Oving Neighbourhood Plan

This leaflet has been put together to communicate the potential changes to housing development that will impact us all. Below we explain the current situation and the councils response. Given the complexity of planning in England we have gone a step further and attempted to shed light on process, terminology ,constraints and indeed , through the forthcoming Neighbourhood plan, some opportunities.

Simon Oakley wrote in the last edition of **ODN** about **"the historic change in the local landscape as new development moves beyond the former gravel workings**". This leaflet hopefully fills in a few of the gaps.

At the end there is a draft Vision and Objectives together with a simple questionnaire . We urge you to carefully look through this and get back to us via the Parish website www.ovingcommunity.org.uk.

Proposed Housing Allocations for Oving Parish

Chichester District Council (CDC) is in the process of revising its Local Plan which sets out policies for land use in the district for the next 15 years.

Because of the prospective impact of climate change including enhanced flood risk it is working on a redistribution of allocations among the parishes. As a result Oving is being assessed to potentially be allocated a further 1240 dwellings.

Two sites were initially proposed. See maps. The first identified in the HELAA (Housing and Economic Land Availability Assessment) as AL3 has been allocated 940 houses. The second described as Land East of Drayton Lane has been allocated 300 houses.

Oving Parish Council has recently launched its Neighbourhood Plan which when made will provide us with some control over development in the parish. We are using this vehicle for reviewing these new site allocations with CDC. Our principal concern with the proposals especially with the Land East of Drayton Lane is the potential loss of green fields. We think there may be other more suitable sites and we have asked for Chichester District Council to assess those sites closest to Chichester City first.

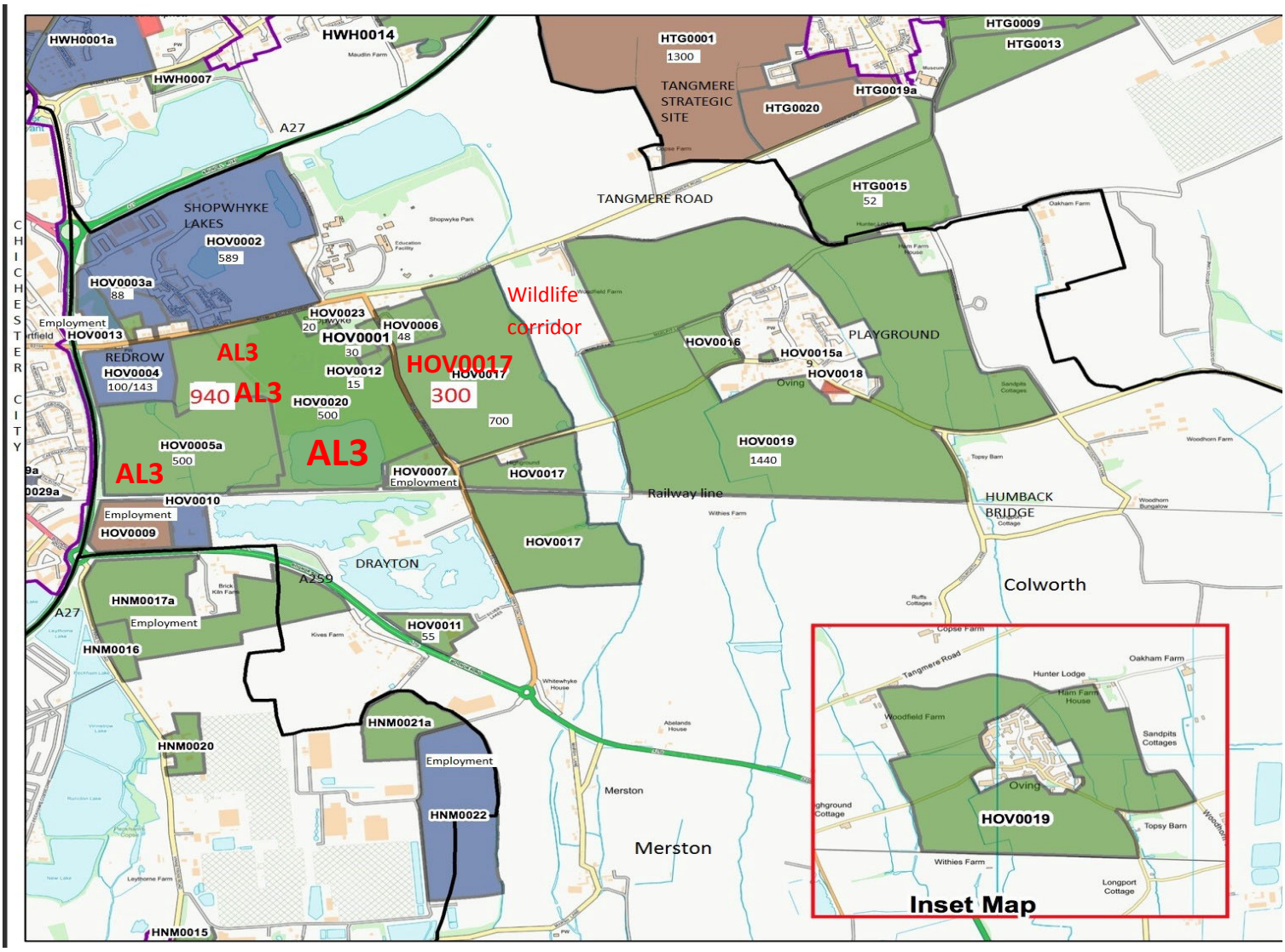
It is important to understand that there are no development applications in the pipeline at this stage for either of these two or any other sites within the HELAA.

CDC has yet to establish a formal consultation process on these new allocations. When it does we will be advising residents via the parish website and by mail chimp.

If you have any views on these proposals at this early stage, please let us know.

Rod Hague

Chair of Oving Parish Council



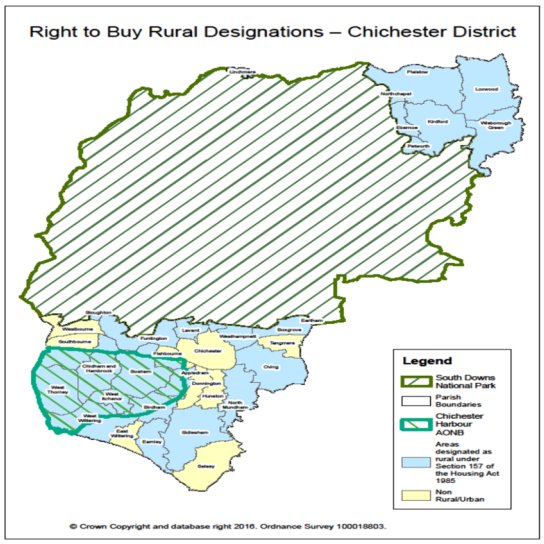
Above is the HELAA map showing the AL3 and HOV0017 sites where 1240 houses are proposed by CDC

The green areas designated HOV is land that has been identified for potential sites in Oving Parish . Any of these could be brought forward for more detailed assessment by CDC

Blue is being built upon now and the brown (HTG 0001) at the top is the Tangmere addition that has recently had developer approval, ie going ahead soon.

The map center right shows the extent of CDC planning responsibility with larges areas carved out for the South Downs National Park and the Harbour AONB. Note the small area left to allocate all other activities and in particular the narrow corridor to the West .

Map, bottom right highlights junctions that WSSC and CDC will work on to improve traffic flow in the absence of the Highways England A27 redevelopment. This includes proposed closure of Oving Lights.





Planning processes and terminology

As the Neighbourhood planning gets underway in the coming months there will be more references to planning documents and Chichester District Council processes. We thought it would be useful to cover some of the key information as it relates to Oving Parish and also a list of websites should you want to delve into more detail.

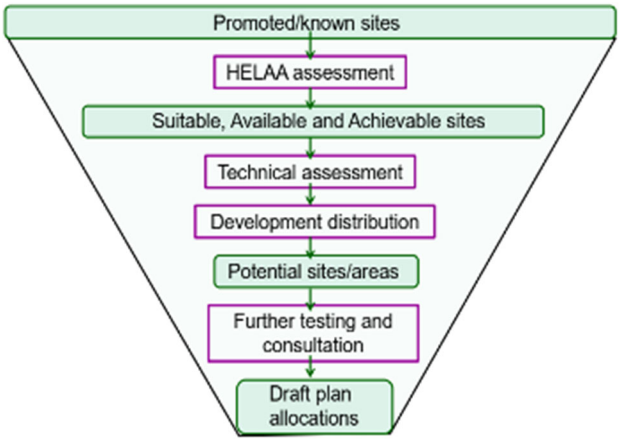
1) Central Government role

Like it or not, Central Government has taken a topdown approach to tackling the housing shortage and increasingly so in the last year with the reforms the Secretary of State for Housing , Communities and Local Government has pushed through last summer.

Target house numbers are given to local councils and there are quite a few financial penalties if those targets are not met or planned. How those targets are set is open to question .Little consideration is given to infrastructure, land availability , and other factors,. Average house prices are viewed as a pressure on housing numbers and CDC has some of the highest prices in the country.

2) District Council role

The steps taken by the Council



HELAA — Housing and Economic Land Availability Assessment, identifies available land for housing and economic activity. It is top line and sites can be discarded after detailed assessments. The map on the previous page is the HELAA plan as of 2020 up to 2037 for Oving Parish.

Technical assessments cover environmental, economic and infrastructural constraints. . Wildlife, woodland, flooding are just a few of the elements that cause rejection.

Draft plan is the last part of the process where a developer has been appointed and the development becomes part of the CDC local plan. It can take up to 10 years to get to this point..

Neighbourhood plan gives local communities more say over housing development, not always numbers but location, style and services. It specifically addresses housing and economic development and is complementary to the Parish Plan that you all contributed to in 2017.

www.gov.uk/neighbourhood planning

AL3 , HOV00 etc. are references to land in the development plan used by CDC. HOV is Oving, HTG, Tangmere.

The **elephant in the room is infrastructure** or lack of, and therein lies one of the bigger conflicts facing CDC. The Council has its hands tied to a large extent. Central Government controls major roads and rail through bodies like Highways England. The A27 has had minor adjustments made to improve flow but this has been executed by CDC, not Highways England who have withdrawn their funding. Other infrastructure such as waste water and broadband are in the grip of private companies. A walk to the works being undertaken by Southern Water next to the Military Museum shows how far behind this essential infrastructure is to cope with sewage from Shopwyke Lakes,
The major housebuilders also wield extraordinary power. The opportunities to achieve better results for citizens lie in negotiating green spaces, wildlife preservation , historic buildings and views , woodland , farmland . The best vehicle for this is the Neighbourhood plan and to see these in action look at Boxgrove or Southbourne and many other success stories around the country.
www.chichester.gov.uk/planning follow planning policy tabs.
For road development, documents showing short term improvements can be found at
www.westsussex.gov.uk /atkins or
www.a27portfield.co.uk.



Oving Neighbourhood Plan

Vision and Objectives

A draft for local resident input

Vision

In 15 years time, Oving parish will be a resilient, thriving, well knit community. It will be an agreeable place to live for adults and children, families, people in work, the retired and elderly.

It will be sustainable with access to public transport, cycle paths, footpaths, community facilities including a fully equipped multi purpose venue. There will be protected green open space, more trees and verges with wild flowers. Its housing will include a mix of market and affordable housing, developer and self built, with good size individual or communal gardens. Its infrastructure will include access to schooling, medical facilities, adult social care and local retail.

It will have a strong rural economy based on farming, horticulture, services and other types of business, supported by high speed broadband provision and rentable office space.

It will play its part in seeking to combat climate change: in housing design using renewable energy, low emissions, air/ ground source heat pumps, in private transport using electrically and other non fossil fuel powered vehicles, in community behaviour eg single use plastic, and waste recycling. By these and other means it will progress to a carbon neutral parish.

Oving parish will work with neighbouring parishes to achieve mutually beneficial outcomes.

Objectives to achieve the vision

Housing

Example: Proposals for new housing must deliver a range of house types, sizes and tenures. Developers should demonstrate how the proposal will meet local needs. Housing will be required to meet or exceed the energy efficiency standards set out by central government or Chichester District Council.

Environment and heritage

Example: New development should not increase the risk of flooding elsewhere and wherever possible, reduce overall flood risk.

Example: Local heritage, landscape, buildings and history to be respected.

The unique setting of the Oving Conservation Area is to be preserved and development proposals that would negatively impact on its setting will be refused.

The wildlife corridors in the east of Chichester District that link the South Downs National Park to the SSSI of both Pagham and Chichester Harbours will be protected and enhanced where possible. Development that would lead to increased pressure on these corridors from recreational use will be refused.



Objectives continued

Employment and enterprise



Example: Development proposals to upgrade or extend existing employment sites or start new business ventures eg in light engineering and technology, and small companies attracting young people, will be supported provided that the impact on the amenities of surrounding properties, landscape and wildlife heritage is acceptable and subject to the other policies in the NP.

Leisure and community

Example: Proposals for establishment of new medical facilities or access by bus to improved existing facilities eg at Tangmere, will be supported within the parish settlement boundary subject to the other policies in the NP.

Example: Community facilities that support the social integration of major new developments.

Example: Depending on population size, provision of walk-to local shop/ café will be supported.

Getting around

Example: Support will be given to proposals that improve and extend the existing footpath and cycle path network subject to compliance with other development plan policies. The loss of existing footpaths and cycle paths will be resisted. Access to Chichester by cycle and electric bike should be supported.



The extension of bus services will be supported to enable a genuine alternative to private car use for the mostly rural nature of the parish. The significant housing proposals will be expected to facilitate this extension or re routed bus routes via an initial funding scheme to be incorporated into S106 or equivalent negotiations.



Climate change

Example. Proposals for energy-generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties will be supported.



Mitigation of the impact of climate change such as effective ditch maintenance and improvement as well as increased shading through tree planting will be supported.

Stephen Quigley March, 2021

What you need to do

Vision and Objectives



You will know that the Parish Council is producing a Neighbourhood Plan. When it's completed and approved by residents it will become part of the district's Local Plan. As such it will give residents an important say over future residential and economic development in the parish.

In developing the Neighbourhood Plan we want to take residents with us at all stages. As we start the journey the first thing to do is create a vision of what we want to achieve and set out the means of achieving it.

These are our own ideas that we have put together but we would like to know what you think. Do you buy into this vision and these objectives? Do you have other ideas?

Please get back to us by clicking on to www.ovingcommunity.org.uk and follow the links to Neighbourhood plan.

Thank you for your time.

Stephen Quigley, Chairman of the Oving Neighbourhood Plan Steering Group

