



Chidham & Hambrook  
Parish Council

# **Neighbourhood Plan 2015**

**(Post Examination Version)**

**June 2016**

*A Plan for Our Future*

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## Abbreviations

AONB:	Area of Outstanding Natural Beauty
CDC:	Chichester District Council
CDLPKP:	Chichester District Local Plan Key Policies
CIL:	Community Infrastructure Levy
GP:	General Practitioner
LDP:	Local Development Plan
NHS:	National Health Service
NP:	Neighbourhood Plan (sometimes referred to as NDP)
NPPF:	National Planning Policy Framework
PC:	Parish Council
SDNP:	South Downs National Park
SEA:	Strategic Environmental Assessment
SPA:	Special Protection Areas
SuDS:	Sustainable Urban Drainage System
SSSI:	Sites of Special Scientific Interest
WSCC:	West Sussex County Council

## Glossary

**Affordable Housing:** Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

**Biodiversity:** The totality of genus, species and ecosystems of a region.

**Community Infrastructure Levy (CIL):** A levy allowing a local authority to raise funds from owners or developers of land undertaking new building projects in the area.

**Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Greenfield:** An undeveloped site, especially one being evaluated and considered for commercial development or exploitation.

**Habitat:** The natural home of an animal or plant often designated as an area of nature conservation interest.

**Infrastructure:** The basic physical and organisational structures and facilities (e.g. buildings, roads and power supplies) necessary for development to take place.

**Ramsar Sites:** Wetlands of international importance, designated under the 1971 Ramsar Convention.

**Rural Exception Sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating householders who are either current residents or have an existing family or employment connection. A small number of market homes may be allowed at the local authorities discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Strategic Environment Assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effect on the environment.

**Special Protection Areas:** Areas which have been identified as being of international importance for the breeding, feeding, wintering of the migration of rare and vulnerable species of birds found within the European Union. They are European designated sites, classified under the Birds Directive.

**Sites of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act, 1981.

**S106:** A legally enforceable obligation entered into under the Town and Country Planning Act, 1990 to mitigate the impact of a development proposal.

**Windfall Sites:** Sites which have not been specifically identified as available in the Local Plan process. They normally comprise of previously developed sites that have unexpectedly become available.



## 1. Introduction

- 1) The Chidham & Hambrook Parish Council made an executive decision in 2013 to produce a Neighbourhood Plan (NP) in line with the Government's Localism Act 2011. The act is designed to give communities a stronger voice in planning decisions and a real choice about the future development of their area. This NP should therefore shape development and subsequent growth of the area in line with both the local and wider requirements of the district. The NP laid out here is therefore designed to meet this requirement up to 2029. It is to be reviewed at prescribed intervals during this period and as required thereafter.

This plan is the statutory Neighbourhood Development Plan document for the Parish and covers the whole of the Chidham & Hambrook area, as designated under the Neighbourhood Planning (General) regulations 2012. Since 2014 this area now includes the residents of Nutbourne East which was originally part of the neighbouring Parish of Southbourne (see Map 1).

- 2) The Plan covers the period 2012 to 2029 and it generally accords with the strategic aims of the local planning area of Chichester District Council and the development strategy of the Chichester Harbour Conservancy. Land use for this period is laid out in Policy LP1 and shown on the extensions to the Settlement Areas on Map 2.

## **Why we need a Neighbourhood Plan.**

- 3) Over the next fifteen years the Parish of Chidham & Hambrook will face pressure to provide additional housing with the associated infrastructure to meet Chichester District Council's Local Development Plan and the Government's edict for 'the presumption in favour of sustainable development'. The supply of new houses within Chichester District has been below that required to meet demand considered necessary because of the increase in population and demographic change. This plan has been produced so that the residents of the parish of Chidham & Hambrook can have a real influence over what development takes place in the parish.
- 4) It should be stressed that a neighbourhood plan does not preclude future development. It does mean that without a plan, the residents of the parish would have less influence over what development takes place within the area. It will show to the planners what is acceptable and how the area should develop in the future. New properties will contribute additional funds to the parish in the form of the Community Infrastructure Levy (CIL) to help meet the requirements for local projects such as improvements to the roads, schools etc. These projects can be prioritised by the community. Where an NP is in place the Parish will receive 25% of the CIL receipt from new development; the Parish is able to spend this money on infrastructure priorities.

## **Local Planning Framework**

- 5) From consultation carried out in producing this plan, both by a questionnaire to every household and additional input from local businesses, societies and community groups, a number of assets have been identified which are listed as part of the Asset Policies section within this plan. The consultation process highlighted the following list of constraints within the parish and are of concern.

### **Constraints:**

No natural centre to the parish  
Low lying ground in much of the village (close to sea level)  
Lack of local school places  
Lack of local employment opportunities  
Lack of recreation facilities  
Local community facilities need improving or replacing  
Lack of a convenience store  
Congestion points and speeding on local roads  
Lack of parking areas especially on the main routes in and out of the parish  
Limited local sewage capacity  
Lack of primary NHS care

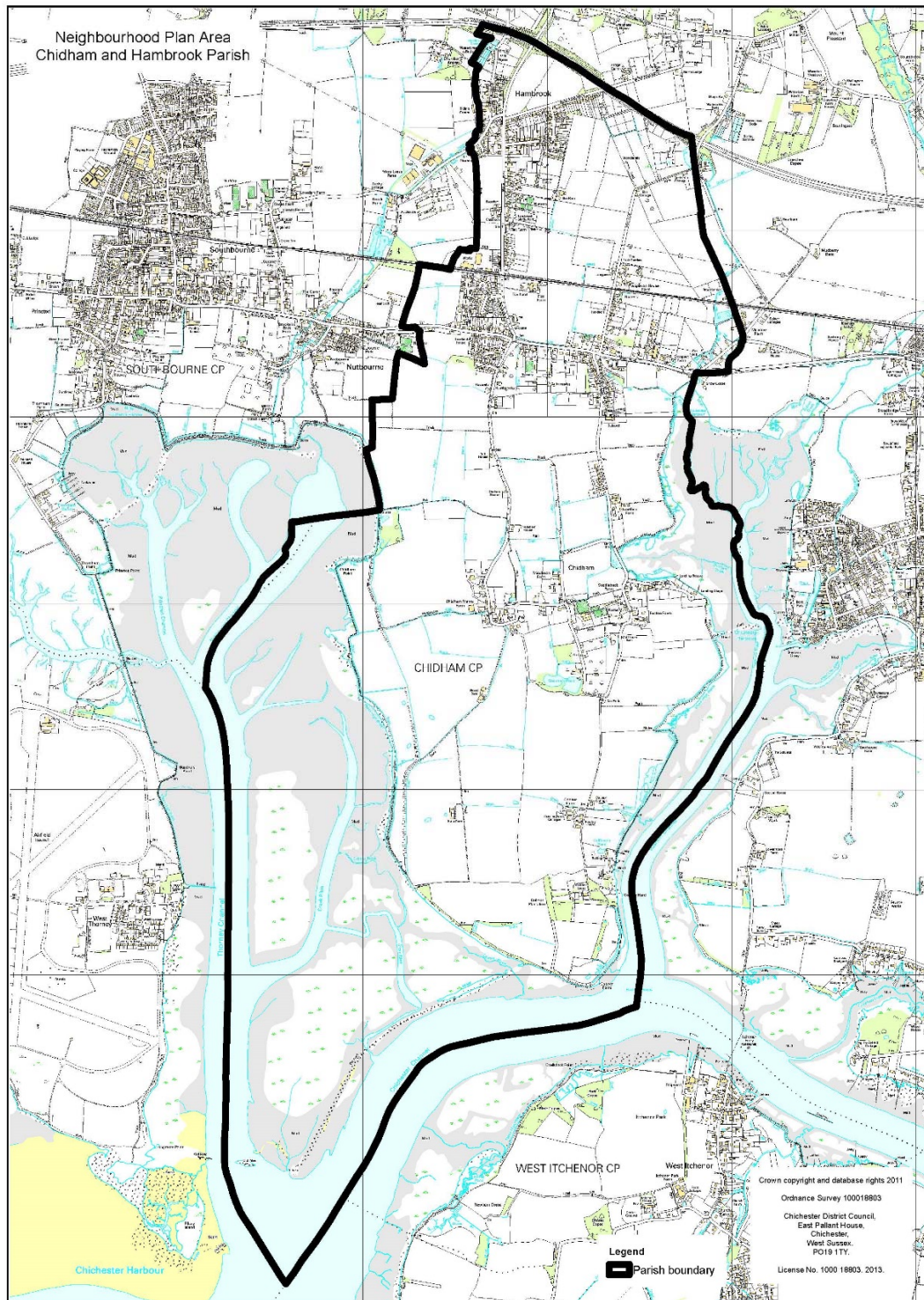
## **The Plan Area**

- 6) The area covered by this NP is made up of three communities. Chidham, Hambrook and Nutbourne East and is shown in the Map (1) outlined in black. The area to the south of the A259 is an Area of Outstanding Natural Beauty (AONB) with its long coastline protruding into Chichester Harbour. Many of the listed buildings (see Appendix D) are within the AONB and are an intrinsic part of the historic landscape. Large areas of the Chidham peninsula are open fields, many of which have a coastal boundary along one side, which gives an open and wild beauty to the landscape. This plan therefore only accommodates, when considered necessary, sustainable small limited development within the AONB. The parish is divided east to west by both the A259 and the main Chichester to Portsmouth railway line. The A27 to the north and Chichester Harbour to the south and fields east and west form the natural boundaries of the parish. The main settlement area is to the north of the AONB and to the south of the A27. Most of the community live in Hambrook and Nutbourne East. Our neighbouring parishes are Bosham to the east, Southbourne to the west and Funtington to the north.
- 7) Constraints within the plan area limit most development to north of the A259 and south of the A27. The screening determination, under Regulation 9 and Schedule 1, of the Environmental Assessment of Plans and Programme Regulations 2004 for the plan area has determined that a formal Strategic Environmental Assessment is not required. The LP1 policy demonstrates the commitment to sustainable development in all aspects of development. The plan does not allocate development sites that would significantly effect the nearby Chichester Harbour AONB or the South Downs National Park.
- 8) This plan is a document prepared by and on behalf of the residents of the civil parish. It also covers a framework of technical, statutory policies that will have a major influence on the form, shape and amount of development in the plan area. A number of maps are included, each of which presents a different aspect of the current plan area, the first of which defines the boundary covered by this plan.



# Map 1

## Map of Chidham & Hambrook Boundary Including Nutbourne East



## Process

- 9) This plan reflects the information and data collated on a voluntary basis from the residents and Special Interest Groups of the civil parish. The views of those living in the area have been obtained by means of a questionnaire, from residents attending public events and written contributions. Local organisations and businesses were consulted during a special event organised by the Neighbourhood Plan Working Group. The full results of the questionnaire can be reviewed on the Chidham & Hambrook website [www.chidhamandhambrook.info](http://www.chidhamandhambrook.info) (go to the Parish Council page and follow the link). Under the guidance of Chichester District Council, all the statutory bodies were consulted as well as special interest groups. All comments received have been recorded and form part of the Consultation Report. A working group formed from six Parish Councillors, our District Councillor, a planning officer from the District Council and eight volunteers from the local community have met regularly since the start of the process and are responsible for the production of the NP and supporting documents.
- 10) Section 3 of this plan covers the Policies for the future development of the Plan Area. Section 4 covers the Monitoring and Delivery of the Plan. The Parish Council has during the preparation of this plan been actively involved as has Chichester District Council and Chichester Harbour Conservancy.



## 2 Community Consultation Report

### Our Population

- 11) The 2011 census put the population of the parish at 1,356. With the inclusion of Nutbourne East and further development the population has increased to an



estimated 2,100 living in 850 residences, mainly to the north of the A259 and up to the A27 by-pass.

- 12) From the 850 delivered questionnaires, 574 were returned (68.1%) from which it was established:

- 4.7% of households contain children below 5 years old.
- 8.1% of households contain children of primary school age.
- 7.7% of households contain children from 11 to 17.
- 9.3% of households contain adults from 18 to 30.
- 42.4% of households contain adults from 31 to 64.
- 27.8% of households contain adults over 65.

These figures vary marginally from the 2011 census but give the NP a basic background to the demographics of the plan area and its community.

- 13) With only 29.8% below the age of 30 and 70.2% over the age of 30 of which 27.8% are above 65, we are an ageing population.
- 14) There are 74 people within the area with mobility problems (5.1% of the respondents).
- 15) 80% of respondents, who are currently in work, travel out of the area: 47% go by car and 23% use the train or bus. The remainder, walk, cycle or work from home.
- 16) Of the 117 children registered in the questionnaire of primary school age, 62 attend Chidham Parochial Primary School. The others travel out of the area. There is no secondary provision within the plan area.
- 17) 50% of the questionnaire respondents are not intending to move in the near future. Of the balance 22% would like to move to a larger house, 24% plan to downsize and 5% plan moving to sheltered accommodation.

### **Development:**

- 18) From 2010 to April 2012 a total of 111 houses have been built in the Parish. Hazel Copse (23), Lion Park (86) and the Thicket (2). The Chichester District Council Local Development Plan has allocated a minimum of 25 new houses to be built in the parish from 2012 to 2029. Policy LP1 identifies the Settlement Areas where development should be located (see Map 2).
- 19) The Parish preference, since the production of the Parish Plan in 2005, is for new developments to be on brown field sites. Brown field sites could meet the demand for new houses and are deliverable whilst ensuring the retention of valuable local farm and green areas in the village.
- 20) The Parish has developed slowly over many years. There are a number of protected buildings (see Appendix D) contributing to the historic character of the Plan Area. The range of designs from single bedroom bungalows to large multi bedroom detached houses in various materials also adds to the diversity and choice of dwelling. Chidham is the oldest part of the Plan Area and has most of the historic buildings within it. Hambrook and Nutbourne East developed on the

coming of the Railway in 1847 and has had most of the development in the Plan Area since that date.

## **Business**

- 21) The main employers in the plan area are agricultural, with a number of farms and nurseries, plus three public houses and three nursing homes. The Cobnor Activity Centre and the Christian Youth Enterprise also offer some employment as does the Willows Riding School. From the answers to the questionnaire there are 139 people who live and also work within the Parish of which eighty-eight work from home. There are 557 people who work outside the area.
- 22) Response to the questionnaires indicates that there are about 51% of people over the age of 18 in the parish with 28% of parish residents over 65.
- 23) A number of people come into the Parish as customers of the businesses located here. The public houses, nurseries and nursing homes are the main beneficiaries of this. However, businesses run from home are also generating economic input to the Parish. These companies may expand in the future, requiring more extensive facilities. There are at least forty-four small companies which would consider modern, local, commercial premises if they were available.

## **Recreation**

- 24) This is a major concern of those living within the Parish. There are currently few recreational facilities within the area and our consultation has shown a marked wish for this to change. The AONB is unsuitable for many recreational activities such as football and cricket. A purpose built recreation ground north of the A259 should therefore be a major consideration.
- 25) Response from the consultation questionnaire indicated that there is a demand for allotments because small gardens make cultivation of fruit and vegetables difficult. Nearly 44% of the respondents, 255 households, would be interested in working an allotment.

## **Environment**

### **Landscape**

- 26) The NP area comprises two settlements of Nutbourne and Hambrook and other groups of houses or isolated houses. The parish stretches north into the plain south of the Downs, and south into a peninsula within Chichester Harbour. Approximately two thirds of the land area forms part of Chichester Harbour AONB. Housing density on the Chidham peninsula is low with no clear centre for the hamlet of Chidham. Agriculture and leisure are important economic activities of the parish. Agriculture is mainly arable, with orchards, market gardening and nurseries. Leisure is mainly linked to water sports and walking.

- 27) The landscape is characterised by extensive arable land with some nurseries, and pasture. Hedges, bushes, orchards, and groups of trees contribute to the landscape, as do streams that pass through the Parish. Harbour foreshore areas are a significant feature around the Chidham Peninsula.
- 28) Residents and visitors value the open views across agricultural land east towards Chichester, north to the South Downs, south to the Harbour area, and west towards Portsmouth. Kingley Vale, the Spinnaker Tower, the Isle of Wight and the spire of Chichester Cathedral are all visible from within the Parish. The area also benefits from footpaths. These are particularly valued for recreation. There is little open land available for recreation and so these footpaths are under increasing pressure particularly around the harbour area. They are heavily used by people walking their dogs.
- 29) There is evidence of a prehistoric settlement at Cobnor. The Roman road from Chichester to the west passed roughly along the path of the Main Road (A259.) Famed in particular for a productive strain of wheat discovered in the 18th century, Chidham was known for its agriculture, arable farming, market gardening, orchards and nurseries. The landscape of the Chidham peninsula is enhanced by a number of historic buildings which include the St Mary's Church (early c13th.), the Manor House, Chidmere House, the Poor Cottage and Middleton House.

#### Habitat

- 30) Much of the Parish comprises open agricultural fields. Hedges (some dating to the Middle Ages), field margins, bushes, groups of trees, orchards, and scrubby undeveloped land contribute to biodiversity. The Parish was known for its orchards, but these are now much reduced. Streams pass through the parish, of which the main stream is the Ham which feeds a watercress farm. There is not much established woodland in the parish but lines of mature trees, particularly oaks, perhaps forming part of a medieval or early modern hedge or field boundary contribute both to the landscape and biodiversity.
- 31) Cobnor, Chidmere Lake, Newells Lane Pond & Meadows (SNCI), Maybush Copse and the Dell are special areas for wildlife and biodiversity, but in addition to these areas there are a number of sites of local importance to biodiversity. Cobnor has rich biodiversity with both tidal, semi tidal habitat, pasture and mature oak woodland & hedgerows. Elsewhere in the Parish there are isolated trees, groups of trees and hedges where mature trees have developed over time.

#### New Habitat

- 32) In considering proposed development, the types of new habitat that could be created include hedgerows, wildflower meadows, woodland, orchards and groups of trees. Existing streams could be enhanced and ponds created where appropriate. Important habitat and green corridors in the Plan area have been identified by Chichester District Council and are shown on the attached map (see Map 3)

## Sea and flood defences and surface water drainage

- 33) Sea and flood defences, streams and surface water drainage was raised as a topic in the special interest group consultation. The Parish Council has in place sub-committees responsible for monitoring the state of the ditches, gullies, culverts and sea defences within the Plan area. They seek to have regular meetings, reporting on the state of these and make recommendations to the full council on what actions may be needed to repair and improve them. The Parish Council has undertaken significant drainage work over the years, some of it funded by external grants.

## Chichester Harbour Special Protection areas.

- 34) The Parish is close to the Chichester and Langstone SPA, RAMSAR and SSSI sites of Chichester Harbour. Development close to the AONB places increasing pressure on this finite and fragile resource. The harbour inlets, shores and semi tidal areas are internationally important for a wide range of bird and marine species. The fields on the Chidham peninsula are also important for Brent geese and other waders to forage. The Chichester Harbour Conservancy has a statutory responsibility for management and conservation in this area.

## Landscape habitat and biodiversity.

- 35) The NP area is thus semi-rural in nature. Gentrified or urban development is alien to the landscape. The main north-south roads and lanes afford distant views over low lying agricultural land, and this feature of the area is much valued by residents, although this will be diminished by the recently (2014) approved housing developments on the west side of Broad Road. Again, outside the settlement boundaries housing development has been small scale. Housing estates are not a feature of the landscape, although this again will change with the planned developments on Broad Road.

## Community Questionnaire Feedback

- 36) Protection of our environment, its landscape, habitats and biodiversity is a major concern of residents.

In planning the future development of our parish the response from returned questionnaires was as follows;

89% for - more space for wildlife habitats/biodiversity

92% for - protection for trees/woods/orchards

91% for - green Corridors

86% for - natural waterways

78% for - ponds

17% for - more footway lighting

38% for - more footway lighting if it is switched off at midnight.

42% did not want more footway lighting.

- 37) It is clear that the people currently living in this Parish appreciate the countryside and all the wildlife it supports. Urban style development will both upset this balance to wildlife and biodiversity as well as changing the rural nature of our surroundings. Therefore future development should be sympathetic to the surroundings and not detract from the rural nature of the parish.

## **3 Policies**

### **3.1 Land Use Policies**

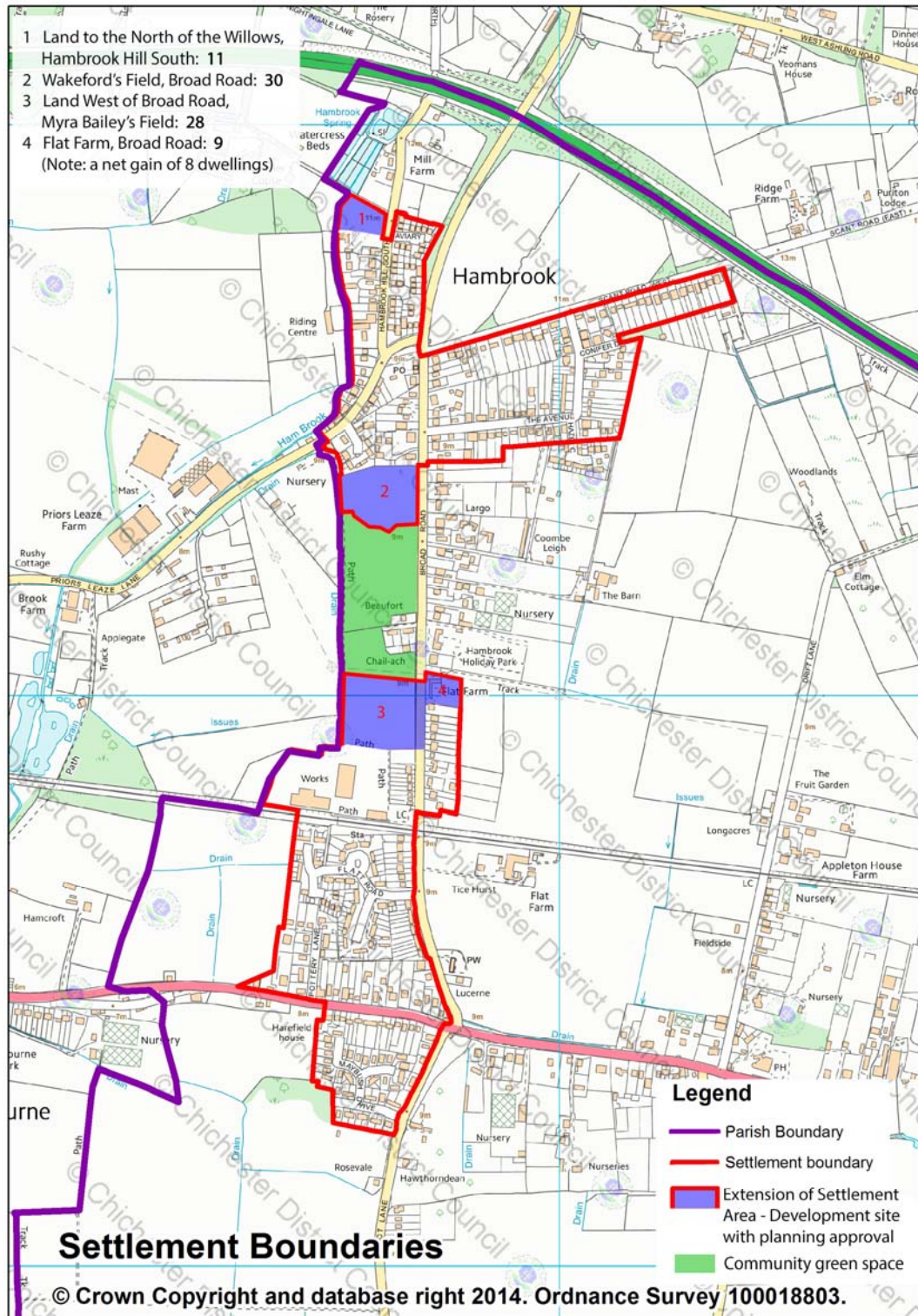
#### **The Presumption in Favour of Sustainable Development**

- 38) Chidham & Hambrook Neighbourhood Plan Area (10.7 km<sup>2</sup>) is one of a number of parishes in the CDC area located along the coastal stretch. The Local Plan: Key Policy 48 (criterion 4) refers to maintaining the individual identity of settlements. The AONB to the south of the Parish has limited housing, with most housing lying along the A259, north of Chidham Lane and in Nutbourne East. Most housing and recent builds are between the A259 and the A27. Lion Park, built on the redundant Marshal Mono Block site in Broad Road and Hazel Copse at the east end of The Avenue account for 109 houses and all built since 2010.
- 39) There are four development sites within the NP area which have gained planning permission during the CDC Local Plan period upon which the housing allocations are based. The cumulative number of dwellings permitted within this plan period exceeds the minimum target of twenty five dwellings as set out in the CDC Local Plan: Key Policy 5. The Settlement Area Map (Map 2), identifies developments with planning consents granted since 2012 and the re-defining of the Settlement Areas.
- 40) The policies presented in each section have been developed to relate to the overall local issues and objectives identified by the community for inclusion in the Plan. The policies presented provide detail for an overall strategy to guide planning management of proposed development in the Plan Area. They cover and provide for the subjects identified as important issues by the residents of the plan area and seek, together with the action plan, to deliver their vision for achieving sustainable development within the parish over the term of the plan. Each policy is introduced with an expression of 'intent' therein its 'reasoned justification' is provided to explain why it was required, together with 'conformity references' as appropriate to guide the reader to the evidence or conformity with the NPPF and other policies.
- 41) The intention of the NP is to reflect the presumption in favour of sustainable development in both the National Planning Policy Framework (NPPF) and the Local Development Plan (LDP). It also seeks to respect and enhance the distinctive local character of the area and to conserve and enhance the historic environment whether designated or not, to contribute to the creation of high quality buildings.



# Map 2

## Settlement Area Map



*Conformity reference: NPPF paragraphs 6 – 10, 14 and 17 and the saved policies of the CDC Local Plan 1999 (updated 2012 to conform to the NPPF 2012).*

*References: Detail of the growth of Chidham & Hambrook over the last 20 years can be found in the 'Community Consultation Report' under development which also describes the Parish today – people / economics / prospects in Section 2 and National Census 2001 and 2011.*

## **Requirement for homes**

### **Purpose**

- 42) In the neighbourhood plan questionnaire, 75% of the respondents expressed the opinion that during the period 2012 – 2029 no more than 25 houses should be built within the Parish, a further 20% considered that up to 50 new houses would be acceptable.
- 43) The CDC Local Plan for the period 2014 – 2029 states that in order to meet its overall strategic housing objectives and to address the specific needs of local communities, housing sites should be identified by the NP in accordance with its indicative parish housing numbers. For the parish as a whole the indicative housing number is twenty five homes. The CDC Local Plan designates Hambrook/Nutbourne as a service village.
- 44) Planning permission has already been granted for eighty six new homes since January 2014.
- 45) Accordingly there is no current requirement for the Parish NP to identify new sites for major development. However, changing local needs may require the building of new homes later in the period.

### **Policy LP1**

Development of the following will be supported:

- Affordable units on rural exception sites where this can be demonstrated to meet local needs.
- Development of ten units or fewer on windfall sites. The number and variety of such windfall sites makes it too prescriptive to identify them individually and the preferred approach is to assess the suitability of each site at the time the development proposal is made in accordance with development plan policies

## Justification

46) Chidham & Hambrook Neighbourhood Plan Questionnaire

Chichester District Council Local Plan: Key Policies 2 and 5

**Conformity Reference:** *NPPF Paragraph 184 and Local Plan: Key Policies 2 and 5.*



*Across the water to the Downs*

## 3.2 Environmental Management Policies

### Management of sea and flood defences, streams and surface water drainage

#### Purpose

- 47) The NP area is a generally low lying coastal area with clay soils, streams and natural springs. There is the risk of flood from inundation from the sea and from surface water. This exacerbates local sewerage issues. Good drainage, and good ditch maintenance is also important to local agriculture.
- 48) The intention of the policy is to ensure that:
- a) Any new houses built in the parish are not at risk from flooding.
  - b) Any housing development does not exacerbate the flood risk to any other part of the parish or adjacent parishes, whether to housing or other land.
  - c) Run off from any new housing development can be dealt with by the existing drainage, sewerage and sewage treatment systems without increasing the risk of pollution to groundwater, watercourses and ditches, land or to Chichester Harbour.

### **Policy EM1**

If required in accordance with the NPPF, new housing development will need to demonstrate it has a site-specific flood risk assessment, which shows that the risk of flooding from all sources both on and off the site is minimised and managed effectively.

All housing development will be required to ensure that, as a minimum, there is no net increase in surface water run-off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate.

Unless any of the measures below can be demonstrated to be unnecessary, applicants should show how their proposals:

- a) are supported, where required, by a sequential, risk-based approach to the location of the development, in order to avoid possible flood risk to people and property; as well as setting out measures to manage any residual future risk.
- b) incorporate reduced vulnerability to the impacts of climate change.
- c) incorporate proportionate and appropriate pollution control measures to prevent adverse impacts on the water environments.
- d) are in line with Environment Agency Practice Note GP3 'Groundwater Protection, Principles and Practices'; include SuDS as the first method of surface water disposal.

Connection to the surface water sewer should only be used as a last option.

Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance. Where either SuDS are not feasible / appropriate or if the development will exacerbate existing drainage issues elsewhere within the Plan Area, financial contributions or mitigation may be required from development on sites where measures to address flood risk or to improve the environmental quality of watercourses have been identified, such as appropriate off-site drainage and water run-off management.

### **Policy Justification**

- 49) The land is low lying. Robust sea defences and surface water drainage systems are essential for the protection and wellbeing of residents, and are ongoing processes. To maintain this protection for both new and existing residents, new housing development must not disturb the ability of the land to absorb or carry away surface water safely, overwhelm drainage and sewer systems, cause pollution incidents or export these problems to the Harbour or other areas.

**Conformity References:** NPPF para 94, 100, 101, 102, 103  
CDC Local Plan: Key Policy 42



## Chidham and Hambrook - Green Infrastructure





## **Protection of Chichester Harbour, nature conservation designated areas and related areas of special environmental value**

### **Purpose**

- 50) The parish is close to the Chichester and Langstone SPA, RAMSAR and SSSI sites of Chichester Harbour. Housing development close to the Chichester Harbour AONB places increasing pressure on this finite and fragile resource.
- 51) The intention is to protect Chichester Harbour's natural conservation designated areas and other areas of special environmental value from both housing development (by direct damage caused by building on sites of special value) and indirect damage from additional residents and their recreational or other activities.

### **Policy EM2**

All housing developments in the parish will potentially have impacts on the Special Protection Areas of Chichester Harbour and should conform to the Chichester Local Plan: Key Policy 50, in respect of recreational disturbance and the Solent Recreation Mitigation Project. New housing development within the Plan Area will be refused unless it can be demonstrated that any proposal will conserve and enhance the designated or candidate special protection areas, designated or candidate Special Areas of Conservation, Sites of Special Scientific Interest (SSSI) and other areas of ecological and biodiverse importance in accordance with Chichester Local Plan: Key Policy 49

### **Policy Justification**

- 52) Housing development has the potential to cause damage to the landscape and ecology of the Plan Area, including Chidham peninsula which is in the heart of Chichester Harbour, an internationally important area of landscape and habitat. The clear wish of the community is to protect the environment and ecology of the whole plan area.

One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside.

**Conformity References:** *NPPF para 113, 114, 115, 116, 117, 118, 119. CDC Local Plan: Key Policy 50.*

## **Protection and enhancement of landscape, habitat and biodiversity.**

### **Purpose**

53) Residents and visitors clearly value the rural nature, open views, varied habitat, and biodiversity of the NP Area, as well as the special attractions of the Chichester Harbour AONB.

54) The intention of the policy is to:

Conserve the semi-rural nature of the plan area.

Maximize biodiversity for environmental and amenity and economic reasons within the constraints of a largely agricultural landscape.

Protect and enhance existing valuable habitat, consistent with the constraints of landscape, amenity and the economic activities of the plan area.

(Valuable habitat is existing mature habitat that supports high biodiversity.)

Create new high value habitats where possible and appropriate.

Manage all such habitats so that biodiversity, amenity and economic value is maximized.

### **Policy EM3**

Any new housing development proposal must show that it will conserve and enhance the landscape and natural environment of the Plan Area. In particular it should conserve the landscape and scenic beauty of the AONB, conserve trees/woods/orchards green corridors, natural streams and ponds and any areas of habitat supporting a high level of biodiversity.

Any proposal for the development of new habitat to mitigate the proposed loss of existing mature habitat must show how the mitigation and a net environmental gain within an appropriate and acceptable timeframe will be achieved.

Applicants should show how they will provide wildlife habitat resources and green spaces within any new housing development.

### **Policy justification**

55) Protection of our surroundings is a priority concern of residents. The Community questionnaire responses (see above) demonstrated overwhelming support for the protection of wildlife habitats/biodiversity, in particular, trees/woods/orchards, green corridors or ecological networks, natural waterways and ponds. These ideas are all set out in the Government's publication 'Biodiversity 2020. A strategy for England's wildlife and ecosystem services'.

**Conformity References:** *Section 40 of the Natural Environment and Rural Communities Act 2006. NPPF para 109, 113, 114, 115, 116, 117, 118, 119. CDC Local Plan: Key Policy 50. CDC Saved Local Plan Policies RE7 & RE8*

### **3.3 Community Development Policies**

#### **The use of S106 Agreements and CIL to support community development**

##### **Purpose**

- 56) This policy provides an opportunity to extend the existing or provide new community facilities. This could include healthcare, education and community recreation facilities, in part or in whole (see Settlement Area Map 2 under Land Use Policies). Development of such facilities is considered essential as part of this plan's objectives to deliver sustainable growth in the Plan Area.

##### **Policy CDP 1**

Planning applications for new developments within the Plan Area must demonstrate that they can contribute towards the delivery of community development. This may be through contributions via a Section 106 agreement or through payment of any future Community Infrastructure Levy (CIL) where applicable, subject to the guidance set out in the National Planning Policy Framework, including the ability for development to be delivered viably

Contributions secured as a result of new development within the Plan Area shall be prioritised towards the delivery of community objectives in the priority list of aspirations in paragraph (90) of this document, wherever possible.

##### **Policy Justification**

- 57) There is currently a lack of suitable recreation, sporting and allotment facilities in the Plan Area and a wish for a new village centre. There is also a growing requirement for a GP's surgery and a better local grocery store. Funding of these can come from the S106 and CIL funding should development go ahead.

**Conformity reference:** *National Planning Policy Framework 2012 – Section 3. Supporting a prosperous rural economy – refer paragraph 28 Promote the retention and development of local services and community facilities in villages. CDC Local Plan: Key Policies 9 & 38.*

## **The Local Economy**

### **Purpose**

- 58) The NDP's objective for sustainable growth seeks to create a balance between social, economic and environmental roles. The use of a local grocery shop, GP surgery and the provision of local employment are important when considering all housing and the reduction of car use. A provision for additional commercial property can also be considered to promote local jobs. Approximately 15% of respondents to the questionnaire work from home, some of whom would be looking to expand into small commercial units. The recent Lion Park development has provision for a number of small commercial units and permission was granted for the development taking this into account.

### **Policy CDP 2**

Within the Plan Area a site or sites for commercial use will be supported. Small scale lock-up and retail facilities (Use Classes A1,B1 and D1) will be supported where the following can be demonstrated:

- The scale of the development should be in keeping with the scale of development in the rest of the village and other businesses elsewhere within the Plan Area.
- The proposed use will not give rise to a detrimental impact on local residential amenities.
- The proposal will not have a harmful visual impact on the surrounding area.

### **Policy Justification**

- 59) The provision of these facilities within a semi-rural area is considered appropriate and would benefit both start-up businesses and stimulate the local economy providing local employment.

**Conformity reference:** *NPPF core principles – achieving sustainable development paragraphs 6 – 10 & 28 – Supporting a prosperous rural economy. CDC Local Plan: Key Policies 2 & 26.*



*Manor House*

### **3.4 Housing**

#### **Local occupancy conditions of affordable housing**

##### **Purpose**

- 60) Any affordable housing will be provided for individuals in need with preferably a local connection and in perpetuity as agreed with the Parish Council..

##### **Policy H1**

In the event of applications for new housing within the Plan Area (including affordable housing), the needs and access of local people to a range of housing will be reinforced wherever appropriate through the inclusion of a local occupancy clause for any affordable housing.

##### **Policy Justification**

- 61) This policy protects affordable housing provided in accordance with the NPPF and the Extant Policies of the CDC Local Plan to meet local needs.
- 62) This policy is therefore consistent with the overarching policies and is justified in terms of evidence gathered as to local needs.

*Conformity reference: CD.001 & CD.002 and CD.2a that identifies the local need in June 2003. CDC Housing Services records demonstrate that historical and future demand of district-wide housing types continues to favour 1-2 bedroom units. This is a consequence of local demographics which highlight that 33% of residents are over 65 years old, and the figure is increasing; and that there is an on-going and ever-*



*increasing shortfall of housing for the elderly and young people in the district. This is reflected in the Parish. Coastal West Sussex Strategic Housing Market Assessment 2012 (SHMA). CDC Local Plan: Key Policies- Preferred Approach Consultation document 2013, Policy 34 page 164-para.17.22. NPPF Paragraph 47, 54 & 55.*

### **Diversity of housing to meet the local need**

#### **Purpose**

- 63) This policy states that residential development proposals must contain a range of dwelling types and sizes.

#### **Policy H2**

Where appropriate, proposals for new residential development should seek to demonstrate that the types of dwellings proposed respond to local requirements in terms of type and size. As such any new proposed residential development will be expected to comprise of an appropriate variety of dwelling sizes and types in accordance with the Strategic Housing Market Assessment. The emphasis will be on dwellings to include adequate private external amenity space.

#### **Policy Justification**

- 64) NP questionnaire responses have identified that a range of dwelling types and sizes are preferable. Bungalows are popular with older people who down size. This should be encouraged. Proposals for sheltered accommodation to meet local needs would be welcomed. A small number of flats and live / work units would be acceptable provided that the design conforms to the local character and meets a demonstrable need.

*Conformity References: NPPF paragraph 50.  
CDC Local Plan: Key Policy 33  
Questionnaire*

## **3.5 Design Standard**

### **Development**

#### **Purpose**

- 65) Development within the parish should be sustainable and a high quality of design and in keeping with the character of the area. The following policy is based on the industry standard for assessing quality of development proposals. The basic principles of Policy LP1 with regard to location and development size should be followed.
- 66) All new development in the Plan Area will be required to be of a high quality and meet the appropriate standards of design, construction, layout and local

distinctiveness which reflect the nature of the parish. They should adopt design, materials and landscaping in keeping with the local vernacular unless an acceptably high standard of alternate or contemporary design can be demonstrated, enabling the development to accord with the aim of this policy as well as policies elsewhere within this plan.

### **Policy DS1**

Where appropriate, proposals for new development will be assessed against the following criteria. (Note, criteria 1-8 do not apply to extensions or modifications to existing buildings):

- 1) The development scheme must demonstrate how it will integrate in to the existing surroundings.
- 2) It must ensure adequate provision of infrastructure.
- 3) Access to public transport will need to be clearly identified within the scheme.
- 4) The scheme will need to demonstrate it meets the requirements of all the policies of this plan and takes account of the character and appearance of the rural area and historical environment of the area.
- 5) Establishes a strong sense of place.
- 6) Creates a safe and accessible environment where crime and disorder (and the fear of crime) do not undermine quality of life or community cohesion.
- 7) The development design should demonstrate a good street layout with adequate parking and low vehicle speed and good access for emergency vehicles and refuse collection.
- 8) The development should have well defined public and private spaces and maintain the local rural character and appearance of the area with trees and hedges rather than fences.
- 9) The development responds to the semi-rural nature of the parish, and reflecting the identity of local surroundings and materials. However this should not prevent or discourage appropriate innovation.
- 10) The development should use good quality materials that complement the existing palette of materials used within the parish (see also design guidance in AONB Design Guidelines for New Dwellings and Extensions on the Chichester Harbour Conservancy web site [www.conservancy.co.uk](http://www.conservancy.co.uk) for material recommendations within the Chidham Peninsula).
- 11) The development should be visually attractive through good architecture and appropriate landscaping.

- 12) The development should make provision for adequate external amenity space including refuse and recycling storage and car and bicycle parking to ensure a well-managed and high quality streetscape.
- 13) The development should be restricted to houses of two storeys unless there is a strong justification.
- 14) The development should avoid an apparent excessive bulk of houses by careful design of roof elevations.

### **Policy Justification**

- 67) The criteria set out in this policy is based on current good industry and planning practice together with responses to questionnaires. Sustainability with regard to new development, as required by government legislation makes the need for quality design of both building and the surrounding environment essential. Therefore the design of new developments within the NP area must be of the highest acceptable standard.
- 68) The most aesthetically pleasing villages have developed incrementally in a way that harmonises with the existing character of their setting and buildings. It is essential that this continues to be the case for the parish of Chidham & Hambrook. The supply of new homes in the parish must be realised in accordance with the distinctive features, scale and grain of the local area.
- 69) “Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.” NPPF (56)
- 70) Our Design Policy aims to develop robust and comprehensive policies that support the Local Plan’s and National Framework’s objective of encouraging excellence in design and that set out the quality of development that will be expected for the area. Our policy does not attempt to impose architectural styles.

*Conformity References: NP Questionnaire response, Question 2d – e and 5a  
NPPF- Section7 - Requiring good design.  
CDC Local Plan: Key Policy 33*

### **Provision for car parking.**

#### **Purpose**

- 71) The NP questionnaire identified that inadequate provision of off-road parking in previous development results in severe problems of access and pedestrian safety, especially Broad Road, Flatt Road and Main Road. This policy seeks to guide applicants and those managing planning applications, to ensure that adequate provision is made in development proposals.

### **Policy DS2**

All new housing developments are expected, unless it can be demonstrated otherwise, to include parking provisions in accordance with the West Sussex guidelines for Car Parking in Residential Developments and the Car Parking Demand Calculator.

Wherever possible, development proposals should include provision for adequate off-road vehicle parking spaces, to facilitate unimpeded road access for other road users, including motor vehicles and pedestrians. Proposals that do not demonstrate adequate off-road parking will not be supported in instances where the local planning authority identifies that additional on-street parking will be detrimental to highways safety or impede access for public transport, emergency vehicles or any other service vehicles. This policy applies to all proposals within the settlement boundaries as well as the wider Plan Area.

### **Policy Justification**

- 72) To ensure that sufficient off street parking is provided for all new residential developments.

**Conformity Reference:** *NPPF Section 4 Promoting sustainable transport and 7 Good Design.*

*CDC Local Plan para 3.33 & policy 39*

*Chidham & Hambrook Neighbourhood Plan Questionnaire 1c, 5f,*

**Retention of areas of natural habitat / biodiversity.**

### **Purpose**

- 73) The purpose of this policy is to safeguard existing trees in the area and thereby retain and enhance the natural beauty of the landscape and local environment.

### **Policy DS3**

All new residential development areas, as well as incorporating new tree planting and landscaping schemes, should be designed to safeguard any existing significant trees including allowing sufficient distance between them and new buildings to avoid later pressure for their removal.

### **Policy Justification**

- 74) There has been concern locally about areas that provide biodiversity and amenity value within the village. Such areas contribute significantly to the attractiveness of the village and every effort should be made to retain them.

**Conformity References:** *NPPF Section 11 – Conserving and enhancing the natural environment.*

*CDC Local Plan: Key Policy 33.*

*Chidham & Hambrook Neighbourhood Plan Questionnaire 2g, 6a,*



*Sailing in Bosham Creek*

### **3.6 Recreation**

#### **Local Green Areas**

##### **Purpose**

- 75) Local Green Space designation is a way to protect green areas against development where they are of particular importance to local communities. Within the Parish two areas have been identified, Maybush Copse and The Dell. These two areas have been identified as a result of their natural beauty and are supported both financially and physically by the local community. Their protection will continue to provide open green spaces and natural woodland for exercise, relaxation and biodiversity.

##### **Policy R1**

(See Map 4 Green Spaces)

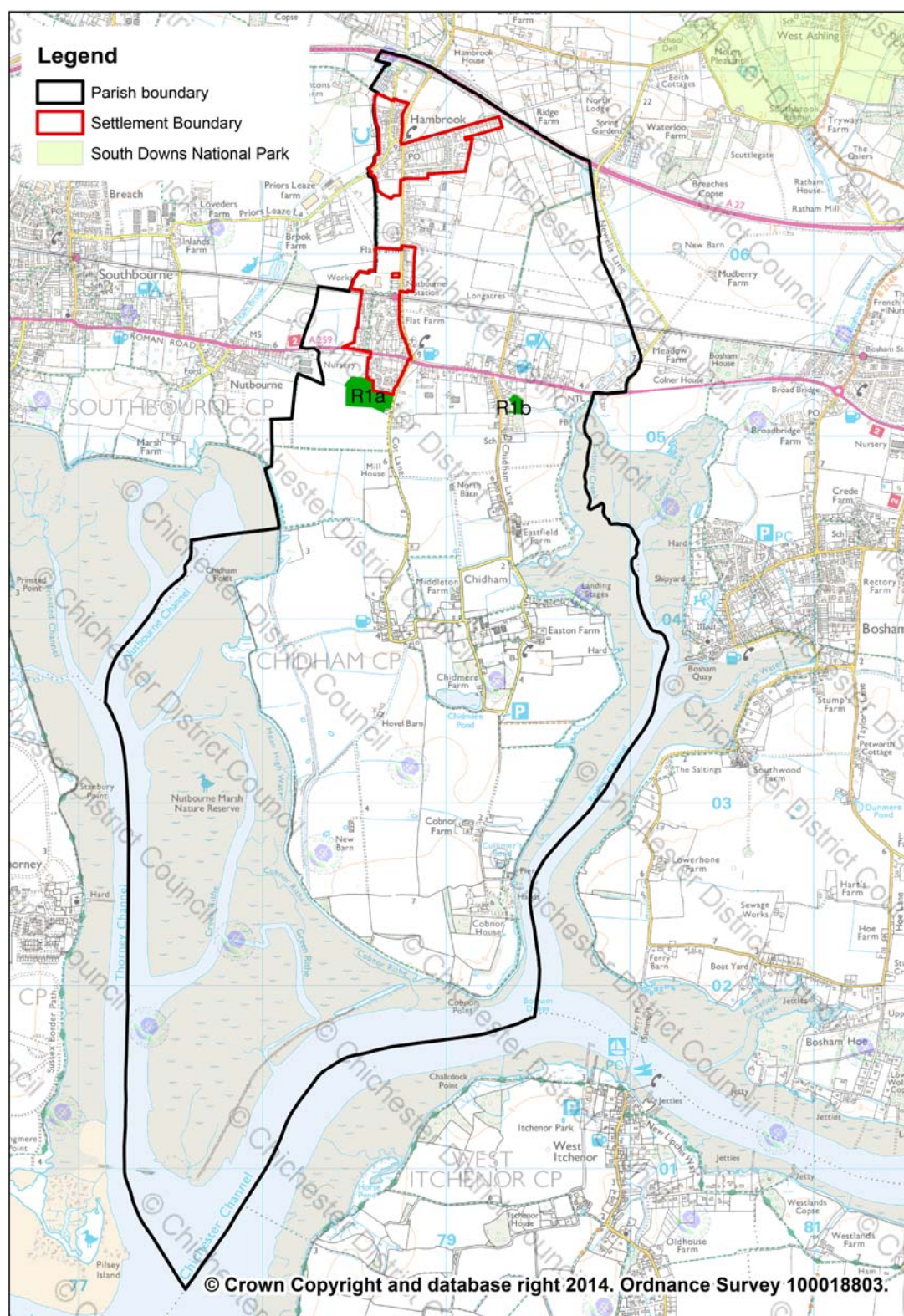
Subject to the provisions for Local Green Spaces contained within the NPPF paragraphs 76 and 77, the following land has been identified and will be designated as 'Local Green Space' for the use of the community:

- R1a: Maybush Copse.
- R1b: The Dell



# Map 4

## Green Spaces





**Maybush Copse R1a**



**The Dell R1b**

## **Policy Justification**

- 76) Existing Local Green Space is a recognised essential requirement for the health and wellbeing of the community and their preservation is an essential social

benefit. The policy seeks to assist the acquisition, management, development and impact of these spaces.

**Conformity reference:** *NPPF – Section 8 Paras. 70, 73, 75, 76, 77 and 78.*  
*CDC Local Plan: Key Policy 54*

## **Public Rights of Way**

### **Purpose**

- 77) The Plan has an objective of maintaining and improving the footpath network within the Plan Area.

### **Policy R2**

Within the Plan Area, existing public rights of way and means of public access, provide a high level of amenity value and will be protected and wherever possible enhanced by development. In the event that a public right of way crosses a proposed development site, the proposal will not be supported unless it can be demonstrated to the satisfaction of the relevant local planning authority that either the current course of the right of way can be retained or that any diversion would not result in any adverse impact on residential amenity or the safety of the general public or the enjoyment of the special quality of the area by residents and visitors.

### **Policy Justification**

- 78) Public rights of way are an established means of providing access to areas that are inaccessible by other normal means. The local footpaths and bridle ways have historically evolved and are considered an intrinsic part of the area's historical characteristics. The policy seeks to preserve such historical characteristics and amenity. The designated AONB, supported by the Chichester Harbour Conservancy, has established the need for both local people and those visiting the area to have reasonable access to explore with the existing footpaths an important element in this aspiration.

**Conformity reference:**  
*NPPF Section 8 Paragraph 75.*  
*CDC Local Plan: Key Policy 39*

## **Allotments**

### **Purpose**

- 79) A 44% response from the consultation questionnaire indicated a desire by those living in the Plan Area for allotments. Small gardens in new developments make the provision of some allotments for providing home grown vegetables one of the main recreational requirements in the Plan Area.



### **Policy R3**

The Plan supports the provision of suitable sites for allotments and/or community gardens. Such sites should be located close to the main body of the community and provide easy access by a variety of means of travel.

### **Policy Justification**

80) Allotments provide the opportunity to grow fruit and vegetables and provide exercise for the users. This together with the availability of extra space for households with small or no back gardens is seen as a benefit for those living within the Plan Area.

#### ***Conformity reference:***

*NPPF Section 8 Paragraph 76.*

*CDC Local Plan: Key Policy 54*



*Wadeway Cottage*

## **3.7 Assets**

### **Heritage Assets**

## Purpose

- 81) The NPPF requires the community to conserve significant heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for present and future generations.
- According to the NPPF, a heritage asset is “a building, monument, site, place, area or landscape identified as having ‘significance’ meriting consideration in planning decisions, because of its heritage interest”.
- ‘Significance’ is defined as “the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.
- Heritage assets include nationally protected (Historic England) listed buildings and their settings, archaeological sites and conservation areas and their settings as well as undesignated heritage assets (including locally listed buildings see appendix D). Within the Parish there are twenty two buildings listed by Historic England, all Grade 2.

### Policy AP1

The significance of designated Heritage Assets within the Parish must be recognised and given the requisite level of protection.

## Policy Justification

- 82) Heritage assets in the parish have value to both the immediate community and tourism, which in turn affects the health of the rural economy. Inappropriate development in close proximity to these heritage assets, or in the wider surroundings or vistas, will undermine the value of the asset for this and future generations because of the nature of its heritage interest and setting.

**Conformity References:** *NPPF Introduction, paragraph 14*  
*NPPF Annex 2, Heritage Asset – definition*  
*NPPF Annex 2, Significance – definition*

## 4. Monitoring & Delivery.

- 83) The Neighbourhood Plan will be implemented over many years by different participants. It is not a rigid “blue-print” and provides instead a “direction for change” through its vision, objectives and strategy. Flexibility will also be needed as new challenges and opportunities arise over the plan period. In this respect the review period will be crucial.
- 84) In shaping the parish in the years ahead there will be three main activities that will direct delivery of the Plan. These comprise of:
- Securing appropriate public and private sector investment in the parish through new development will be crucial; the statutory planning process

will direct and control private developer and investor interest in the parish context of the Neighbourhood Plan and the wider Local Authority and National Planning Policy Framework.

- Investment in, and management of public services, assets and other measures to support local services and vitality and viability for the parish. In the context of the prevailing economic climate and public funding there is a recognition that public investment in the parish will be challenging to secure.
- The voluntary community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.

85) The following summarises the Parish Council's approach to delivery and implementation of the Plan key areas.

### **Housing Growth:**

86) The Parish Council will work with developers and the Local Authority to deliver incremental growth over the Plan period.

### **Local Character:**

87) The Parish Council will work with residents, owners of land and buildings and other stake holders, to bring brownfield sites back into economic use, such as the redundant garage on the A259 and vacant properties especially those which make a positive contribution to the character of the area.

### **Local Facilities:**

88) The Parish Council will work with organisations and the Chichester District Council to improve facilities and services for local people.

### **Local Economy:**

89) The Parish Council will encourage businesses to improve local employment opportunities. The creation of a local general store within the parish will be encouraged.

### **Transport & Communication:**

90) The Parish Council's approach to improve road safety, address speed and parking issues and investigate with stakeholders the possibility of increasing the local bus and train services in the parish. Superfast broadband must be a priority and the roll out of 4G will be of benefit to both local business and the community.

### **Landscape & Environment:**

- 91) The Chidham & Hambrook Parish Council will work with the Chichester Harbour Conservancy and other local groups to ensure that wildlife and the countryside surrounding the parish is protected.

### **Community Aspirations:**

- 90) The NP and the Chidham & Hambrook Parish Plan consultation process highlighted a number of community aspirations. These were as follows:

Recreation Ground  
Allotments  
New Village Centre  
Village Green  
Sports Field  
Local GP and Dental Surgery  
Local Shop  
Cricket Pitch  
Football Pitch  
Cycle Lanes  
Improved Parking Facilities  
Traffic Calming Measures

Realisation of these community aspirations will be dependent on Parish Council and CIL contributions and other funding that might become available. The most up to date list of projects can at the time of writing, be seen in the Chichester District Council Infrastructure Business Plan (including CIL Spending Plan) on the Chichester District Council website [www.chichester.gov.uk](http://www.chichester.gov.uk)

- 91) Because the area is basically rural, road calming measures should be employed to limit speeding and encourage cycling and walking for both utility and recreational journeys. The Sustrans National Cycle Network running through the centre of the Plan Area should be encouraged with additional routes linked to it. To help retain the rural nature of the area street lighting should be limited and switched off after midnight after further consultation with the local community. Green corridors should be established to allow migration of wildlife safely between habitats.

### **Community Assets**

- 92) Possible nominations for inclusion in the Chichester District Register of Assets of Community Value:



Local Primary School with letting hall attached  
Three local pubs  
Small local shop / post office  
St Mary's church and St Wilfrid's church & church hall  
Village Hall  
The Cobnor Activity Centre [www.cobnor.com](http://www.cobnor.com)  
Christian Youth Enterprise [www.cye.org.uk](http://www.cye.org.uk)  
Three nursing homes  
Three plant nurseries  
Riding School  
Maybush Copse community woodland  
The Dell

**The Parish Neighbourhood Plan is a “living” document and as such will be reviewed every five years.**

## **APPENDICES**

### **Appendix A**

#### **The Neighbourhood Plan Working Group**

Cllr Andrew Collins - Chidham & Hambrook PC & Working Group Chairman.  
Cllr Ina Littlefield – Chidham & Hambrook PC & Working Group Secretary  
Cllr Linda Wilkinson – Chidham & Hambrook PC  
Cllr Sandra James – Chidham & Hambrook PC & WSCC  
Cllr Mike Penny – Chidham & Hambrook PC (Retired)  
Cllr Myles Cullen – Chichester District Councillor  
Cllr Nick Hebden – Chidham & Hambrook PC (Development retired)  
Stephen Johnson – Local Resident (Environment)  
Peter Cole – Local Resident (Questionnaire Analysis)  
Phil Thomas – Local Resident  
Michele Chapman-Andrews – Local Resident  
Phil Atkinson – Local Resident  
Ross Spencer – Local Resident  
Karen Bailey – Local Resident  
Trevor Nightingale – Local Resident (Working Group Treasurer)  
Fiona Wilson – Local Resident

### **Appendix B**

#### **Special Interest Groups**

Barleycorn Public House  
Bosham Parish Council  
Broad Road Nursery  
Chichester Harbour Conservancy  
Chidham & Hambrook Parish Council  
Chidham & Hambrook Sustainability Network  
Chidham & Hambrook Website  
Chidham Lodge Nursery  
Chidham Manor Farm  
Chidham Nursery  
Chidham Parochial Primary School  
Chidmere House  
Christian Youth Enterprise  
St Mary's & St Wilfrid's Church Warden  
Cobnor Activity Centre  
Cobnor Farm  
Cricket Club  
Eastfield Farm  
Eccleshare

## FINCH

Flatt Farm  
Friends of Maybush Copse  
Funtington Parish Council  
GCS Computer Services  
Greenacre Nursery  
Hairsprings Watercress Farm  
Hambrook District Residents Association  
Hambrook Holiday Camp  
Hambrook Meadows Care Home  
Hambrook Post Office  
Harbour Nurseries  
Havenwood Nursery  
JRB Golf  
Malthouse Nursery  
Nutbourne Construction  
Old Garage Brown Field Site  
Pinewood Nursing Home  
Rustle & Son Builders  
Saddleback Farm  
Southbourne Parish Council  
St Mary's Church  
The Art Society  
Bosham Inn  
Old House at Home  
Village Hall Committee  
Willowbrook Riding School  
Women's Institute

## **Appendix C**

### **Statutory Bodies**

Chichester District Council  
Arun District Council  
British Telecom  
Chichester Harbour Conservancy  
NHS Commissioning Group  
Ministry of Defence estate  
East Hampshire District Council  
Historic England  
Environment Agency  
Hampshire County Council  
Havant Borough Council  
Highways Agency  
Home Communities Agency (HCA)  
Marine Management Organisation  
National Trust  
Natural England

Network Rail  
NHS Property Services Ltd  
Office of Rail Regulation  
Portsmouth Water Company  
Scotia Gas Networks  
South Downs National Park  
South East Water  
Southern Electric Power Distribution plc  
Southern Railway  
Southern Water  
Sport England South East  
Stagecoach South  
Sussex & Surrey Police  
Sussex Local Nature Partnership  
Sussex Wildlife Trust  
West Sussex County Council  
West Sussex Fire and Rescue

## **Appendix D**

### **Listed Properties in Chidham & Hambrook**

The Bosham Free House  
Easton Cottage  
Cobnor House  
St Mary's Church  
Durbar  
Chidmere House  
Flint Cottage  
Christmas Cottage  
Eastern Cottage  
Middleton House  
The Old Rectory  
Tithe Barn  
Coach House  
Carter's Barn  
The Old House at Home  
Aubery Cottage  
Western Cottage  
Crooked Chimney  
Knapp House  
Manor Cottage  
The Manor House  
Poor Cottage