GENESIS
TOWN PLANNING
PLANNING | REGENERATION | ENVIRONMENT

26 Chapel Street
Chichester
West Sussex
PO19 1DL
T: 01243 534050
email: enquiries@genesistp.co.uk
www.genesistp.co.uk

Mrs C Smith
Clerk to the Parish Council
Hunston Parish Council
Hunston Village Hall
Selsey Road
Hunston
PO20 1AW **By E-mail and Post**

JJF/20006

22 June 2020

Dear Mrs Smith

Hunston Neighbourhood Development Plan – Regulation 14 Pre-Submission Draft (May 2020)

I write on behalf of my clients Rebecca Newman-Smith, Leon Zijl and Mr & Mrs Lomas, who are the owners of the proposed Policy H1- Housing Sites Allocation, which includes Farmfield Nurseries, Ridgeway Nursery and the former Hunston Village Diary.

My clients support the Parish Council in its preparation of the Neighbourhood Plan which is generally consistent with the National Planning Policy Framework (NPPF) of 2019; the National Planning Practice Guidance (NPPG); the adopted Chichester Local Plan: Key Policies 2014 - 2029 (adopted July 2015); and, various policies contained in the emerging Chichester Local Plan Review 2016 - 2035: Preferred Approach.

I set out below brief comments on the draft Plan and some of its supporting documentation.

1. Comments on Hunston Neighbourhood Development Plan – Regulation 14 Pre-Submission

Housing - Paragraph 3.5.7 (Page 23)

To be consistent with Chichester Local Plan Review 2016 - 2035: Preferred Approach and Policy H1 of the Regulation 14 Hunston Neighbourhood Development Plan, which both refer to a minimum housing requirement of 200 dwellings, this paragraph should be reworded to read as follows:

"Hunston has a housing requirement for a minimum of 200 homes designated by the Local Plan Review 2016 - 2035: Preferred Approach"

Policy EH8 – Conservation and Heritage (Page 38)

This policy includes specific references to landscape, natural beauty and wildlife. To avoid potential confusion between built heritage and natural environment designations it would be better if the references to landscape, natural beauty and wildlife were removed from the policy and included in a separate standalone policy for these matters. This suggested change would leave Policy EH8 to deal with Listed Buildings, Conservation Areas

and Historic buildings/structures, which is more in keeping with the approach to these matters as set out in the adopted Chichester Local Plan: Key Policies 2014 – 2029.

Paragraph EH8.1 (Page 38) – Typo (see Evidence Base 5 and 6) should read *'(see Evidence Base 6 and 7)'*

Paragraph 5.7 (Page 45) - should include a reference to the housing allocation for the parish being a *'minimum'* of 200 homes to be consistent with Policy H1 of the draft Plan and Policy AL11: Hunston Parish of the Chichester Local Plan Review 2016 - 2035: Preferred Approach

Policy H1- Housing Sites Allocation (Pages 45 - 47)

My clients welcome and support the proposed Policy H1 housing sites allocation for a minimum of 200 homes on the combined sites of Farmfield Nurseries, Ridgeway Nursery, and the former Hunston Village Dairy. The allocation site is well located in terms of its relationship to local facilities. In landscape terms (particularly in respect of important views and vistas) it is less sensitive and better able to accommodate new development than other locations in the parish. This aspect also applies to the potential affects on heritage assets such as the setting of listed buildings and the Conservation Area, none of which would be harmed by the development of the allocation site.

This allocation has the potential to provide all of the dwelling requirement for the settlement in one place, which would minimise the amount of change experienced in the parish to just one area, providing significant amounts of new public greenspace as well as the necessary infrastructure improvements to serve the proposed and existing developments in the village. It would provide a range of housing types including affordable housing (shared ownership, social rent and starter homes) and market homes plus new independent living accommodation for the elderly/aging population of the parish. A wide mix of housing sizes and types could be provided to meet the needs of the parish including 1-bedroom and 2-bedroom homes for first time buyers/renters plus a range of 3-bedroom and 4-bedroom houses for families. There is also sufficient space to provide new green infrastructure including amenity green space to meet the needs of the development as well as additional green space to help reduce the existing shortfall in the Parish. It could also contribute towards the cost of providing a new pedestrian crossing between the village hall and the recreation ground in the southern part of the village. This latter point could be added to criterion 11 of the draft Policy.

It is noted that criterion 3 requires the new development to aim to meet a high level of energy efficiency which is supported. Criterion 3(f) states that where achievable this should be by ***'meeting the relevant design category of Buildings Research Establishment BREEAM building standard "excellent".*** In the United Kingdom the BREEAM standard normally only applies to domestic refurbishments. The construction of new homes is now set out in the BRE 'Code for Sustainable New Homes'. It is therefore suggested that the reference to BREEAM is delated and replaced with 'Code for Sustainable New Homes'.

2. Comments on Basic Conditions Statement

Paragraph 4.1 (Page 4) refers to the Arun Local Plan 2011 – 2031 adopted in July 2018. This should be deleted and replaced with "Chichester Local Plan: Key Policies 2014- 2029 adopted in July 2015".

I trust the comments raised above are of assistance in progressing with the next stage of Neighbourhood Plan.

Please do not hesitate to contact me or my colleague, Kris Mitra, should you require additional information or clarification on any matter in progressing with the Regulation 16 version of the draft Plan.

Yours sincerely
for Genesis Town Planning Ltd



Jeremy Farrelly BA (Hons) UPS DUPI MRTPI
Director of Planning
jeremy@genesistp.co.uk