

Send To:

Local Planning Control Committee, Chichester District Council, East Pallant
CHICHESTER PO191TY

Your ref: CH/13/08157/OUT

Your address

.....

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Date.././..

Dear Sir,

**Re: Outline Planning Permission for the development of Pottery field, Nutbourne
Application reference CH/13/08157/OUT**

I to write to you asking for the above Planning application to be refused for the following reasons: (FAD refers to the District Council's 'Facilitating Appropriate Development' document)

1. The site is a 'green' field – agricultural land - and outside any existing development plan Ref: Fad 1
2. The site is in a 'strategic' gap. A defined area between two centres of population, in this case between Nutbourne and Southbourne. Strategic gaps are protection to maintain village identity and should be at least one field wide. This application reduces the gap significantly Ref: FAD 7
3. Ribbon Development. This site is on an 'A' road which are meant to have breaks between housing to relieve the monotony of travellers and identify individual settlements
4. Parish Boundaries. Forth coming boundary changes leave this site on the Chidham & Hambrook parish boundary. Building up to a Parish Boundary is against good custom and practice again for the identity & preservation of individual areas of population. Ref FAD 7
- 5 The existing local Parish Plan does not recommend this site as being suitable for development
- 6The new Neighbourhood Plan, in construction at this time, does not, I'm informed by its Chairman, plan on altering this site's designation to development status.
- 7 The opportunities under 'Localisation' and 'Big society' central government initiatives plan to give a say to local residents on how their area is developed. While we wait these promised powers to be granted we would like to go on record as rejecting any plan to develop this site
- 8 We understand that the new CDC's Area Development Plan, now many years into its draughting stage, will not be approved until well into 2014. However, we are advised that the number of new houses for the Hambrook & Chidham parish, up to 2029, is very modest and that recent housing developments in the area have already exceeded these targets. Any new application should be rejected, at least until the new Area Plan is approved and the local situation becomes clearer. Ref: FAD 18
- 9 'Brown field' sites. The Parish plan, the new Neighbourhood plan together with the Residents Association submission to the Area Plan all call for 'Brown Field' sites to be prioritised ahead of 'Green Field' sites when it comes to development. This is something that all local residents are in one mind about and feel very strongly about. CDC says its hands are tied by central government on this matter. Why is there not strong representation, by CDC, to Central Government to get Brown Field site the priority they need? Locals feel that in this matter, above all else, they are being very short changed by their elected representatives.

10 This application has been rejected by both local Parish Councils. This advice from people on the ground should carry weight and be heeded too.

11 The Application carries with it two ‘sweeteners’. A sports playing field and a child’s play area. There is an existing play area a short distance away and for this, and the sports field, no mention is made as to who will ‘own’ these sites and be responsible for maintenance , running, upkeep and costs. If the developer plans on an endowment to the parish for this it should be stated and until then these ‘sweeteners’ must not form any element of the decision on this application

12 This development is not adjacent to any existing recent development and does not come under the 25 additional houses provision. Ref: FAD 1&7

13 Our environment is being invaded. Our open spaces are being eroded. Our views and breathing spaces are being clogged up.

14 On a technical note, the drawing accompanying the application, shows the surrounding buildings at a larger scale than that of the proposed buildings. This reduces the impact of the development on the eye and is disingenuous.

15 Infrastructure and sustainability. Finally it is again ‘enough is enough’. Hambrook has been inundated with developments which have increased the number of dwellings by 40% in recent years. We have no additional road capacity. Our school is bursting, we have reduced numbers of shops. The local surgery is struggling for capacity, parking is difficult. Despite the recent installation of a sewer over flow system untreated effluent is still being dumped into the harbour. We do not have a proper local bus service. Ref: FAD 6, 13 & 18

16 *(Space for individual concerns relating to this house’s location)*

Please refuse the above Planning Application

Yours faithfully,

Your Signature:..... Print Name