Hunston Public Meeting 28 November 2018 Questions and Answers:

The following are all the questions from the meeting, we've answered everyone, as best we can at this stage.

Please email any further comments/questions to action@hunstonparishcouncil.org

Why were HHN0013 and HHN0006 rejected?

HHN0013 was rejected as it is covered by a National Trust covenant
HHN0006 was rejected as there are allotments

Is Chalder Farm protected

No

How will the traffic from the proposed houses at the top of Southover Way and Meadow Close exit 'easily' from Church Lane, without slowing down the already slow traffic on the B2145?

This is one of our concerns, we imagine a roundabout will be required, though we don't know if there is room for one. This will only compound the serious traffic problems

Field in the same position as for question above was flooded badly for long periods. I believe the field side by the ditch is lower than the other side.
Houses in Meadow Close have standing water under floor boards when the sheep fields are water-logged

We agree that this is a major flooding risk – please let us have your pictures

Flood plan – will it affect insurance claims and policy costs?

It may well and can make it very difficult to get insurance

If houses were introduced would money be made available for the parish's other vision for the park?

There are various pots of money but we would expect so.

Did the allocation from CDC have a traffic impact assessment done? Do we have access to it?

Not that we are aware of at this time, but we will check

Is it not illegal for the CDC to not advise Hunston Parish Council about Chalder Farm development?

What a good question – we don't know the answer yet

Are there advantages in working with North Mundham on aspects of the plan – housing, transport and amenities?

We certainly will work with North Mundham but we want to preserve Hunston's identity

Please can we push for a more up-to-date traffic survey as the last one was conducted three or more years ago. It needs to be conducted in late June/early July when tourist traffic is at its peak, not in early May

Such a good point. The Highways Access Feasibility Report prepared by gta Civils, Consulting Engineers for Chalder Farm, carried out a traffic flow survey past the site in July 2018. "The recorded 24 hour 7-day average 2-way vehicle flow in July 2018 (equivalent to Annual Average Daily Traffic) on B2145 is 14,012.

What are we doing to push plans for the northern A27 route, as traffic is already congested and affects everyone on the Selsey Peninsula?

We completely support the mitigated northern route. We are joining Save our South Coast to protect the Peninsula

In 1963, Church Lane was under 3 feet of water at Spire Cottage and beyond, it was impassable

Thank you – that is well worth knowing

If building behind Tennessee Farm, it should be stipulated that an access road should be built to the Donnington Road to give two exits.

That would have a major impact on agricultural land, but we will take it forward

How is the HELAA allocation calculated, 176 for Hunston and 375 for Mundham?

CDC consider all the land available and make their judgement as to the land suitability

How has this land been selected, is it compulsory purchase?

Another good question, CDC officers selected it themselves and then invited the landowners to submit development plans. It is not compulsory purchase.

Are the Church Commissioners selling the land or developing it?

The Church Commissioners would be selling the land as the site is not big enough for them to be involved in detailed development

Timescales – when does the plan get set?

The CDC Local Plan Review 2035 (Preferred approach Dec 2018) goes into consultation from 13 December 2018 to 7 February 2019. We believe that the planning officers will then consider the input and produce a final plan for approval by CDC in July 2019. This is then sent to the Planning Inspector who will review the plan, with hearings taking place in January 2020.

Can we put flyers through village doors for those who haven't been able to come?

We are going to do our best to ensure regular communication to all residents. This will include flyers, Hunston Voice, the Website, Facebook, emails and we will have files available in the shops, Parish Council annexe for people to read.

Isn't the Church Commissioners land graded agricultural?

It may well be, but not sure yet how much that matters

Why not put development on "car boot sale land"? Keeps new housing closer to Chichester and potentially less of an impact on traffic through the village. (asked twice)

Interesting question, the land has not been mentioned at all. It is more remote from the village but certainly would have less traffic impact.

I just want to say that I think we should not go for a phased housing development as the goal posts will shift. I think we should make decisions and have the full development in one hit.

That is a good point. We are concerned that if we went just for Chalder Field for example, then CDC might turn around and say have the Church Commissioners as well. We will monitor this very closely.

Use brown field before green field sites, using old nursery and old farmland buildings.

Agree, much the most preferable

Concerned about traffic and through traffic

Absolutely agree

Question why not the site next to Tennessee Farm?

We were told that it is detached from the 'settlement boundary' – we will challenge this

Due to the huge number of houses proposed in the worst-case option. Is this just fear-mongering to get the community to accept fewer houses rather than none, until the road infrastructure is sorted out?

Well, we would like to think not, but are very aware of possible other agendas.

Can we use existing brownfield sites?

Please see answer above – this is obviously preferable

Will there be road improvements?

Spot on question – nothing has been included in any plans to date. CDC list minor improvements to the B2145 without detail. This is a top priority issue for us.

Can the Police for Sussex be asked what plans they have for policing this increase in population – neighbourhood policing plan?

Yes, thank you – we will include the Police in our discussions

What is the age group percentage in the village, i.e. retired, young and families?

In the Settlement Capacity Profiles, Update October 2013 – CDC (taken from the 2011 census), it states:

Current Population	1,257
Number of households	535
Average household size:	2.35
Number of dwellings:	546
Single person households	30%
Economically active residents	68%
Owner Occupier	65%
Shared ownership	1%
Social rented	25%
Private rented	7%
Other	3%
Local Housing Need – local connection	63
Households in priority need	16

Have Campaign to Protect Rural England been notified – they could be helpful?

Good idea, we will do

What are the implications on the Church Lane Conservation Area?

The Church Commissioners plans recognise the conservation area and have an open space to the north of Spire Cottage and Church Lane. However, the presence of water voles in the pond opposite Spire Cottage (south) may impact on their proposals.

Would there be an Environmental Impact Assessment?

Yes, the developers have already undertaken those. We are grateful to Jane Reeve, FLOW Project Manager, Fixing and Linking Our Wetlands, Manhood Wildlife and Heritage Group - who attended the meeting and will advise us on relevant environment issues.

What about land availability at Farm Field nurseries and Hunston Diary?

This is an area we are exploring

What about land north of Oak View

North of Oak View are the allotments, West of Oak View is a site we will investigate

Would the Church Commissioners consider the existing recreation field as a site but swap it for the field next to Spire Cottage (near the pond). This will avoid development adjacent to Spire Cottage and Conservation Area?

Interesting – it might open up for more development – we will explore it

Will we get assurances on sewage and traffic management prior to agreeing the development?

We have every intention of seeking assurances but cannot guarantee that they will be given.

What percentage of development is proposed for social housing?

There is an allocation of 30% affordable housing but subject to viability assessments by the developers.

The amount of social housing is for Hunston to put in the Neighbourhood Plan

How many cars use Hunston Road between the electricity station and the A27?

We will need to collect traffic data

If Neighbourhood Plan accepted, does that cap development.

Theoretically until 2035! However, currently the District Council has to review the Local Plan every 5 years so further house may or may not be required at the time of the next review.