



Hambrook District Residents' Association



Chichester District Council
Development & Building Control Services
1 East Pallant
Chichester
PO19 1TY

8th February 2013

Dear Sir,

Planning Application ref.12/04778/FUL

As you are aware Taylor Wimpey are in the process of developing the Lion Park site where they will build 86 houses. Taylor Wimpey have also applied to build another 28 houses on land immediately to the north of the Lion Park Development. This new development is to be on a green field site.

HDRA did not object to the Lion Park development because it was on a brown field site, this seemed appropriate use of the old Marshalls site. This new application however is entirely different. It is in an agricultural field, to which HDRA, in accordance with the wishes of its members, wishes to most strongly object.

The reasons for objection are as follows.

The village of Hambrook has seen two major developments approved in the last 18 months equating to 108 new dwellings. Before these two developments were approved Hambrook consisted of approximately 280 dwellings in total, which means the village will have grown by nearly 40% once these developments are completed. During this time we have seen no improvements to the infrastructure; in fact we have seen a reduction in public transport services and the loss of a shop, garage and petrol station on the A259.

Documents released by Chichester District Council containing suggested housing figures for the period 2006 – 2029 show (as a maximum) that Chidham and Hambrook should expect 3.3 new houses per year up to a total of 50 until 2029. These figures are those suggested that may go into the emerging local plan. Those developments described in the previous paragraph more than meet that need.

Expanding a village by such a large extent in a short space of time does not allow for the sustainable growth of the facilities and infrastructure. Permitting this new development will further the necessity for local residents to seek their critical requirements (doctors, shops, education, employment) outside the community. The village school has been at capacity or over subscribed for some years, with local children having to attend schools in neighbouring villages as a consequence. Allowing these additional houses to be built will exacerbate the problem that will occur when all the houses in Lion Park (86) are occupied and will mean additional children attending schools that are out of the village.



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FAD6

The current version of Facilitating Appropriate Development, Para 6, states 'The site and proposed development are sustainable in transport terms. Sites where it is possible to walk easily to a range of facilities will be considered preferable to sites that are further away that would make car journeys into town/village centres more likely'

The proposed site is in walking distance from the only small shop and Post Office and the local pub in the village, all other shopping trips would have to be by car or public transport.

FAD8

Flooding

Foul water drainage.

Southern Water confirm that capacity is available for the predicted flow discharge from this site provided some minor upgrades are carried out at the treatment works. What upgrades are these? Why have they not already been carried out? Can the existing sewer cope with this site plus Lion Park plus Hazel Copse plus all the additional infill houses being built in Hambrook? Or was this new site assessed in isolation? These questions need to be answered and Southern Water need to confirm that the foul sewers have sufficient capacity to carry all the flow from all the projected developments in Hambrook before this application can be approved.

(Reference Flood Risk Assessment & Development Drainage Strategy Para 8)

Surface water drainage

The Flood Risk Assessment document Para 4.5 states that the Planning Authority should complete a Sequential Test. Has this been carried out? If so where are the results?

Para 5.11 of the same document states that the finished slab level of the site will be set to a minimum of 150mm above finished ground level. This will of course minimise the risk of flooding to the site, but what will it do to the surrounding area? There are reports of flooding to gardens immediately adjacent to the Lion Park development which had never, in living memory, occurred before the Lion Park development was built. This further development can only exacerbate this problem.

(Reference Mr Edmead's objection letter dated 26th Jan 2013)

FAD 10 and 17

Development in Hambrook has been of a low intensity nature. Hambrook is a fairly well spread village, high intensity development such as this would not be appropriate to this area.

Planners should also take into consideration that there is a Strategic Land Availability Assessment in progress coupled with a pre application enquiry to CDC for brownfield land within around a hundred metres of the Taylor Wimpey application site, land at Havenwood Nursery immediately to the north of the Hambrook Holiday Park. This new site is ideally suited to housing as it is brownfield, it is behind existing development, it would not impinge on the open aspect of the existing village.



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HDRA urge CDC when considering this application on its merits, as you must , that you take into consideration how much development has been granted permission in the recent past. Please refuse this application, recognise the very large increase the village of Hambrook has seen in the recent past and allow the village a period free from development to allow the community to evolve naturally to accommodate its growing size.

Regards,

A J Morse
HDRA Vice Chair

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