

LAND AT HUNSTON

VISION DOCUMENT

FEBRUARY 2019

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1.0
INTRODUCTION

PURPOSE

This document has been prepared on behalf of the Church Commissioners for England in relation to their landholdings to the east of the B2145 Selsey Road in Hunston. It represents the Church Commissioners' response to the proposal by Chichester District Council to deliver a minimum of 200 new homes in Hunston as part of the Local Plan Review Preferred Approach 2016 - 2035.

This vision document demonstrates how a sustainable extension to Hunston could be achieved to deliver at least this number of new homes. This document has been prepared following a detailed analysis of the site and its surroundings and in response to the examination of technical matters including heritage, landscape, analysis, hydrology, ecology and transport.

In addition to summarising the technical analysis, this document sets out a vision for the site, explores the constraints and opportunities, and suggests one way in which development could come around. There are numerous alternatives that could come forward and be worked up at the next stage of design development.

THE APPLICANT: THE CHURCH COMMISSIONERS FOR ENGLAND

The Church Commissioners manage a diverse investment portfolio, including commercial and residential properties along with rural land, to produce revenue to support the Church of England's work.

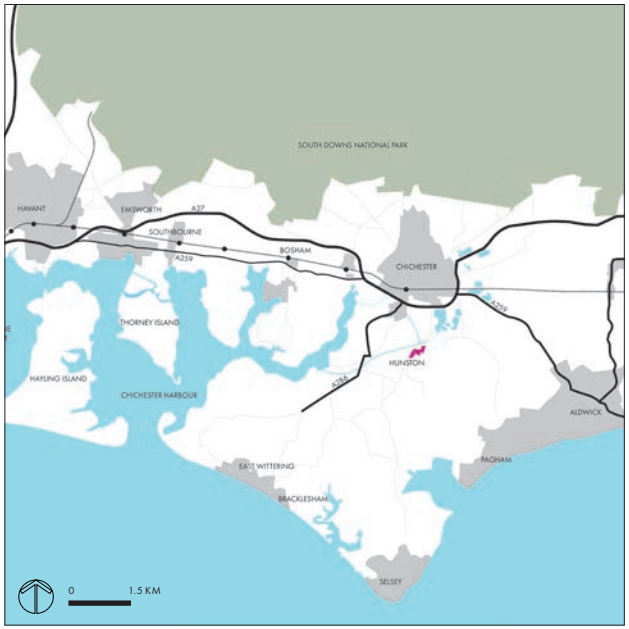
THE SITE

Hunston is located on the Manhood Peninsula, approximately two miles south of Chichester. The Church Commissioners own two parcels of land which front onto the east of B2145 Selsey Road, comprising 15.31 ha. The site is adjacent to the ancient woodland of Hunston Copse to the north-east, Hunston Conservation Area to the south-east and arable land to the south.

The majority of the parcels are located within Flood Zone 1 with a small proportion within Flood Zone 2 or 3. In terms of heritage assets, there are two Listed Buildings along Church Lane, within the boundary of the Hunston Conservation Area. Both parcels are currently separated by Church Lane.

THE OPPORTUNITY

The Church Commissioners' land represents the best option for meeting the future development needs of Hunston. Development to the east of the settlement is close to existing facilities and sustainable modes of transport along Selsey Road. From our analysis there are no technical matters that would present a constraint to development. The Church Commissioners' land parcels can deliver approximately 240 dwellings for the village, as well as significant amount of new public open space. It would provide a sustainable extension that reflects the characteristics of the village.



SITE LOCATION













1 VIEW TO THE SOUTH LOOKING TOWARDS RECTORY (LEFT) AND SPIRE COTTAGE (RIGHT)
2 PUBLIC FOOTPATH
3 SOFT LANDSCAPE EDGE ALONG ARABLE LAND
4 RECREATION GROUND ALONG B2145 TO THE EAST
5 B2145 SELSEY ROAD LOOKING TOWARDS NORTH
6 HUNSTON COMMUNITY CLUB BUILDING

SITE PHOTOGRAPHS

2.0
CONTEXT

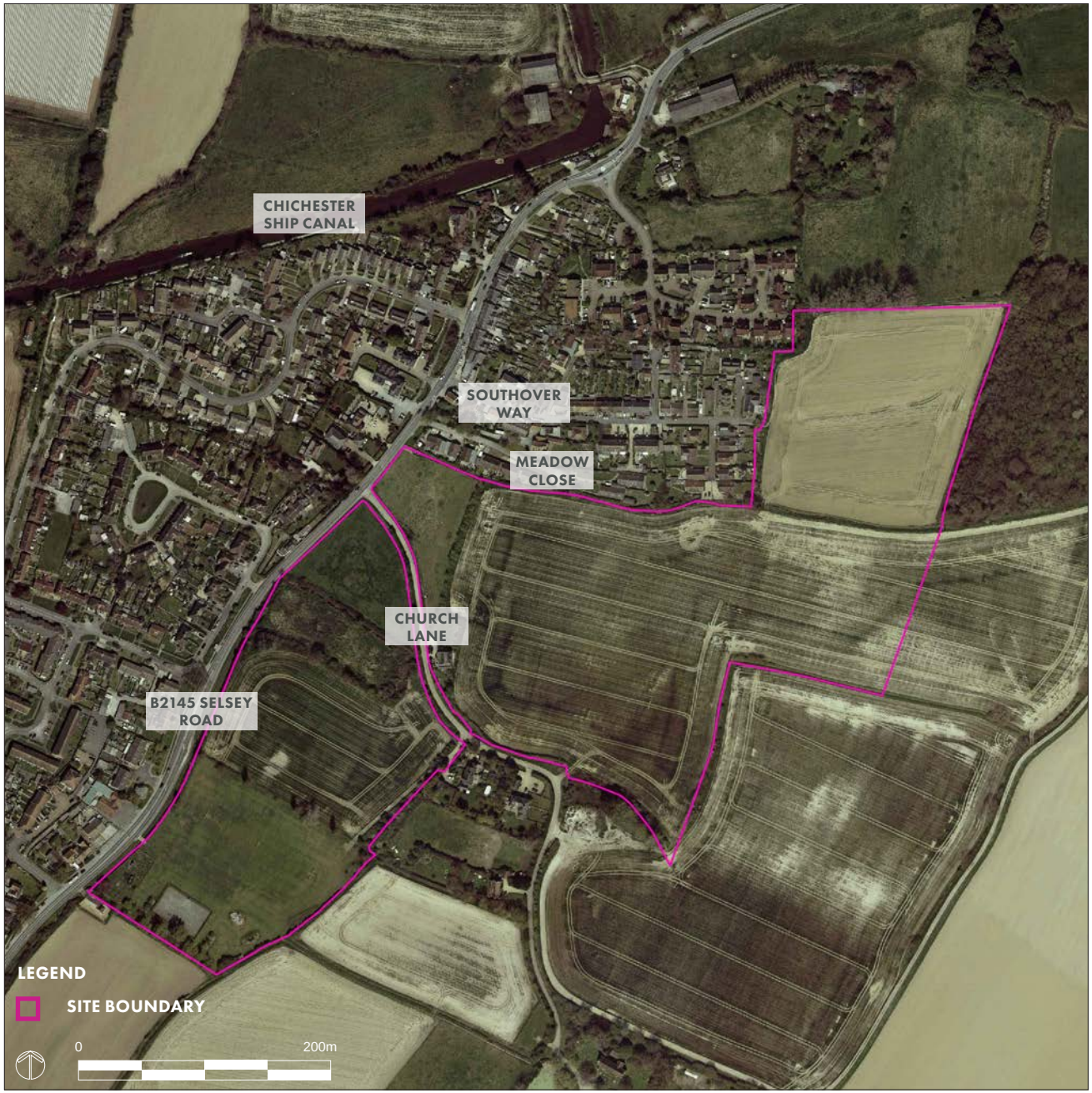
SITE LOCATION & CONTEXT

The Church Commissioners' land comprises two parcels to the east of Hunston. Hunston's population was 1,257 at the 2011 Census.

The northern parcel lies to the east of the B2145 Selsey Road and is bounded to the north and west by the rears of existing dwellings on Meadow Close, Southover Way and Foxbridge Drive. The site is adjacent to Hunston Copse to the north-east, which is designated as an Ancient Woodland and a Site of Nature Conservation Interest (SNCI) (see ecology and landscape designation plan on p12). To the east and south the site is bounded by farmland (currently in arable production) together with Church Lane. The site contains a Listed Building and is partly within the Hunston Conservation Area, which lies to the south (see heritage plan on p10).

The southern parcel of land is bound by the B2145 Selsey Road to the west, Church Lane to the north-east, and farmland to the south and east. The eastern edge of the site is partly adjoined by neighbouring dwellings located along Church Lane. Part of the southern parcel is currently in use as a recreation ground, providing a football pitch and playground.

The site is highly accessible, with the both parcels being within a maximum of 5-6 minutes (and mostly less) walking distance to Selsey Road, where a number of bus routes connect the village to Chichester, within 15-20 minutes. Chichester can also be reached via a 10 minute cycle along National Cycle Route 2. A number of existing public rights of way cross both parcels.



SITE BOUNDARY

SERVICES & FACILITIES

Community facilities are concentrated along Selsey Road and include a Village Hall, Kirklands newsagents, Hunston Post Office, The Spotted Cow public house, Hunston Football Club and a recreation ground containing an equipped play area, the closest of which is within 100m from the site boundary, which is a desirable walking distance. Allotments are provided at the southwestern end of the village.

Chichester City Centre is approximately 10 minutes drive north and the town of Selsey is approximately 15 minutes south of the proposed development. The nearest doctor's surgeries are in Chichester. The closest is the Cathedral Medical Group (c. 2.5km north of the site) which has six GPs and 13,603 registered patients. It is accepting new patients. The nearest hospital is St. Richards in Chichester (c. 3.5km north of the site).

The nearest primary school is located in North Mundham, approximately 1.7km east of the site, which is within the preferred maximum walking distance. The nearest secondary school is the Chichester Free School (an all through 4 – 18 school) which is moving to new premises for the 2018/19 term at the former Convent on Hunston Road (B2145), c.1.5km north of the site. The West Sussex Planning School Places 2018 document identifies limited primary school capacity, with existing schools operating at 92% of capacity. Secondary Schools have had considerable capacity between 2011 and 2016, but were at 97% of capacity in 2017.



LEGEND

- SITE BOUNDARY
- ALLOTMENTS
- RECREATION
- BUS ROUTE
- BUS STOP
- COMMUNITY FACILITY

3.0
PLANNING CONTEXT

NATIONAL PLANNING POLICY

The National Planning Policy Framework (2018) sets the Government objective to “significantly boosting the supply of homes” (para. 59). At paragraph 23 it makes clear that strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development.

STATUTORY DEVELOPMENT PLAN

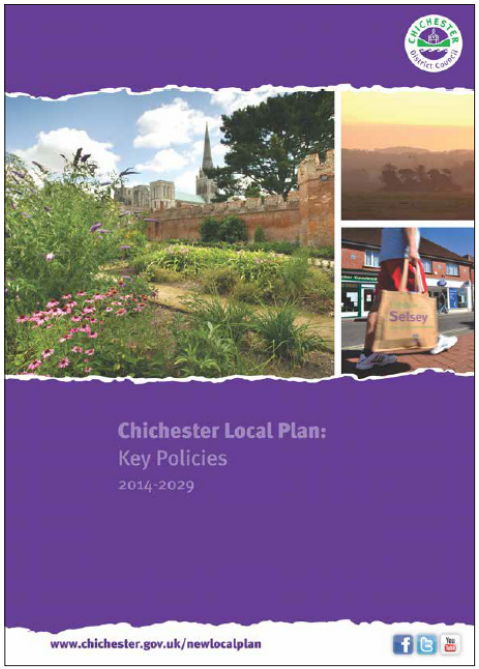
The statutory development plan for the site comprises the Chichester Local Plan: Key Policies 2014-29 (adopted in 2015) and the West Sussex Joint Minerals Local Plan (July 2018).

EMERGING POLICY

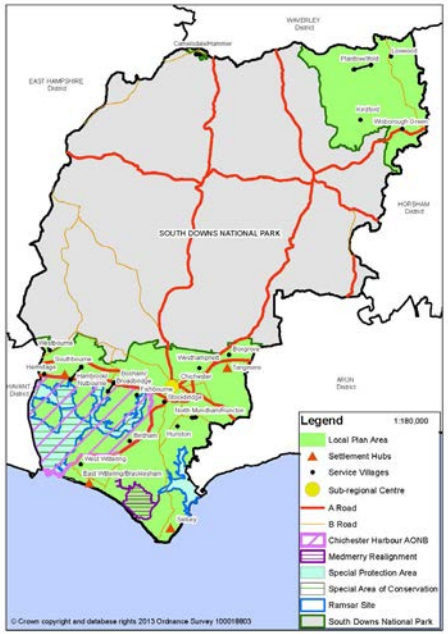
Chichester District Council is currently consulting on its Local Plan Review Preferred Options (2015 – 2036) and as part of this Hunston is identified to plan for a minimum of 200 new homes over the plan period through a revised Neighbourhood Plan (draft Policy AL 11: Hunston Parish). The Hunston Neighbourhood Plan is currently considering options for how this might be accommodated within a new Neighbourhood Plan and this vision document is prepared to inform that process.

OTHER MATERIAL CONSIDERATIONS

Hunston is identified in the Local Plan (2015) and in the emerging CLPR Issues and Options consultation document (2017) as a ‘Service Village’. The Local Plan explains that these are villages that either provide a reasonable range of basic facilities (e.g. primary school, convenience store and post office) to meet the everyday needs of local residents or a village that provides fewer of these facilities but that have reasonable access to them in nearby settlements.



Map 4.1 Key Diagram



4.0
UNDERSTANDING HUNSTON

TECHNICAL ANALYSIS

This section draws together our baseline analysis with respect to:

- Heritage
- Landscape appraisal
- Hydrology
- Ecology
- Transport
- Character.

This has helped to shape our understanding of the site and identify its constraints and opportunities to help ensure the proposed development is well informed and well considered.

HERITAGE

Hunston contains a range of heritage assets that contribute to the attractiveness of the village and provides a unique sense of identity.

Hunston Conservation Area is formed of two linked parcels and partially encroaches into the site. An early medieval settlement forms part of the Conservation Area, and contains the Grade II listed Hunston Manor House, Grade II listed Rectory and the Grade II listed Spire





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Cottage B&B, which is located within the northern parcel. St Leodegar's Church was originally built in 1086 in the Norman style, but demolished and the present church was built in 1885. Furthermore, there are two other listed buildings along the B2145, the pub "The Spotted Cow" in 1920 and Flagstones on the hipped tiled roof dating from the 18th century. According to the Parish history; archaeological remains still exist as ditches from the Roman period in the south of Hunston, along the B2145. Most of the more recent 20th century development has taken place to the west to of Selsey Road.

The building materials used are mainly either locally sourced or imported stone and red brick. Hunston Manor comprises a mixture of local and imported varieties of stone as well as red brick. St Leodgar's Church is constructed from a mix of local sandstone and limestone. Future development should be carefully planned to preserve Hunston's special character.



1 ST. LEODEGAR'S CHURCH
2 SPIRE COTTAGE, GRADE II LISTED BUILDING
3 THE MANOR HOUSE, GRADE II LISTED BUILDING
4 DRAWING OF THE NORMAN ARCH IN HUNSTON OLD CHURCH
5 HUNSTON 1895 MAP
6 THE RECTORY, GRADE II LISTED BUILDING
7 J.M.W. TURNER, VIEW TO CHICHESTER CATHEDRAL FROM HUNSTON

HERITAGE

LANDSCAPE APPRAISAL

LANDSCAPE DESIGNATIONS

The two parcels forming the site lie beyond the existing settlement policy boundary, in the countryside. The site does not lie within any nationally or locally designated landscapes. As the site lies to the east of the existing settlement, it also does not perform a role in the landscape setting to the Chichester Harbour Area of Outstanding Natural Beauty which lies to the west.

The Ancient Woodland of Hunston Copse which lies beyond the site to the north-east forms a key feature in the local landscape and provides significant visual enclosure to the site from the north-east.

TOPOGRAPHY

The topography of the site falls from east to west. The highest elevations on the site are eastern boundary of the site, with elevations up to 7.7m AOD. The ground slopes to the site's western boundary with Bremere Rife, with the lowest elevations shown in the south west of the site at approximately 3.4m AOD.

LANDSCAPE CHARACTER & SENSITIVITY

The Future Growth of Chichester: Landscape and Amenity Considerations, Full Technical Report by LUC (April 2005) provides an assessment of landscape character at the district scale. The northern parcel lies within Landscape Character Parcel 30: South Hunston Arable Farmland which is judged to be of moderate landscape character sensitivity; of low sensitivity to priority views; of low - moderate sensitivity for local views. The guidance for this area in terms of development recommends that *"any development in the landscape should seek to:*

- *Form an extension to Hunston and respect the scale of the village*
- *Respect the setting of Hunston Copse and preserve this as a feature in the landscape;*
- *Consider views from residential properties on the edge of Hunston in siting new development."*

The southern parcel lies within Landscape Character Parcel 50: South Hunston Pastures which is judged to be of low- moderate landscape character sensitivity; of low sensitivity to priority views; of moderate - low sensitivity for local views. The guidance for this area in terms of development recommends that *"any development in the landscape should seek to:*

- *Conserve mature trees and hedgerow as a setting for any new built development*
- *Enhance the corridor of the Bremere Rife as part of any development*
- *Respect the setting of Hunston Village and Hunston Conservation Area*
- *Respect the setting of Spire Cottage and other listed buildings at Manor House / Church Farm..."*

SITE DESCRIPTION

The site lies within a predominantly flat landscape, associated with the Peninsula. There is a minor change in level within the site, where the landform falls gently north-east to south-west towards the Bremere Rife stream, which extends along the eastern edge of the southern parcel.

The northern land parcel is predominantly arable, with the western field parcel used for grazing sheep. The site boundary treatments are varied including hedgerows (at various heights) fences and tree belts. The Listed Building associated with Spires Bed and Breakfast lies within the site on the north side of Church Lane and forms part of the Conservation Area. The rest of the Conservation Area lies immediately to the edge of the parcel of land to the east.

A Public Right of Way (footpath) crosses the northern land parcel, accessed of Selsey Road to the west through the Site and skirting the western edge of Hunston Copse.

The eastern section of the northern land parcel lies within the zone of visual influence associated with Chichester Cathedral spire and main roof line as identified in the above document and identified a view cone from the north-western edge of Hunston Copse just to the north of the site. On site views of the Cathedral Spire are limited to northern edge of the site due to the intervening layers of vegetation. Views of the Spire do also occur from the footpath beyond the site to the south, between Hunston Copes and Church Farm.

The southern land parcel comprises grassland, cropped for hay and the recreation ground. Again, field boundary treatments are varied, as described above.
A Public Right of Way (footpath) crosses the southern section of the southern land parcel, through the Recreation Ground.

VISUAL APPRAISAL

Views across the northern land parcel are limited to the immediate and local environs and are experienced by the transient receptors using the footpath network; the residential and transient receptors on Church Lane; the residential and transient receptors on the settlement edges to the north and west; and the receptors using the footpaths and working the fields to the east / south-east. Views from the cluster of dwellings and the church associated with the Manor House and Church Farm to the south are limited due to the intervening layers of vegetation.

Views across the southern land parcel are limited to the immediate environs including the residential and transient receptors to the west; the residential and transient receptors to the north and east along Church Lane; and the transient receptors using the footpath between Church Farm and the B2145 Selsey Road.

There is limited intervisibility between the site and the settlement of North Mundham to the north-east of Hunston due to the intervening layers of vegetation, but primarily that of Hunston Copse.

LANDSCAPE & VISUAL ISSUES

The landscape and visual constraints and opportunities have been co-ordinated with other disciplines and are set out later in this document.

LANDSCAPE & VISUAL SUMMARY

The Site is not covered by any landscape designation, either nationally or locally and does not perform a role in the landscape setting to the Chichester Harbour AONB (located to the west). A Listed Building associated with Spires Bed and Breakfast is present within the Site and part of the site lies within a Conservation Area.

The site straddles two character areas which are judged to be of low to moderate landscape character sensitivity; of low sensitivity to priority views; and of low to moderate sensitivity for local views. Views of Chichester Cathedral Spire are indeed limited to the northern edge of the Site, due to the intervening layers of vegetation.

With the exception of Ancient Woodland of Hunston Copse present beyond the site boundary and the mature vegetated boundaries of the site, landscape features and constraints are limited.

In visual terms, due to the combination of the topography and boundary vegetation, views of the site are limited to those:

- *Transient receptors which cross the site on the Public Right of Way and the fields to the east and south-east;*
- *Transient receptors which pass the site on the road network and where views of the site are fleeting;*
- *receptors at home on the eastern settlement edges of Hunston.*

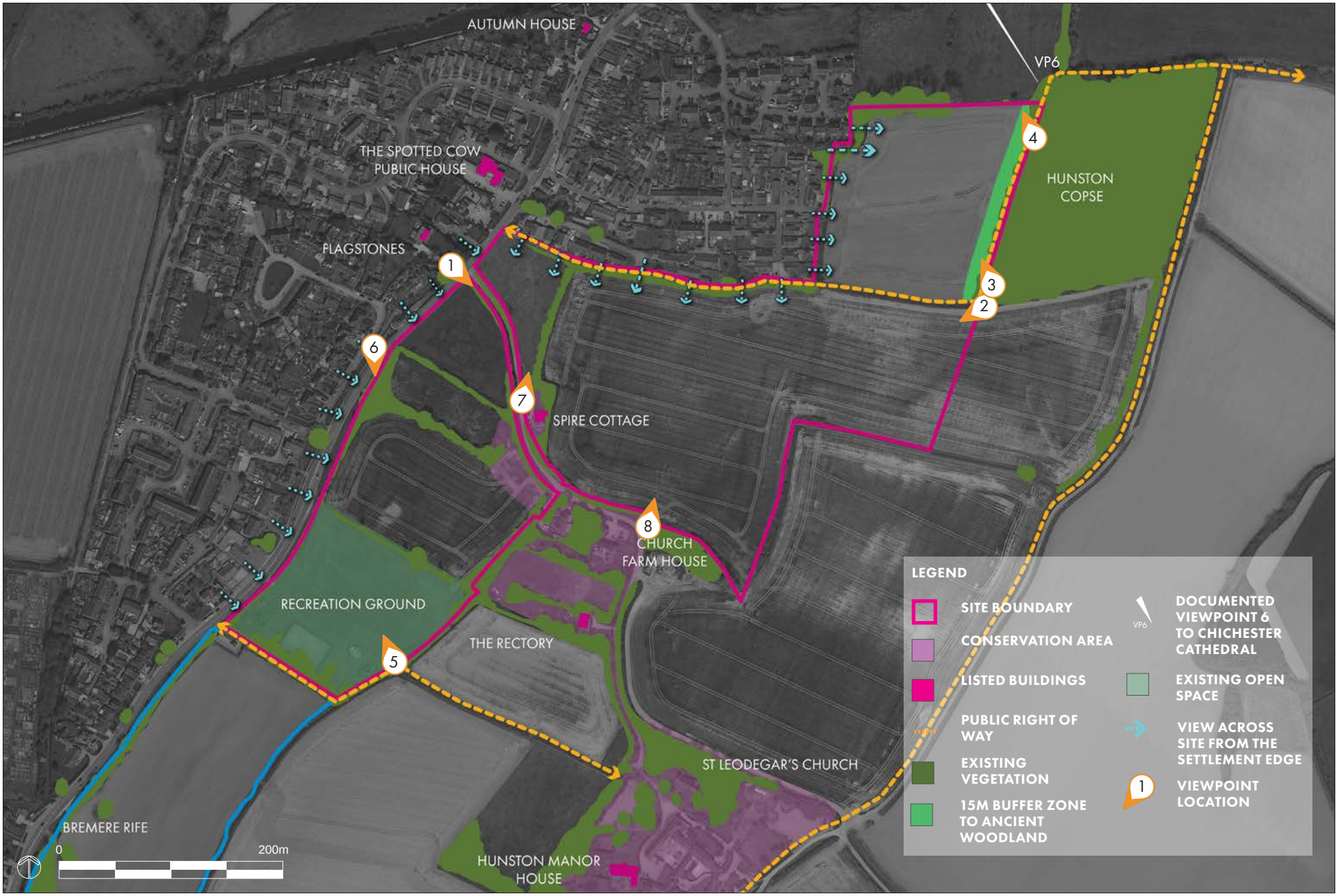
The landscape setting to the Listed Building; the buffer to the Ancient Woodland; the defined views to Chichester Cathedral; and the exposed residential backs are key issues to be considered in the evolution of the proposals.

1 THE LISTED BUILDING WITHIN THE LANDSCAPE SETTING
2 VIEW TO CHICHESTER CATHEDRAL
3 EDGE TO THE ANCIENT WOODLAND









LANDSCAPE ANALYSIS



VIEWPOINT 1: VIEW LOOKING EAST FROM THE B2145 HEATH CLOSE OPPOSITE CHURCH LANE ACROSS THE NORTH WESTERN SECTION OF THE SITE. SPIRE VIEW LISTED BUILDING IS JUST VISIBLE BETWEEN THE TREES



VIEWPOINT 2: VIEW LOOKING SOUTH-WEST ACROSS THE EASTERN SECTION OF THE SITE FROM THE PUBLIC RIGHT OF WAY THAT CROSSES THE SITE.



VIEWPOINT 3: VIEW LOOKING NORTH-WEST ACROSS THE NORTH-EASTERN SECTION OF THE SITE FROM THE PUBLIC RIGHT OF WAY ADAJCENT TO HUNSTON COPSE



VIEWPOINT 4: LOOKING NORTH-WEST TOWARDS THE CATHEDRAL



VIEWPOINT 5: VIEW LOOKING WEST ACROSS THE SOUTHERN PARCEL OF THE SITE AND RECREATION GROUND TOWARDS THE SETTLEMENT EDGE



VIEWPOINT 6: VIEW LOOKING SOUTH FROM THE B2145 HEATH CLOSE TOWARDS THE EASTERN SITE BOUNDARY



VIEWPOINT 7: VIEW LOOKING NORTH ACROSS THE SITE FROM CHURCH LANE ADJACENT TO SPIRE COTTAGE



VIEWPOINT 8: VIEW LOOKING NORTH TOWARDS THE SITE FROM CHURCH LANE

HYDROLOGY

The western boundary of the site is by the Bremere Rife which is classified as a main river. There are ordinary watercourses present near the site including along the site's northern boundary and a drainage channel between Church Lane and the Bremere Rife.

The Chichester Ship Canal is located to the north of the site. The Canal is partially cut into existing ground and part relies on slightly raised embankments either side of the Canal. The management of the Canal is the responsibility of Chichester Ship Canal Trust, who lease the Canal from West Sussex County Council.

The majority of the site is located within Flood Zone 1 and a small proportion is within Flood Zone 2 or 3. The area at highest risk of flooding is limited to the far south of the site, where Flood Zone 3 skirts the southern boundary of the site. The extents of Flood Zone 2 affect the south western portion of the south, the western boundary and the north-western corner of the site around Church Lane.

British Geological Survey (BGS) 1:50000 scale geology mapping shows the northern part of the site consists of bedrock of the Lambeth Group - clay, silt and sand. The southern proportion of the site has bedrock consisting of the London Clay Formation. The BGS Infiltration SuDS Map shows very significant constraints to infiltration are present across the site. This is because of a very high likelihood of persistent or seasonally shallow groundwater in the area. It is considered that floodwater from groundwater could occur at the lower elevations on the site, likely to be within the areas shown to be at risk from fluvial and surface water flooding. The superficial geology suggests the groundwater would be influenced by the level of the water within the watercourse.



ENVIRONMENT AGENCY FLOOD ZONES

ECOLOGY

The site comprises several agricultural fields to the east of Hunston village. Hunston Copse is an Ancient Woodland and a Site of Nature Conservation Interest (SNCI) and lies to the east of the site, to which a 15m buffer should be made on the western boundary of the site. There are no statutory designated sites within 2km of the site, but it does lie within 2.1km of Pagham Harbour and 3.1km of Chichester Harbour, both of which hold the multiple designations of Special Protection Area (SPA), and Site of Special Scientific Interest (SSSI); the latter is also a Special Area for Conservation (SAC). The site is within the SSSI Impact Risk Zone for any residential developments with a total net gain in residential units. The proposals will ensure that they consider potential impacts upon the SPA and SAC.

The site is dominated by arable land, which at the time of the June 2018 survey was under a cereal crop. Two semi-improved grassland fields are present at the west of the site, either side of Church Lane, whilst an amenity area, supporting intensely managed amenity grassland, is located towards the south west. The fields are delineated by species poor hedgerows, which are defunct in places.

No specially protected species, or species of a raised conservation status, were noted throughout the June 2018 field survey. The site may support some common, widespread bird species associated with the urban fringe. The site does have the potential to support badgers within the woodland at the east of the site. However, whilst badgers are afforded full protection under UK law, they are still one of Britain's commoner large mammal species and their presence within a site would not be a major constraint to development. Bats may forage across the site, with the woodland offering potential roost sites. A suitable buffer zone along this boundary would avoid any significant impact upon bats. Whilst the site has the potential to support protected species, mitigation/ enhancement can be incorporated into any masterplan.

The semi-improved grassland fields and some of the field margins may support reptiles. If they are shown to be present, adequate land within any future development could be set aside for mitigation land. There are several waterbodies shown on the OS map within the area. These may need to be investigated for the presence of great crested newts.



ECOLOGY AND LANDSCAPE DESIGNATIONS

TRANSPORT

Hunston is well connected to the surrounding area by bus. There are frequent services to Chichester and Selsey, every 15 – 20 minutes, and the duration of the bus journey to Chichester town centre takes 15 minutes. Bus services run along the B2145 Selsey Road (51 gold and 651) and there are two bus stops (Westland Road / Recreation Ground and Oak View) in each direction.

The nearest railway station is Chichester, which is located on the main Brighton to Portsmouth railway line, running east to west. Rail services from/to London terminals at Victoria are via Gatwick Airport. Train connections to other major towns such as Brighton, Portsmouth and Southampton are within easy reach, and travel to Guildford is possible via Havant.

Due to the site's location, walking and cycling are an attractive option in addition to the bus services, with an extensive footpath network within the village, including some routes which cross the site. Cycling to Chichester town centre takes about 10 to 16 minutes and walking takes approximately 33 minutes to the railway station and 40 minutes to the town centre. By car this journey is approximately 12 to 16 minutes. The major road network to Chichester town centre is heavily relied on and includes the A27 Chichester bypass. Chichester District Council and Highways England are looking to improve the A27.

National Cycle Route 2 is a long-distance cycle route which, when complete, will link Dover in Kent with St Austell in Cornwall via the south coast of England. Route 2 in this area is along the A259 and is still being developed in West Sussex, and runs between Hunston and Chichester.



TRANSPORT

LEGEND

- SITE BOUNDARY
- FOOTPATH
- NEW LIPCHIS WAY LONG DISTANCE FOOTPATH
- MAIN ROAD
- SECONDARY STREET
- BUS STOP
- NATIONAL CYCLE ROUTE 2

CHARACTER

The modern part of the village is from the 20th century, and is located 500m away from the medieval settlement. Hunston Manor is built using a variety of stone, both local and imported, most particularly Mixen stone from Selsey. Red bricks and red handmade clay tiles were all made locally as brick earth is evidently available nearby. The manorial barns are built in flint and red brick. The shallow pitch of the roofs suggests that they were always covered in natural slate, so it is likely that the earliest of the group dates to after the construction of the Chichester Canal in the 1820s when Welsh slate would have been brought along by barge.

St Leodegar's Church is built from a mix of local sandstone and imported limestone. Both the manor and the earlier church may have used limestone imported from the Isle of Wight, Devon or France. The church is also roofed in handmade clay tiles. Although there is much use of reddish brown clay tiles and bricks, the dominant colour is a warm light brown/silvery grey, provided by the flint wall to the church, the walls to the church and the manor, and the modern weather-boarding on the barn conversions. The Spotted Cow public house, located to the west of the site, is a unique stone building with a slate roof. There are also several Georgian detached houses next to the post office to the north of the site. The majority of buildings in the village comprise mostly red brick, without a distinctive character. Hunston offers generally low-rise, low-density dwellings, with generous external green space and verges.

There are no historic paving materials in the Conservation Area. The road outside the farm buildings is covered in tarmacadam, and the newer private driveways to the various barns are unobtrusively covered in gravel. Hedges and post and rail fences complete the roadside treatments. There is no street lighting.

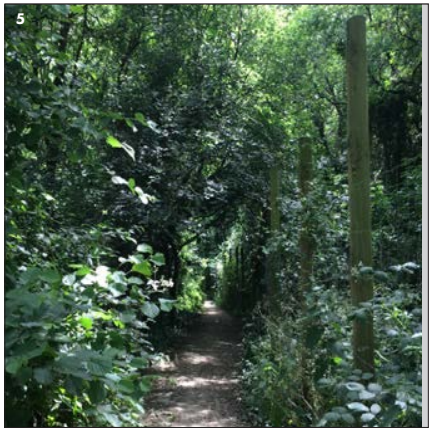
1 HUNSTON VILLAGE SIGN
2 LOOKING OVER THE LANDSCAPE BEYOND CHURCH LANE
3 THE MANOR HOUSE, GRADE II LISTED BUILDING
4 THE RECTORY, GRADE II LISTED BUILDING
5 FOOTPATH TO NEIGHBOURING VILLAGES
6 ST. LEODEGAR'S CHURCH
7 VIEW TO CHICHESTER CATHEDRAL FROM HUNSTON
8 FLAGSTONE, GRADE II LISTED BUILDING

















CHARACTER IMAGES

CONSTRAINTS & OPPORTUNITIES

Informed by the preceding analysis, this section draws upon the technical understanding and identifies site constraints and opportunities to help inform an emerging proposal.

CONSTRAINTS

The site constraints are:

- The two parcels of land are partially in Flood Zone 2, therefore the zone indicated in our analysis should be left as existing (recreation ground) or used to create new open space and not developed
- The site lies next to ancient woodland and SNCI. A 15 metre buffer zone is to be offset from the woodland
- The site partially lies within the Hunston Conservation Area and a listed building is located within the site. Any proposal will need to be sensitive to the setting of these heritage assets, in particular the landscape setting to Spire Cottage
- Exposed residential backs line the north-eastern corner of the site. Care will need to be taken to provide adequate screening and separation

LEGEND

- SITE BOUNDARY
- DEVELOPABLE AREA
- PROPOSED OPEN SPACE
- ANCIENT WOODLAND
- EXISTING TREES
- 15M OFFSET FROM ANCIENT WOODLAND
- SITE ACCESS
- VIEW TOWARDS CHICHESTER CATHEDRAL
- VIEWS ACROSS SITE
- LOCAL CENTRE
- EXPOSED RESIDENTIAL BACKS
- CONTOUR
- EXISTING HEDGEROW
- POTENTIAL VEGETATION
- DITCH
- BREMERE RIFE WATERCOURSE
- WATER BODY
- SNCI
- LISTED BUILDING
- BUS STOP
- EXISTING FOOTPATH
- PROPOSED FOOTPATH
- FLOOD ZONE 3
- FLOOD ZONE 2
- POTENTIAL DEVELOPMENT



CONSTRAINTS & OPPORTUNITIES



- There are views from northern edge of the site towards Chichester Cathedral.

OPPORTUNITIES

The site presents a number of opportunities, namely:

- The existing topography is relatively flat
- The site has frontage onto both Selsey Road and Church Lane, which provide opportunities for access. Access to the southern parcel will be via Selsey Road and the northern parcel via a realigned Church Lane
- Pedestrian access into the southern parcel is via the existing footpath, as well a series of new links which connect Church Lane and Selsey Road across the site. Access into the northern parcel is via the existing footpath network, supplemented by additional routes
- Proximity to existing bus services due to the location of several bus stops along the site's frontage and access to rail services at Chichester
- The potential to offer improved pedestrian and cycle infrastructure
- The existing landscape structure provides a mature landscape setting to the development
- The potential to create additional green buffers, particularly along the edge of the new residential development in the northern parcel, with the opportunity for additional tree planting around future development parcels to provide an improved green settlement edge
- The potential to create a positive interface with the landscape where development parcels front green infrastructure
- The potential to create areas of public open space with pedestrian links within the development and wider landscape beyond
- The design approach will be based around a sustainable drainage system and water re-use on site through rainwater harvesting and Sustainable Drainage Systems (SuDS) design, linked to the existing drainage ditches where possible
- Hunston can offer better community services and local employment once the population increases which can serve for neighbouring villages
- The ability to create a well-designed, discrete and accessible extension to Hunston, rounding off the settlement, which is well contained and in close proximity to the heart of the village.

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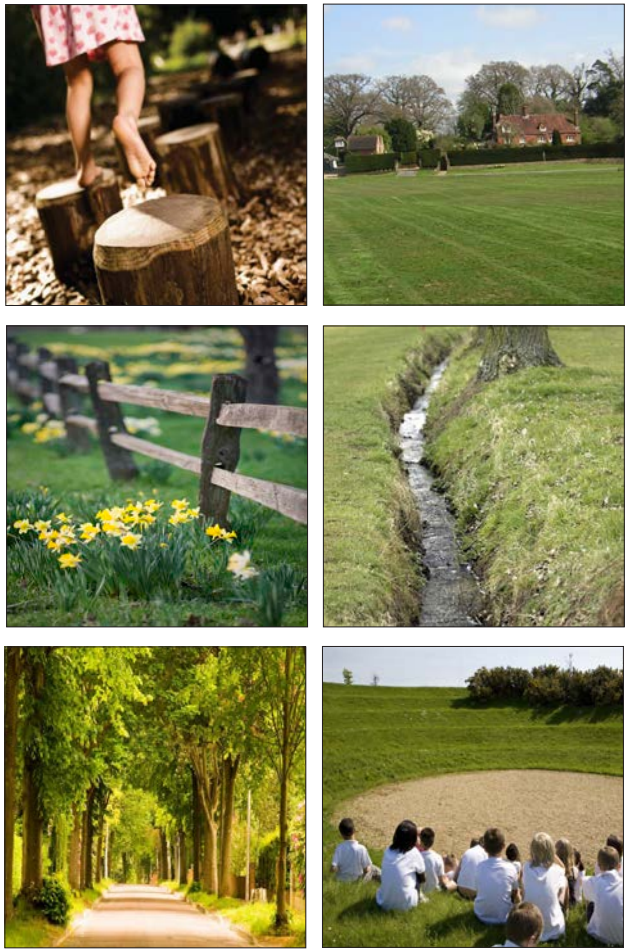
VISION

The vision for the village extension to Hunston is to achieve a high quality sustainable development with easy access to local community facilities, shops and employment. The new community will be based around sustainable modes of transport with an emphasis on walking and cycling. Buildings will be designed to a high standard, with a variety of housing types that contribute to an attractive village setting and a range of open spaces, including the retained recreational ground, accessible by the public.

The character of the village extension will be carefully crafted from various factors identified during the development process. These include a site-specific solution to the flood zone, architectural design and careful sourcing of materials, helping to blend the site into its historic setting. Existing landscape features will be protected and enhanced through the creation of attractive new areas of open space. The concept provides a loose framework for discussion. It is not intended to be definitive, but indicative as to how the Church Commissioners' land might be developed to provide approximately 240 dwellings.

The following placemaking principles will guide our approach to Hunston and also reflect best practice at a national level:

- **Placemaking** – design should promote and enhance the inherited historic character of Hunston that forms an important part of the village
- **Think local** – local building traditions, scale, urban form, density and materials should be respected unless there are good reasons for doing otherwise
- **Respect the landscape** – all landscape features such as trees, woodland, hedgerows, ditches and Canals should be retained where possible to provide a sense of place and support wildlife.
- **Clear limits** – the development should create defensible landscape edges to form a defined boundary to the village whilst maintaining the setting of the Conservation Area and listed buildings
- **Enhance biodiversity** – the ancient woodland and SNCI should be protected and enhanced through the creation of a network of open spaces
- **Sustainable movement** – movement planning should be in line with the Manual for Streets, with priority for pedestrians, then cyclists and public transport in that order. Access to bus routes and Chichester Railway Station should be provided
- **Healthy living** – design of all areas should encourage residents to lead healthy lifestyles, with all houses close to open space and public rights of way
- **Housing variety** – a full range of housing sizes, mix and tenures should be provided, with affordable housing seamlessly integrated into the plan
- **Growing food** – garden sizes should allow for the growing of food where possible, or allotment space should be provided
- **Energy** – where practical, buildings should be orientated to allow for passive solar radiation, as well as the positioning of solar energy devices
- **Sustainable drainage** – all parts of the plan should allow space for the widest range of Sustainable Urban Drainage methods
- **Surveillance by design** – all buildings should be orientated to overlook streets, footpaths and open spaces to ensure passive surveillance.



PLACE INSPIRATION

DESIGN RATIONALE

The design rationale stems from a thorough analysis of the site, and its constraints and opportunities. The rationale demonstrates how each element is delivered within the masterplan. There are three elements to the rationale:

1. Heritage & Conservation

The heritage assets provide the village with a strong character, which should be preserved or enhanced. The masterplan is intended to preserve the character of the Conservation Area by creating a separation to the proposed built form to form through the provision of an extensive new open space. The creation and inclusion of landscape elements within the masterplan will allow these to be utilised by both future and existing residents.

2. Hydrology and Green Infrastructure

One of the significant characteristics of Hunston are the watercourses and ditches, known locally as 'rifes' that have been used for an irrigation system in and around the village. The site partially falls within the Flood Zone 2, including the recreation ground in the southern part of the site. The masterplan address this issue by locating areas of open space within the flood zone and providing mitigation where necessary, which will also contribute to preserve the setting of the historic character along Church Lane. The masterplan will address the overall hydrology significance by introducing Sustainable Drainage Systems (SuDS) in order to mitigate overflooding for any part of the development.

A network of landscape buffers are provided throughout the development to mitigate its impact on the ancient woodland, Conservation Area and existing built form.

3. Street Network & Development Parcels

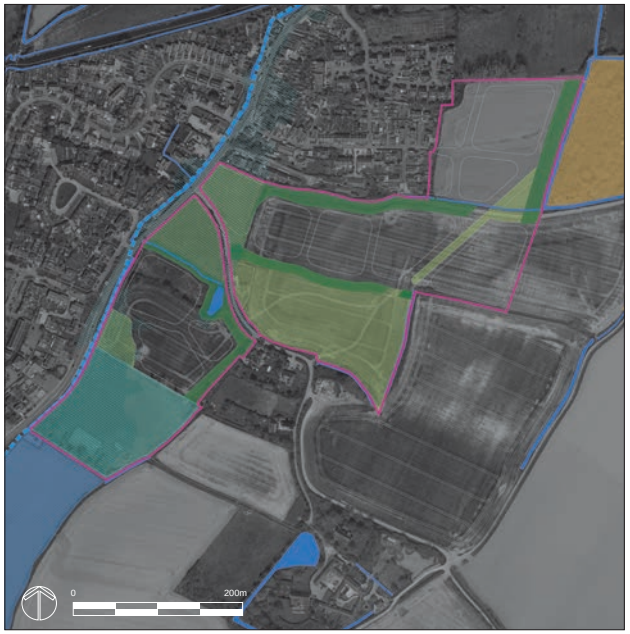
The northern parcel is accessed from a realigned Church Lane, whilst the southern parcel is accessed directly from Selsey Road. The site's extensive network of public footpaths are expanded through the development, linking the various open spaces via green corridors.

A series development parcels work with the site's features and provide key frontage onto Selsey, the spine street and overlooking all areas of open space. A positive outlook is provided onto the countryside beyond.



RATIONALE 1 - HERITAGE & CONSERVATION

SITE BOUNDARY
CONSERVATION AREA
HERITAGE BUILDING
OPEN SPACE AND LANDSCAPE GAP
VIEWS



RATIONALE 2 - HYDROLOGY & GREEN INFRASTRUCTURE

FLOOD ZONE
EXISTING RECREATION GROUND
PROPOSED OPEN SPACE
PROPOSED LANDSCAPE BUFFER
EXISTING WATERBODY
BREMERE RIFE WATERCOURSE



RATIONALE 3 - STREET NETWORK & DEVELOPMENT PARCELS

GREEN NETWORK
SNCI/ANCIENT WOODLAND
OPEN SPACE
LANDSCAPE BUFFER

CONCEPT DEVELOPMENT

The concept has been prepared which indicates how the Church Commissioners' land might be developed in a phased approach, to provide up to 240 dwellings at 30 -35 dph whilst preserving the village character.

The first phase of development could be in the north-eastern parcel of the site, which is well related to the existing settlement edge.

The extension to Hunston will create a sustainable village which seamlessly integrates into the local landscape and forms a new place of character. The design approach is dictated by a range of factors including heritage assets, hydrology and ecology.

Two new accesses to the site are to be created. Access to the northern parcel will connect with Church Lane linking from Selsey Road to the west of the development. The southern parcel is accessed directly from Selsey Road serving a enclosed parcel.

The location of open spaces is determined from a combination of flood zone issues and respecting heritage assets. SuDS features are integrated within areas of open space, with ditches and green corridors helping to enhance wildlife and biodiversity.

The development aims to encourage cycling and walking whilst providing access to the sustainable transport network via its close proximity to several bus stops and Chichester Railway Station.

DEVELOPMENT SCHEDULE

ELEMENT	AMOUNT
TOTAL SITE AREA	15.31 HA
EXISTING RECREATION GROUND	2.02 HA
FLOOD ZONE	1.32 HA
LISTED BUILDING	0.11 HA
RESIDENTIAL AREA	7.88 HA
AVERAGE DENSITY	30-35 DPH
DWELLINGS	240 NO.
LANDSCAPE BUFFER	1.47 HA
OPEN SPACE PROVISION (INCLUDES WITHIN FLOOD ZONE)	3.60 HA



CONCEPT PLAN

ENVIRONMENT

The site is adjacent to a SNCI and ancient woodland and is partially constrained due to Flood Zone 2 covering part of the site. Buffers are provided to the SNCI and ancient woodland, whilst areas affected by the flood zone are retained as open space. Reflecting the existing ditches across the site, any irrigation solution should be kept natural as far as practical. SuDS features should integrate with the other strategies for green corridor, edge treatments, ditches, play and ecology in order to contribute to the overall character of the village.

HOUSING

Chichester's population is set to increase by 15.4% (18,288 people) over the next 25 years. The development of this site would make an important contribution to meeting the housing need arising from this growth, including for affordable housing. Housebuilding would also provide wider benefits such as employment through the associated construction jobs and indirect employment down the supply chain; fiscal benefits through council tax, the new homes bonus and stamp duty; and potential ongoing employment in businesses, should the wider area be developed.

The new development will be formed of predominantly low rise (2 to 2.5 storeys) dwellings and an average density of 30-35 dwelling per hectare. The housing types will vary, enhancing and enriching the existing village. The new community will be a place of high architectural quality, coherent streets, attractive public realm and open spaces, sustainable and safe. To achieve this, the development will be built with respect for its local context and character in order to complements the natural surroundings of Hunston's sense of place and landscape features.

LOCAL FACILITIES

Hunston has a Post Office, recreation ground, community club and a pub. New housing would help to ensure the ongoing viability of the Post Office and pub and could contribute towards the community hall and recreation ground if required. It may also lead to the provision of additional facilities over time. Development could also help to facilitate improved pedestrian and cycle links in the area including to North Mundham.

TRANSPORT

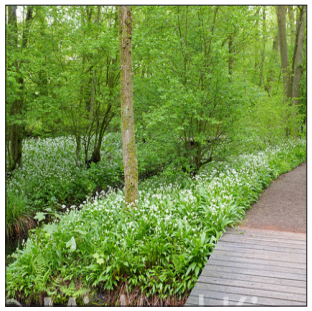
The southern site access would be via a priority junction with a ghost island right turn. Footways would be provided into the site and extend to allow access to bus stops located on the B2145. The existing pedestrian refuge would be reconstructed on the desire line so resident access to the bus stop south of the B2145 would be retained.

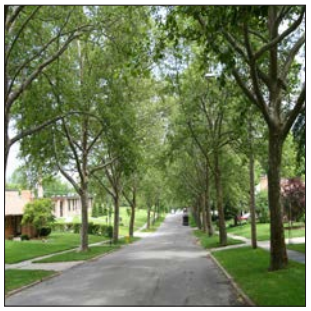
The northern site access will be a T-junction with right turn ghost island. Footways would be provided into the site and connect to the existing network. The development road connecting the northern site access junction would initially follow the alignment of Church Lane before diverting west into the site. Church Lane would be realigned north of Spire Cottage and connect to the development road at a new T-junction.

The site's sustainability is greater than would typically be expected of a settlement in a mainly rural location such as Hunston. This is due to the site benefitting from a high frequency bus route which operates between Selsey and Chichester on a 15 minute frequency throughout the day. The potential to upgrade the bus stop facilities in Hunston would be explored as this would improve the waiting environment for passengers.

There is an existing public right of way and cycle route alongside the Chichester Ship Canal which passes close to the site. This can be accessed within 400m walk or cycle of the site boundary, and consideration would be given to whether upgrading the existing footways in Hunston is possible. Cycling to Chichester takes about 15 minutes thus cycling will also be encouraged.











PLACE INSPIRATION







PLACE INSPIRATION

DRAINAGE

As the site is currently greenfield, any development will increase the volume of surface water runoff as impermeable surfaces would increase. Therefore, appropriate surface water management should be considered and planned for any future development. Sustainable Drainage Systems (SuDS) should be used to reduce and manage surface water runoff to and from proposed developments as near to source as possible in accordance with the requirements of the Technical Standards and supporting guidance. By achieving this the design of the site will benefit from reduced flood risk, maximises amenity and ecological benefits.

The disposal of surface water is likely to be unfeasible based upon the potential of high groundwater levels. Therefore, surface water would need to be restricted to greenfield rates, with attenuation provided above ground as far as is practically possible up to the 100-year + 40% rainfall event (in the case of residential development). Exceedance flow pathways will also need to be considered. These can be designed to mimic the existing surface water runoff routes through the site, which could be in the form of green 'corridors' through the site. There is sufficient space within the site to provide a range of drainage solutions. Agreements will ultimately need to be sought from the Environment Agency and the Lead Local Flood Authority (LLFA).

SUITABILITY AVAILABILITY & DELIVERABILITY

Hunston is identified as a 'Service Village' and has a good range of amenities for a village of its size. It is located close to Chichester with bus services every 15 minutes at peak times. The site relates well to the existing settlement. It is therefore considered to be a suitable location for development now. Furthermore, it could assist in improving the sustainability of the sustainability of Hunston.

Sustainable development is at the heart of the NPPF. Paragraph 8 of the NPPF sets out the three dimensions to sustainable development: economic, social and environmental. Development of the site would ensure that these three strands of sustainability were achieved. The concept masterplan includes generous landscaping and could also contribute towards the improvement of walking and cycle links in the area. It would meet the economic objectives of the NPPF by facilitating the development of new housing and fostering job creation as well as improving the viability of existing businesses and services. Finally, the social dimension would be met by providing affordable housing, recreation space and making contributions to social infrastructure.
For the reasons outlined above it is considered that the site represents a suitable location for development. It is available now and development is achievable within the first five years of the plan period. It does not require substantial new infrastructure and is in a sole ownership of the Church Commissioners for England and there are no technical impediments to development.

The Church Commissioners and their consultants would be delighted to work with Chichester District Council, Hunston Parish Council and the local community in drawing up the principles of development which could be incorporated into the Neighbourhood Plan.

We strongly believe that the Church Commissioners' land could be developed into an attractive new part of the village which meets the Parish and District Council's aspirations, brings real community benefits and could be delivered in phases throughout the Plan period.

4.0
SUMMARY

The site provides an opportunity to deliver at approximately 240 new dwellings. The development would deliver much needed new housing, and would help to support the sustainability of existing facilities, businesses and bus services. It would also provide new green space suitable for recreation and play.

Allocation of the Church Commissioners' land at Hunston for a high quality sustainable extension of the village would provide the following key benefits for Hunston:

- **New housing** - delivering a variety of housing types/ sizes and providing affordable housing would of benefit to the village, particularly given its proximity to Chichester
- **Heritage** - respecting the historic assets, their setting and view corridors to Chichester Cathedral will be an integral part of the scheme
- **Hydrology** - existing water and drainage features will be retained where practical. In addition, SUDs features will be integrated within green corridors, edge treatments, ditches, play and ecology in order to contribute to the overall character of the village
- **Sustainable Development** - the site is located within a very sustainable location, with extensive footpath networks, opportunities for cycling and good public transport links via bus. The development offers the opportunity to add to the existing foot and cycle path network. It is also located within a short distance of Chichester railway station
- **Delivery** - the site can be brought forward in a phased approach early in the plan period, without the need for costly infrastructure and utilising the existing road network
- **Green Corridor** - natural features such as Hunston Copse will be protected and enhanced through their incorporation into a green network.
- **Open Space** - the provision of a Village Green and significant new area of public open space to retain a green setting to Spire Cottage Listed Building.
- **New Village Hall** - the development could explore opportunities for a new Village Hall to the heart of the site which is easily accessed by the residents.



CONCEPT PLAN

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