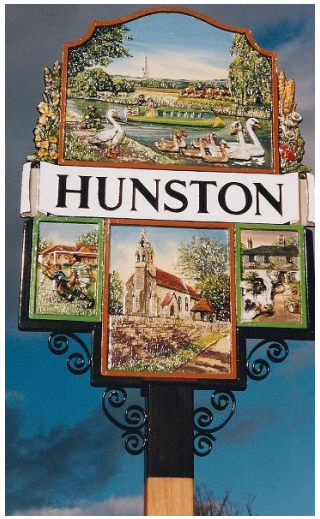
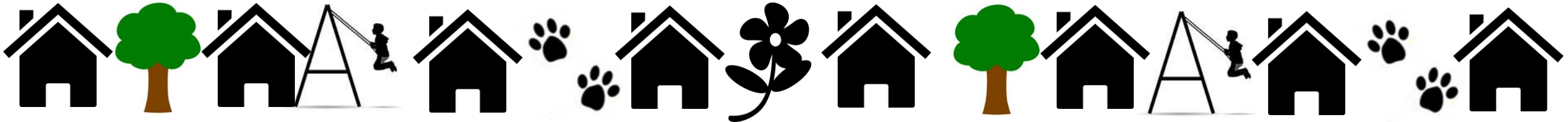


Hunston Neighbourhood Plan

Public Meeting, Hunston Village Hall

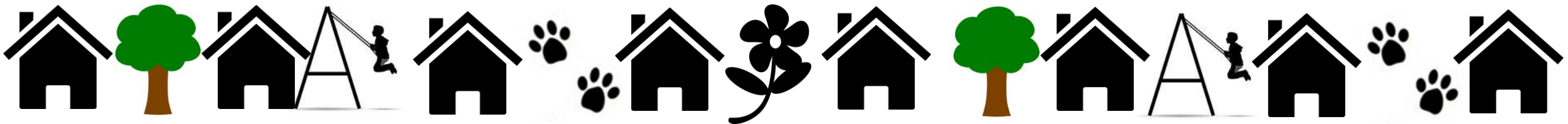
Wednesday 28 November 2018

Joan Foster, Chair, Hunston Parish Council



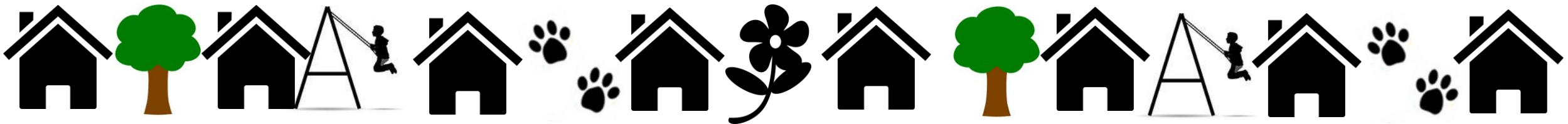
Agenda

• Welcome and Introductions	Joan Foster	6.30
• Background Presentation	Joan Foster	6.40
• Group Discussions and input		7.00
• Next Steps	Joan Foster	7.50
• Close		8.00



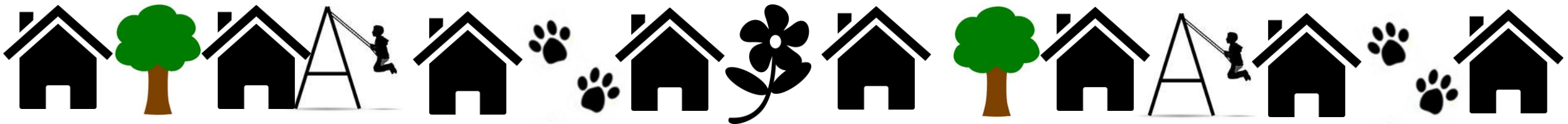
Introduction

- Meet Jamie Fitzjohn, Ann Beazer, table leaders
- Understand there may be strong views
- We need to make practical decisions
- Respect different views
- Write down any questions you have, as I'm speaking
- We will collect them and answer them as soon as we can



Background

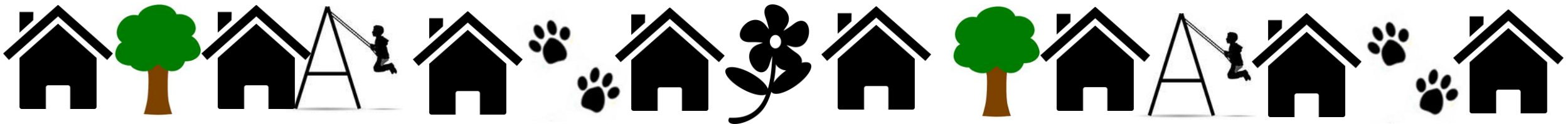
- **23 July** Chichester District Council (CDC) told Hunston and North Mundham Parish Councils - jointly allocated 250 new houses. The split was up to us
- Hunston and North Mundham decided to produce their own Neighbourhood Plans, how many houses and where?
- **August 2018** The Housing and Economic Land Availability Assessment (HELAA) indicated up to 176 houses to Hunston and 375 to North Mundham on current land availability
- **30 October** CDC told Hunston and Mundham that the allocation was to be: 200 houses to Hunston and 50 to Mundham



Summary:

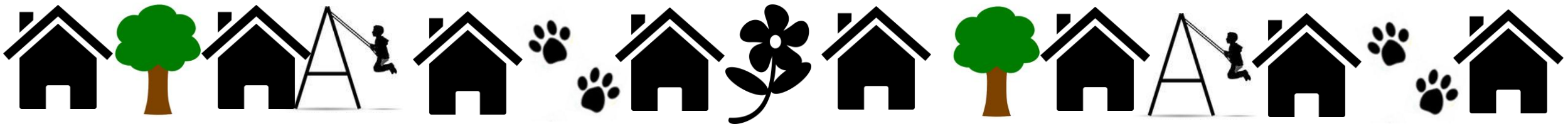
July:	250 houses, split up to Hunston and Mundham	
August:	Recommended allocation (HELAA) by CDC:	
	Hunston:	176
	Mundham:	375
October:	Told by CDC	
	Hunston:	200 (increase housing 35%)
	Mundham:	50

Reason: The Church Commissioners have made more land available in Hunston.



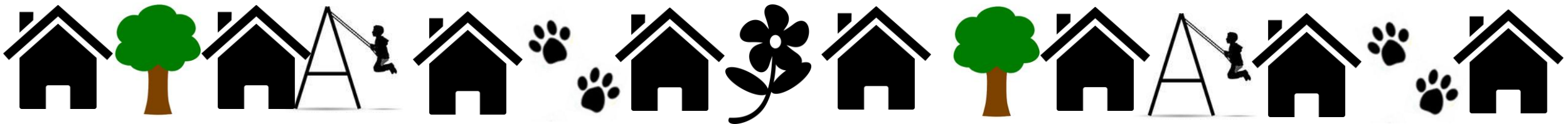
What we've done since 30 October? 1

- **14 November** Joan Foster and Carol Smith attended the CDC Cabinet meeting to question the allocation
- Told that the Church Commissioners have made new land available in Hunston for development
- **20 November** Joan Foster and David Betts attended the CDC Council meeting to question the allocation Tricia Tull our District Councillor supported us
- We were told that CDC will consider whether the allocation is appropriate and have noted Hunston's concern
- **20 November** Joan Foster wrote to CDC asking them to correct their designation of Hunston as urban to rural



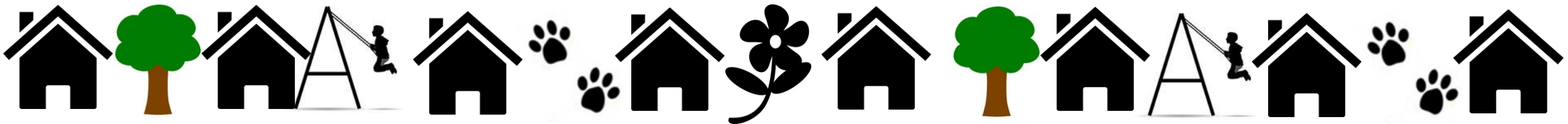
What we've done since 30 October? 2

- **16 November** David Betts has spoken to Gillian Keegan, MP. She supports the principles of the need for housing but did recognise there is a need to preserve the countryside and rural aspects of villages
- **22 November** Joan Foster, David Betts and Carol Smith met with the Church Commissioners
- **23 November** Joan Foster met with Chris and Caroline Spiby from Chalder's Farm



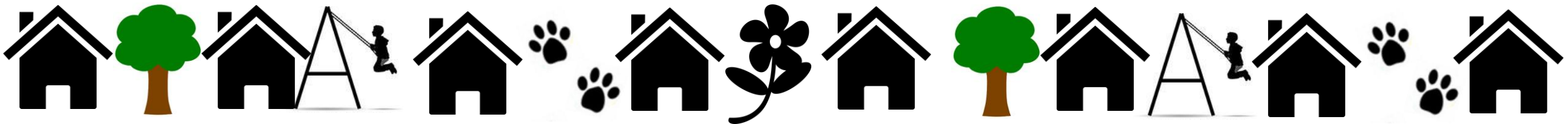
What we've learned

- **Spring 2018** CDC approached the Church Commissioners and Chalder's Farm to ask if they wanted to make land available
- **July 2018** CDC had copies of detailed development plans from the Church Commissioners and for Chalder Farm
- **30 October** CDC advised us they were unclear as to what land had been made available (though they had the plans in July)
- **21 November** CDC sent us the Church Commissioners plans at 18.05
- **26 November** Joan Foster contacted Chalder Farm direct and got their plans



Answers to questions already asked

- The fields the other side of the Tramway footpath are in Hunston but covered by a National Trust Covenant
- The land in the two fields at the bottom of Church Lane are in Flood Zone 2 and the Church Commissioners are not planning to build on them
- There is a conservation area from Spire Cottage up to Manor House
- There are water voles in the pond opposite Spire Cottage
- There is no covenant on the field between Southover Way and the Copse. There is a covenant around the Rectory
- There are no plans for access through Southover Way

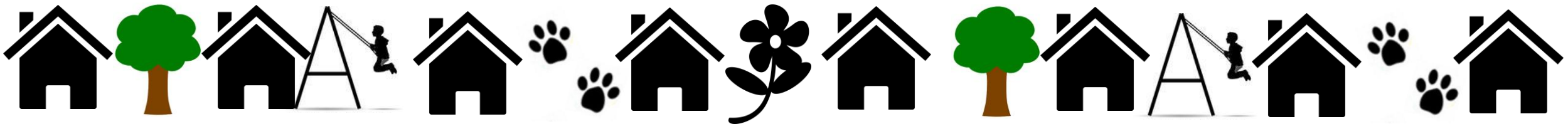


So – what are our choices?

- **Choice 1:** We campaign for no houses at all and CDC will then impose houses on us and we will have no say.
- **Choice 2:** We prepare a Neighbourhood Plan with the number and location of houses we think is acceptable for Hunston.

Whilst preparing our plan we join forces with other groups like Save our South Coast – a wider group campaigning to have no or limited new development on the Manhood Peninsula until the A27 and infrastructure are sorted

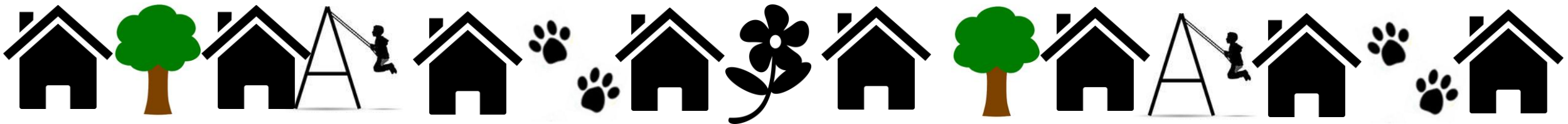
We must all protest ourselves – a Neighbourhood Plan is a legal document that can help us do that.



Choices

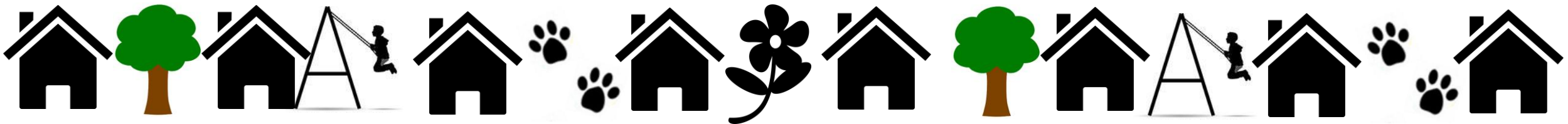
- **Choice 1:** No houses, do nothing except object = costly and futile due to CDC local plan and Government National Plan.

- **Choice 2:** Prepare a Neighbourhood Plan with the desired number of houses WE WANT and WHY = public voice, opinions, consultation, legal document that has to be respected and considered.



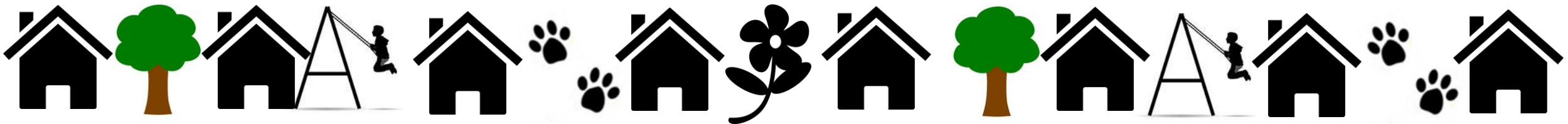
We recommend Choice 2

1. Develop a Neighbourhood Plan
2. Decide the number of houses we want
3. Join the Save our South Coast group
4. Protest against the process so far and hypocrisy (letter writing – see slide coming up)



What is a Neighbourhood Plan?

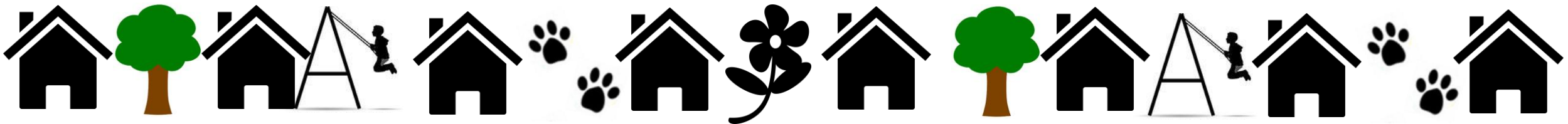
- Document setting out the plan for Hunston
- Written by the local Community - the people who know and love the area rather than planning authorities and developers
- It can cover
  - Houses
  - Infrastructure
  - Environment
  - Travel and Transport …..
- It gives our vision for the Hunston we want to live in in the future



What we are going to do now

- Discuss our choices at tables
- Look at the maps
- Write down your questions
- Write down what you think
- Stick it up on boards

Joan Foster and Jamie Fitzjohn will be coming round the tables to help

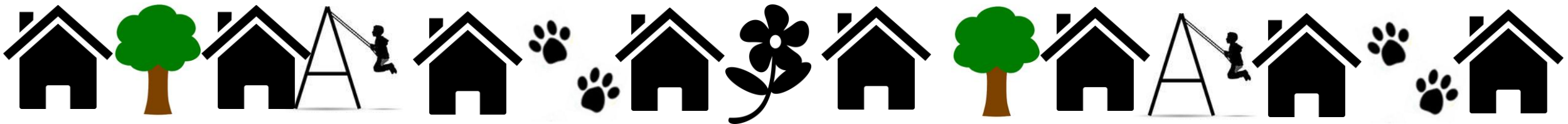


This is a lot to cover – what to do?

On your table – the leader has copies of:

- Chichester District Council development map: Map 1
- Church Commissioners development plan: Map 2
- Chalder Farm development plan: Map 3
- Check List
- Keep in Touch
- Can you Help?

Write your thoughts and questions on a card and stick it on the board

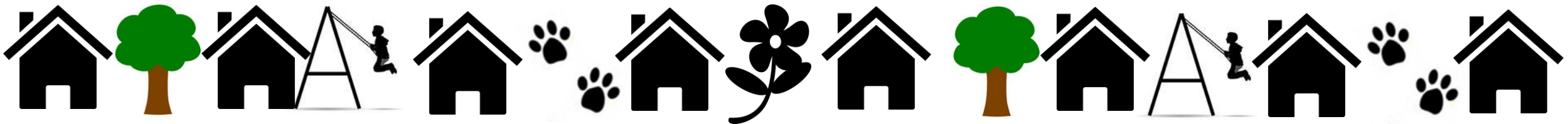


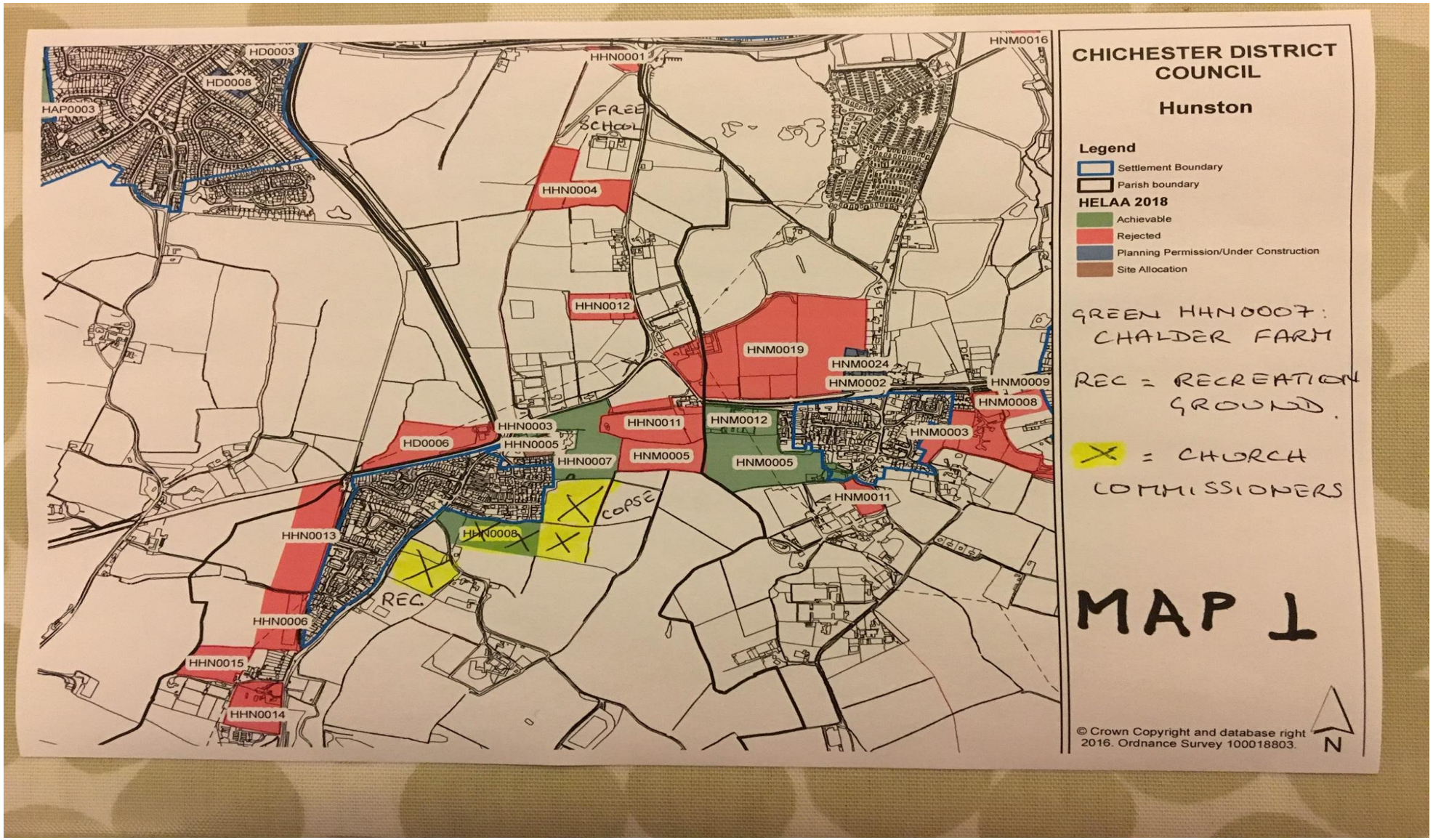
Map 1

Map 1 CDC: Green (suitable for development)

Pink (not considered suitable for development)

- Church Commissioners – yellow and cross hatched
- Church Commissioners plan is based on the Government preference for round development, not at each end of the village.
- Chalder's Farm (separate proposal) – green HHN0007
- Possible HHN0014 and HHN0015 could be developed
- The Church Commissioners would move agricultural land further away from the village – it becomes more urbanised

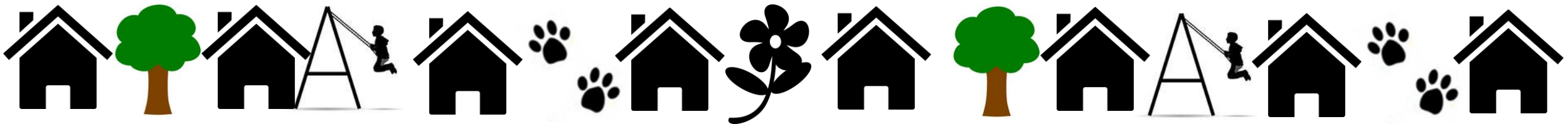


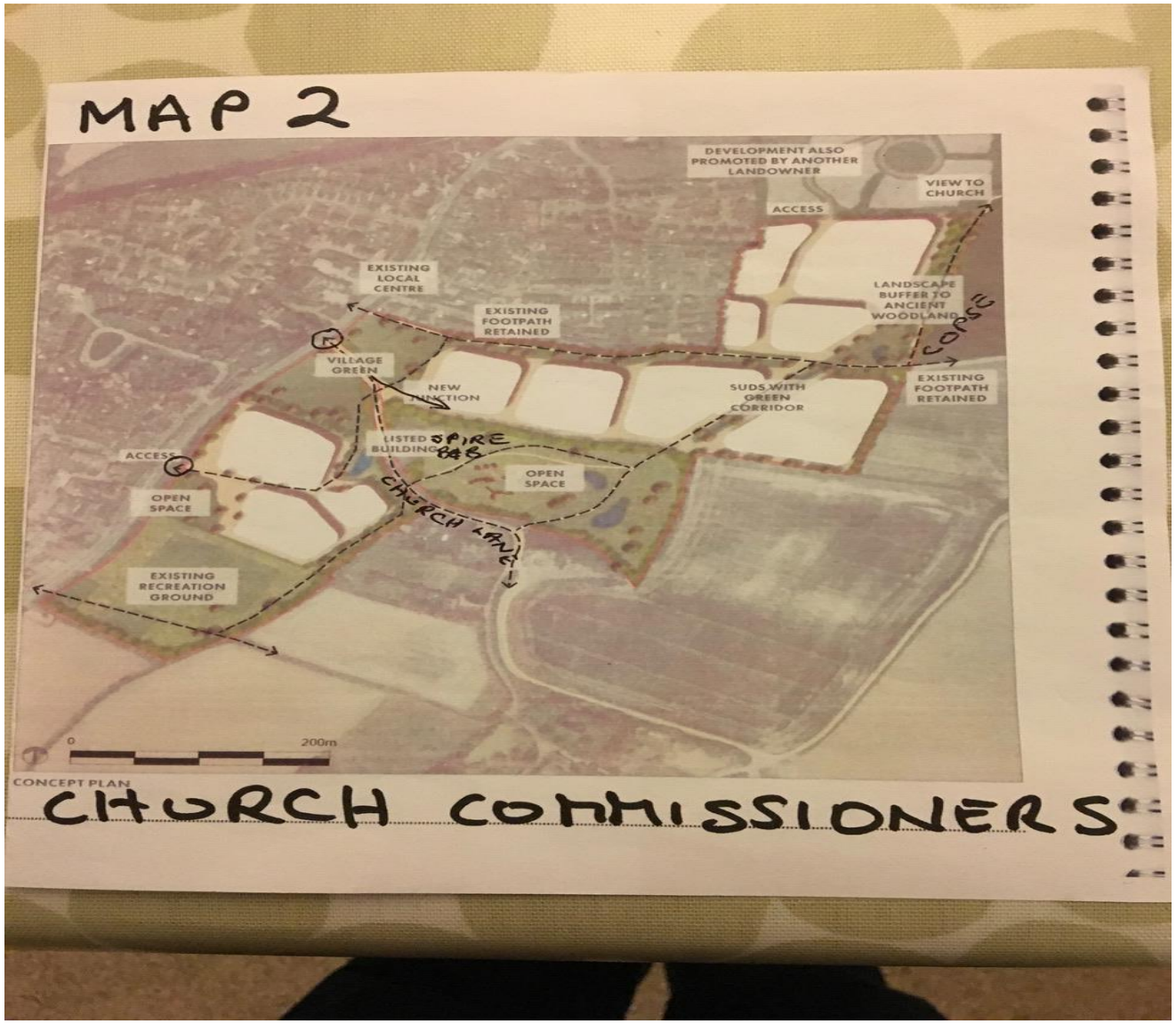

CHICHESTER DISTRICT COUNCIL
Hunston
Legend
Settlement Boundary
Parish boundary
HELAA 2018
Achievable
Rejected
Planning Permission/Under Construction
Site Allocation
GREEN HHN0007: CHALDER FARM
REC = RECREATION GROUND.
X = CHURCH COMMISSIONERS
MAP 1
FREE SCHOOL
COPSE
REC.
HD0003
HD0008
HAP0003
HHN0001
HHN0004
HHN0012
HNM0016
HNM0019
HNM0024
HNM0002
HNM0009
HNM0008
HNM0003
HNM0012
HHN0011
HHN0003
HHN0005
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HD0006
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HHN0008
HHN0013
HHN0006
HHN0015
HHN0014
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Map 2

Map 2 – Church Commissioners

- White areas for housing
- 240 houses
- Increase Hunston's housing density by 42%
- Two access points onto B2145 – Church Lane plus one new
- May require a roundabout – would slow traffic

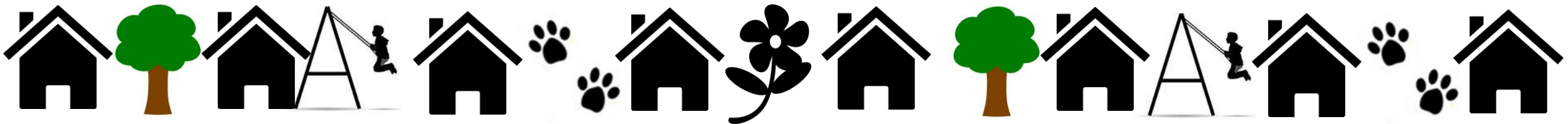


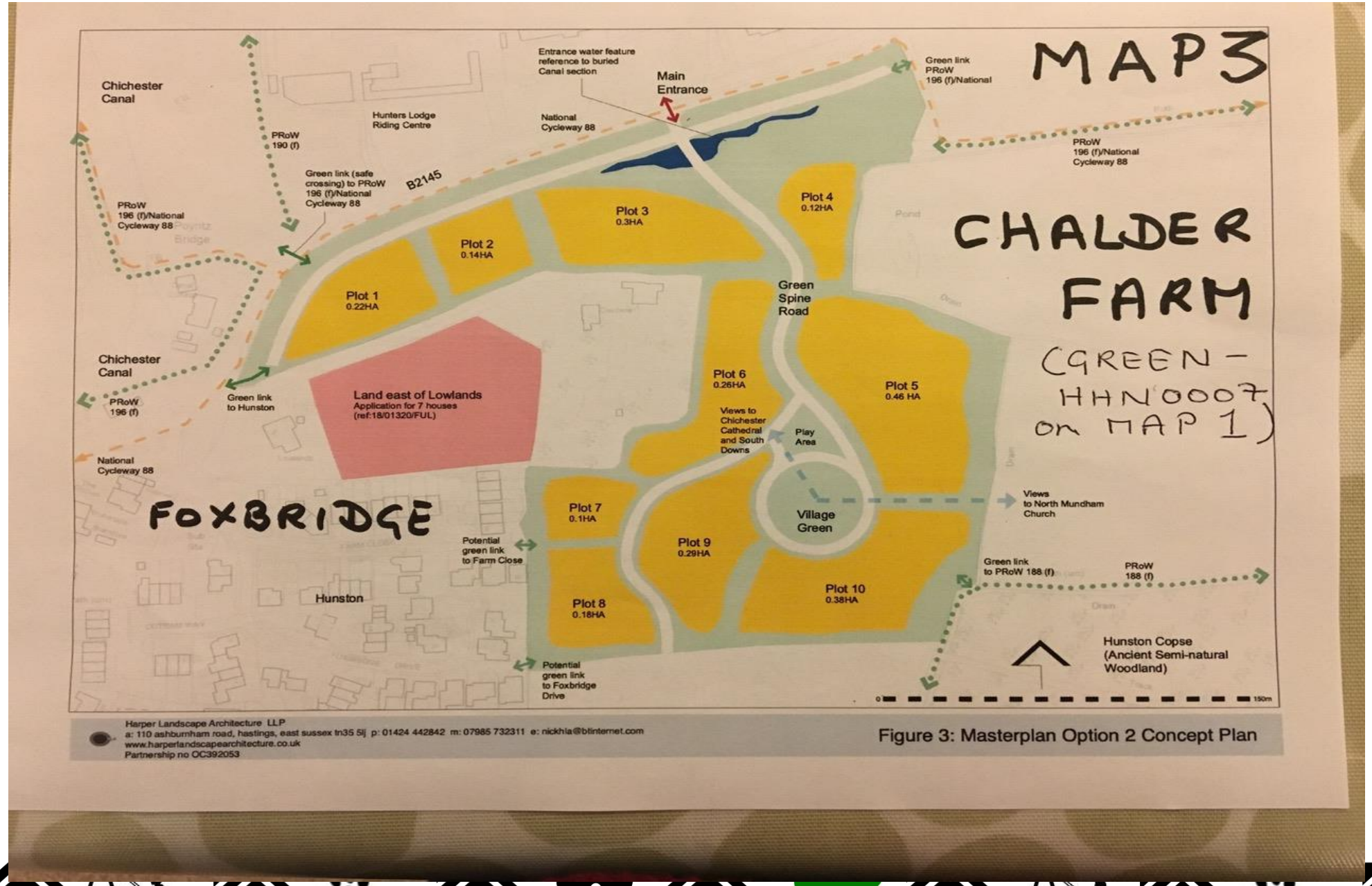

MAP 2
DEVELOPMENT ALSO PROMOTED BY ANOTHER LANDOWNER
VIEW TO CHURCH
ACCESS
EXISTING LOCAL CENTRE
EXISTING FOOTPATH RETAINED
LANDSCAPE BUFFER TO ANCIENT WOODLAND
COPSE
VILLAGE GREEN
NEW JUNCTION
SUDS WITH GREEN CORRIDOR
EXISTING FOOTPATH RETAINED
LISTED BUILDING
SPIRE
ACCESS
OPEN SPACE
OPEN SPACE
CHURCH LANE
EXISTING RECREATION GROUND
0
200m
CONCEPT PLAN
CHURCH COMMISSIONERS

Map 3

Map 3 – Chalder's Farm

- Yellow areas for housing
- 60 – 80 housing units
- Increase housing density by 14%
- One access point onto B2145





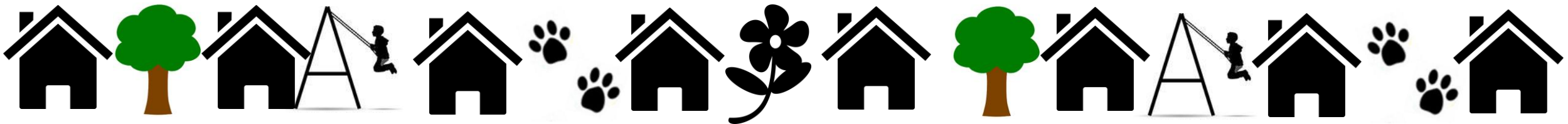
Harper Landscape Architecture LLP
a: 110 ashburnham road, hastings, east sussex tn35 5lj p: 01424 442842 m: 07985 732311 e: nickhla@btinternet.com
www.harperlandscapearchitecture.co.uk
Partnership no OC392053

Figure 3: Masterplan Option 2 Concept Plan

Group Discussion – check list

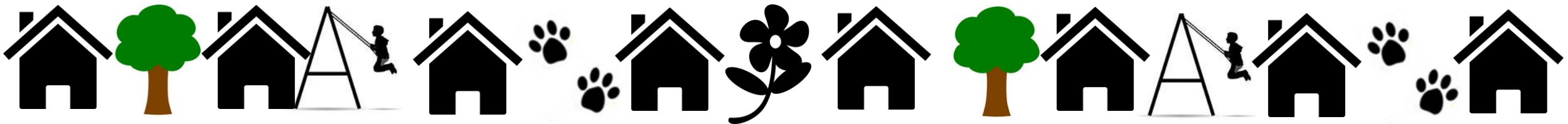
What do you think? Respect there may be different views

1. Vision – a) rural or b) urban
2. Choices: Choice 1 – Do nothing except protest
   Choice 2 – Neighbourhood Plan and protest
3. Housing, Planning and Design
4. Local Economy – Community, Safety and Wellbeing
5. Travel and Transport
6. Infrastructure and Environment
7. Anything else?



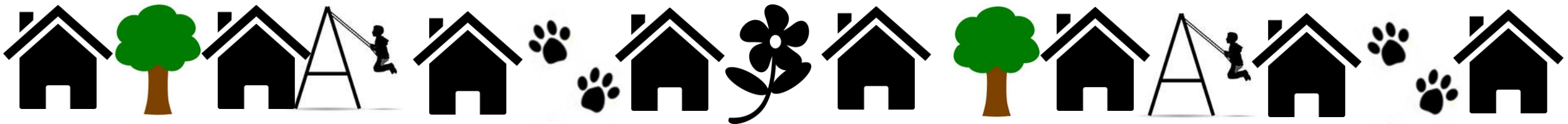
What we've done so far – in preparation

- Planned to develop a neighbourhood plan for Hunston – knew housing would come and wanted to be prepared
- Met with two consultancy firms, other local parish councils
- Applied for funding - £7,500 from Government
- Done preparatory work
- Formed a working group
- Appointed a consultant to work with us



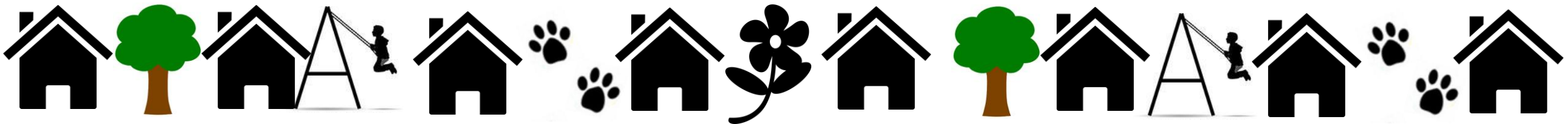
Key Issues

- B2145 in Hunston is 4th busiest B road in the UK
- 240 houses = 480 cars = gridlock
- 240 houses increases housing density by 42% - not development but social change
- Would become an urban dormitory not a rural village
- Can the sewage and water supplies cope?
- Think about possible benefits to improve Hunston
- We may not win – if we get Chalder Farm approved, CDC may come back and say have Church Commissioners as well!



What can we all do?

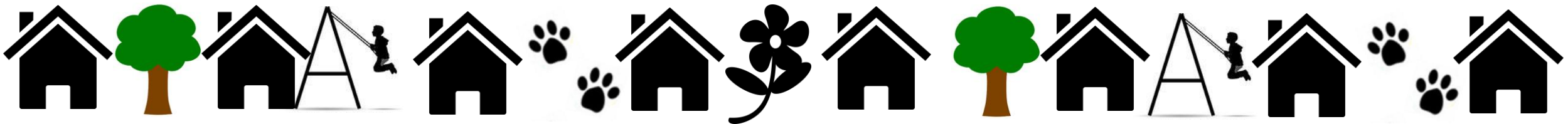
- Write to Tricia Tull, our District Councillor
- Write to The Chichester Observer and the Chichester Post
- Write to our MP – Gillian Keegan
- Write to Leader of CDC – Tony Dignum
- Write to the Archbishop of Canterbury – his talk of ‘social responsibility’ is not matched by the Church Commissioners who just want to get as much money as possible
- We’ll put up a template letter that you can use



Next Steps

- If you have further thoughts, ideas – email: action@hunstonparishcouncil.org
- Or write them down and deliver to the Annexe or Chris in the shop
- Have a working group – plan to meet regularly
- Who would like to join – fill in the 'Can you help?' form
- How can we contact you?– fill in the 'Keep in touch' form

No pressure - but we need to have the draft Neighbourhood Plan in place by June 2019!



Thank You

- Thanks to Ann, Jamie, Carol, Dave, Abby and Chris for all their hard work preparing for this meeting
- Thanks to Rachel for preparing the funding application
- Thanks to all the table leaders for steering us through
- Thank you all for coming – the more people who come, the more difference we can make

