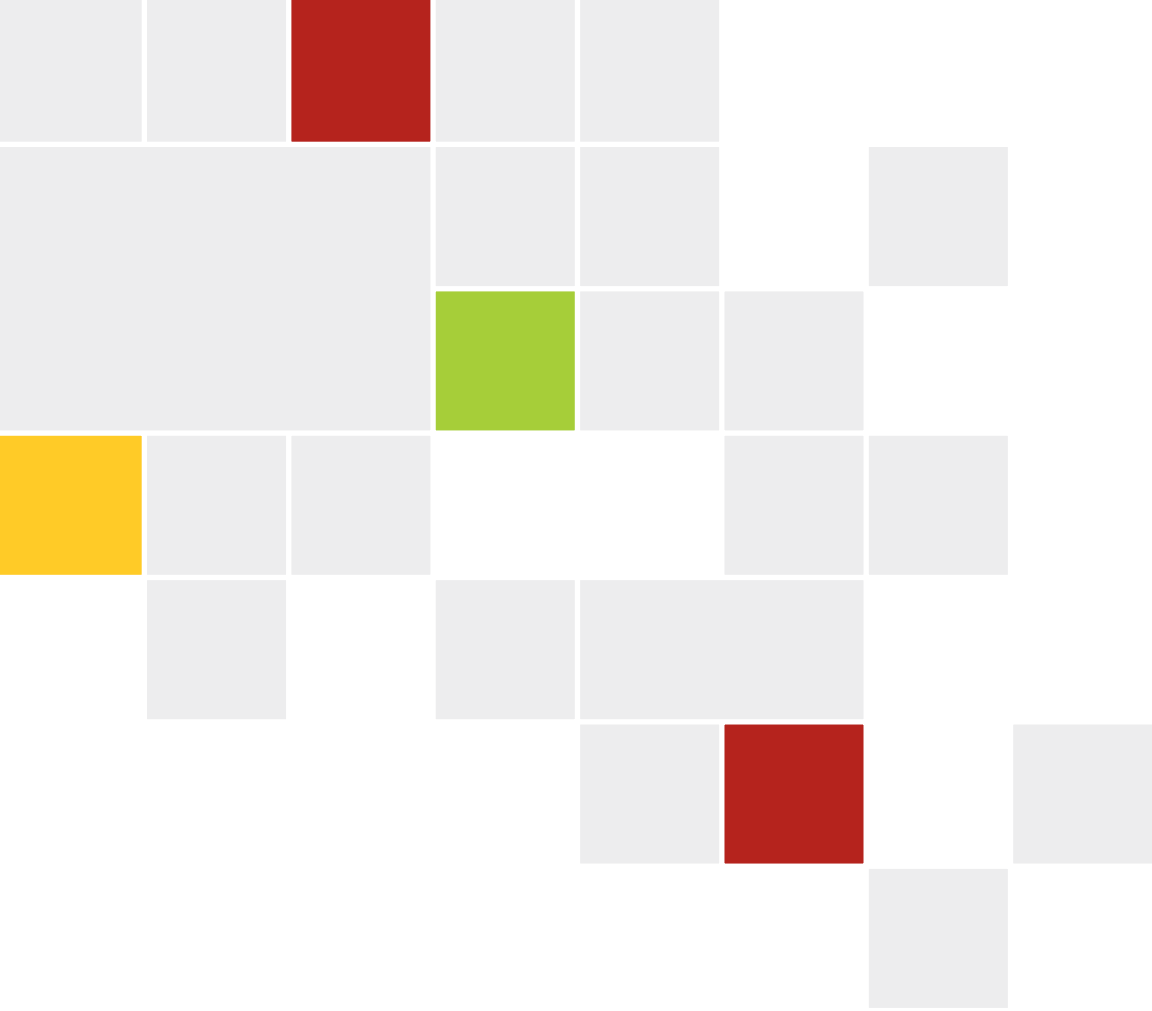
5.4 The Neighbourhood Plan fails to provide such a contingency for those employment sites where such a use is no longer viable. While the aim of the Neighbourhood Plan to provide small start-up units is not disputed, the lack of interest for approved employment units demonstrates the need to apply the above NPPF paragraph to prevent a situation where commercial units remain vacant.

5.5 Paragraph 58 also makes reference to the scope of existing local employment: “a local grocery shop, GP surgery and the provision of local employment”. This limited reference to the local employment area is not accurate and is contrary to paragraph 21 which refers to the main employer being agricultural use, public houses and nursing home in addition to the Cobnor Activity Centre and Christian Youth Enterprise. The undermining of current employment areas within the Neighbourhood Plan area overinflates the apparent demand for employment, rather than providing a balanced view.

## **6. CONCLUSION**

- 6.1 There are a number of areas within the Neighbourhood Plan Submission Version which we do not consider meet the basic conditions set out in the Localism Act 2011 paragraph 8(2) of Schedule 4B. The inclusion of an outdated map undermines the information depicted through the map and the assessment of windfall sites and approach to commercial space fails to take the NPPF and NPPG into account.
- 6.2 The Plan fails to identify any specific sites for residential opportunities to provide additional housing to contribute towards sustainable development and meeting the Objectively Assessed Need which is greater than that set out in the Local Plan.





# Boyer

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