

**Draft** minutes of the Planning Committee meeting held at Chidham Village Hall on Thursday 16 March 2023 at 7:30pm

**Present:** Cllr B Garrett Cllr R Gowlett  
Cllr S Johnson Cllr A Sargent  
Cllr M Savory Cllr J Towers (Chair)

**In attendance:** Clerk & RFO  
District Cllrs A Moss and P Plant

**Members of public:** Mr M McBride

*Meeting opened at 7:30pm*

23-070 **Apologies for absence**  
Apologies had been received from Cllr G Dixon.

23-071 **Declarations of Disclosable Pecuniary Interests**  
None.

23-072.1 **Notes of the last meeting**

**RESOLVED:**

That the minutes of the last meeting of the Planning Committee held on 16 February 2023 be agreed as a correct record and signed by the Chair.

23-072.2 **Matters Arising**

23-063.4 SB/23/00024/OUT Land North of Penny Lane Southbourne - Southbourne Parish Council had now commented on this application as well as Natural England. **Action: Chair to review the comments.** [Post meeting note: The response on this application was agreed by email and submitted; it is attached at Appendix 2]

23-066 Land North of Good View - The two mobile homes were still on the site at Land North of Good View along with two large sheds. This application appears in the Decisions Taken list of this meeting, however it was not clear what the status meant. The Clerk had sought clarification from the Planning Officer. **Action: Cllr Savory to send information to District Cllr Plant to investigate.**

23-067 Willowbrook - Cllr Johnson had written to CDC and the response was that it was still awaiting legal opinion. District Councillor Moss confirmed that it would not stop the developer putting in a claim of non-determination as there is no written agreement that both parties agree to the extension of time in which to make a decision on this matter.

23-073 **Public Open Forum**

Mr McBride spoke about the two applications relating to Grey Thatch, Harbour Way and the proposal to reroute the public footpath. He was advised that CDC Planning would need to reconsult if there was a major change to the application(s) and that the Parish Council was keeping a watching brief on this matter.

23-074 **Planning Applications**

23-074.1 **CH/23/00072/DOM** – Rebecca Perris

The Gables , Scant Road West, Hambrook, Chidham, West Sussex, PO18 8UA  
Single-storey rear and side extension, alterations to existing fenestration including new 2 storey bay window in front elevation and 1 no. additional roof light and rendering existing garage.

**RESOLVED:**

That the Committee had no objection to this planning application and no comment to make.

- 23-074.2 **CH/23/00479/OBG** - Case Officer: Jane Thatcher  
 Synergy Housing Limited Chas Wood Nurseries Main Road Bosham Chichester  
 Modify the provisions described in the Section 106 agreement: Deed of Variation of permission 20/01854/OUT. Amendment in respect of mortgagee exclusion clause  
**RESOLVED:**  
 That the Committee had no objection to this planning application as long as the percentages still within the First Homes Guidelines.
- 23-074.3 **CH/22/02961/FUL**  
 Land Adjoining A27, Scant Road West, Hambrook, Chidham, West Sussex, PO18 8UA  
 - to add 1 no. garden room extension to each of the following plots 1-10, 43, 50-61, 66, 72, 81, 82, 85-89, 92, 97-99, 103, 105-107, 109-112 (44 no. in all). At its meeting in December 2022 the Parish Council had objected to this variation until clarification was received on the 'garden room extensions'. The CDC Drainage Engineer had commented that there was no proposed change to the drainage on the site as a result of this additional building work. The Chair had circulated a draft comment on this application to the Committee which was discussed. **Action: Chair to circulate a final version to the Clerk to submit.**  
**RESOLVED:**  
 That the Council submit a further response. [Post meeting note: This was agreed electronically and submitted and is attached at Appendix 1]
- 23-075 **Planning Decisions**
- 23-075.1 **CH/22/03075/FUL**  
 St Mary's Chidham St Marys Church Cot Lane Chidham West Sussex PO18 8SX  
 Extension to North Aisle to accommodate WC.  
 PERMIT
- 23-075.2 **CH/21/02168/FUL**  
 Mr George Smith Land North Of Good View Priors Leaze Lane Hambrook Chidham PO18 8RG  
 Erection of 2 bed dwelling. Temporary siting of mobile home to accommodate family.  
 FINALLY DISPOSED OF – ART 40  
 This matter was discussed at agenda item 3.
- 23-076 **Planning Appeals**
- 23-076.1 **20/03320/OUTEIA** IN PROGRESS - Land East of Broad Road Broad Rd Nutbourne -  
 Outline planning application (with all matters reserved except access) for up to 132 dwellings and provision of associated infrastructure.  
 Case Officer: Jane Thatcher  
 Public Inquiry: 15 May to 16 June 2023
- 23-076.2 **20/03321/OUTEIA** IN PROGRESS - Land North of A259 Flat Farm Main Road Chidham West Sussex - Outline planning application (with all matters reserved except access) for up to 68 no. dwellings and provision of associated infrastructure.  
 Case Officer: Jane Thatcher  
 Public Inquiry: 15 May to 16 June 2023
- 23-076.3 **20/03378/OUT** IN PROGRESS - Land At Flat Farm Hambrook West Sussex PO18 8FT -  
 Outline Planning Permission With Some Matters Reserved (Access) - Erection of 30 dwellings comprising 21 market and 9 affordable homes, access and associated works including the provision of swales.  
 Case Officer: Andrew Robbins  
 Virtual Hearing: No date has been decided.
- 23-076.4 **21/2361/FUL** **IN PROGRESS**  
 Cockleberry Farm, Main Rd, Bosham, Chichester  
 Demolition of existing warehouse buildings, B8 container storage, residential caravans/park homes and stables and the erection of 9 no. dwellings and associated works including landscaping and access alterations.  
 The Parish Council had submitted its representation to PINS by the due date 22 Feb 2023.  
 [Post meeting note: A further submission was agreed to be submitted following further

information available on the PINS website. This was submitted on 22 March 2023 and is attached as Appendix 3].

- 23-076.5 **21/02303/OUT IN PROGRESS** – Caravan and Camping Site, Orchard Farm, Drift Lane, Bosham, Chichester  
Outline application (with all matters reserved except Access) for the demolition of caravan repair building, cessation of use of land for caravan storage and removal of hardstandings and erection of 1 no. 4 bed, 3 no. 3 bed, 4 no. 2 bed and 1 no. 1 bed bungalows.  
Representations to be received by PINS by 7 April 2023  
It was suggested that the Parish Council use the argument that the land is within the Wildlife Corridor. District Cllr Moss advised that this reason was not included in the planning application as it was land that was already being used. The committee felt that the principle was an important one and we would make a representation to be drafted by Cllr Johnson. **Action: Cllr Johnson to write a submission. Clerk to submit by due date.**  
[Post meeting note: The submission was agreed electronically and submitted to PINS on 27 March 2023 and is attached at Appendix 4].
- 23-077 **Planning Enforcement**  
No further discussion.
- 23-078 **Chair's Report**  
The Chair had received the CALA marketing report from CDC's Mr J Bushell in respect of Land North of Scant Road West. The timetable was that marketing would not take place until the 75<sup>th</sup> house was completed. The store would not be ready for occupation until Q1 2025. There was concern that the marketing report included both retail occupiers and office use, however Mr Bushell stated that the absolute requirements of the planning permission were that this would be retail use only.  
It was agreed that a meeting should be set up with CALA Homes representatives in early Summer. The ditch was being resolved by a contractor under instruction from National Highways.
- 23-079 **Any Other Business**  
**Action:** Clerk to write back to CDC and ask them about the public comments issue on portal which had been reported to them previously.
- 23-080 **Date of Next Meeting**  
The next meeting of the Planning Committee meeting will take place on Thursday 20 April 2023 at 7:30pm at Chidham Village Hall.

The meeting closed at 8:45pm

Signed by:

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Signed: Chairman

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Date:

**CH/22/02961/FUL**

**Land Adjoining A27, Scant Road West, Hambrook, Chidham, West Sussex, PO18 8UA**

**Chidham & Hambrook Parish Council – further response**

Our objection to this application still stands.

We are pleased to see that the description of this application has been amended to ground floor extensions. It was far from clear how these extensions could ever have been accepted and categorised as garden rooms by the Planning Dept. All the associated reports, from WSCC Highways, WSCC Risk Management, CHC and the Drainage Strategy Addendum reference garden rooms as opposed to extensions. These should be reconsulted as a garden room is very different from an extension.

Almost half the homes, a significant number, would be **extended** which will increase the impermeable area and could lead to considerable problems with flooding and drainage. We note the comments from the Drainage Engineer, Mr D Henly, on concerns of surface water flooding, both on and off site.

Since construction began on this site, we have seen significant surface water flooding which has affected local properties and caused pollution to the Ham Brook. The developer needs to provide evidence that the water drainage scheme will be sufficient to manage the additional load which will be created by these 44 extensions.

**23/00024/OUT**

**Land to the North of Penny Lane, Penny Lane, Hermitage, PO10 8HE**

**Erection of up to 84 dwellings with associated parking, public open space, drainage and alterations to access (all matters reserved except for access).**

Chidham and Hambrook Parish Council would like to express our support for the many residents and Southbourne Parish Council in opposing this development.

It is not within the settlement boundary or within the planned development area identified by the Southbourne Neighbourhood Plan.

Access from Penny Lane is not suitable for a large scale development. Cars and vans are routinely parked on the road and verges. The caravan site also exits from Penny Lane. It is inevitable that motorists will try to access the A259 via Southbourne Avenue, which is narrow and tree lined with a right angle turn at the end. Turning right onto the A259 from both roads is already difficult with limited visibility. All these problems will be exacerbated with the projected 150 additional cars using both roads. National Highways appear to have conducted a desk top study only if they are concluding there will *'not be an unacceptable impact on the safety, reliability, and/or operational efficiency of the Strategic Road Network in the vicinity of the site'*. One look would say otherwise. Developer contributions to A27 upgrades are no mitigation for the impact on local roads. There is only one access for pedestrians, cyclists, wheelchair users will be in conflict with motorised transport.

The site is located within a Strategic Wildlife corridor identified by the revised Local Plan, currently at Reg 19.

#### **Policy NE4**

*Development will only be permitted where it would not lead to an adverse effect upon the ecological value, function, integrity and connectivity of the strategic wildlife corridors.*

*Development proposals within strategic wildlife corridors will only be granted where it can be demonstrated that:*

- 1. There are no sequentially preferable sites available outside the wildlife corridor; and*
- 2. The development will not have an adverse impact on the integrity and function of the wildlife corridor and its functions and features.*

There is no evidence that there will not be an adverse effect on this important corridor connecting the SDNP with the AONB. As a key plank of the Local Plan this policy should be strictly applied. The bat studies that have been undertaken are inadequate. They identify bat roosts but there is no static recording to identify bats using the site for foraging or commuting.

Thornham Wastewater Treatment Plant does not have the capacity to treat wastewater from this site having only 170 connections available as from Feb 2023. The Position Statement makes clear that there is no certainty of any upgrades in the near future to expand headroom.

*'There is at present no certainty of a deliverable solution for the Thornham catchment and any solution will take time to deliver'.*

This application should be refused as it is contrary to many key policies in the revised Local Plan and the Southbourne Neighbourhood Plan. It is a speculative application to exploit the gap before the Plans are adopted.

**DCLG Ref: APP/L3815/W/22/3305923**

**CDC Ref: 21/02361/FUL**

**Cockleberry Farm, Main Road, Bosham, Chichester, West Sussex PO18 8P**

Chidham & Hambrook Parish Council would like to express our concerns at some of the content of the Appellants Final Comments, specifically these two statements:

- ***Members were plainly misled in believing the company was active and solvent and was an employment generator when this was not the case.***
- ***Members took a contrary view and refused the application based on deputations that there was employment on site.***

From the time the application was lodged to the present there have been several unannounced visits to the site by Councillors to speak to Chris Snowdon, owner of the Classic Car business. I can confirm that on each occasion there have employees working on vehicles and the premises are clearly supporting an active and viable business. We presented this to the Committee meeting in June 2022. ( submission attached). Two of the owners, Chris Snowdon and Julius Thurgood also spoke in support of their businesses. This cannot be characterised as a 'deputation'. The Economic Development Service Officer was asked at the Committee meeting if the Service still objected to the application. He replied they did for the original reasons stated in their report of Nov 2021.

Jane Towers  
Chair

DCLG Ref: APP/L3815/W/23/3316616

CDC Ref: 21/02303/OUT

**Caravan And Camping Site, Orchard Farm, Drift Lane, Bosham Chichester West Sussex PO18 8PP**

Outline Application (with all matter reserved except Access) for the demolition of caravan repair building, cessation of use of land for caravan storage and removal of hardstandings and erection of 1no 4bed, 3no 3 bed, 4no 2bed and 1no 1 bed bungalows.

**Objection** from Chidham & Hambrook Parish Council.

(Although the postal address is 'Bosham' the site is administratively, geographically and logically within the parish of Chidham & Hambrook)

This development which is not within a designated settlement boundary area, or contiguous to one, meets no identified housing need within the parish that will not be met by the two current developments, [20/01826/FUL](#) 118 homes (Sunley/Cala) and [20/01854/OUT](#) 26 houses (Chas Wood) .

### **Policy NE4 Strategic Wildlife Corridors**

**The importance of the corridors:** The geographical location of the parish is between two major population centres. It is to the west of Chichester and to the east of Havant. This enhances its importance as a wildlife bridge between two internationally important and protected areas, the South Downs National Park to the north, and the Chichester Harbour Area of Outstanding Natural Beauty to the South. This bridge is enhanced by the shape of the Chidham, a peninsular which is an area of open land with low density housing which fills a large part of the interior of the harbour. Narrow tidal channels come up either side of the peninsular adding to the value of the parish as a commuting destination for a wide range of creatures.

The local environment and ecology is highly prized by local residents.

### **Policy NE4 wording (part)**

*'Development will only be permitted where it would not lead to an adverse effect upon the ecological value, function, integrity and connectivity of the strategic wildlife corridors.*

*Development proposals within strategic wildlife corridors will only be granted where it can be demonstrated that:*

- 1. There are no sequentially preferable sites available outside the wildlife corridor; and*
- 2. The development will not have an adverse impact on the integrity and function of the wildlife corridor and protects and enhances its features and habitats.'*

It is difficult to see how the development proposal can be compliant with policy NE4 of the proposed Local Plan. The evidence has not been gathered.

### **Bats**

Bats are mentioned and dismissed but no static recording has been done to identify the bats using the site for foraging or as part of a commuting route. A study should be done because the site is in the corridor, there are mature trees to the south, and then a stream that links to the Dell and the harbour. For example, the parish is a commuting destination for Barbastelle bats, which come from the South Downs woodland areas. This is one of our rarest bats and particularly light sensitive. We should not risk interfering with their commuting routes. It requires a dedicated survey.

### **Dark Skies**

This development will inevitably damage the dark skies of the area, with implications for wildlife, the AONB and the other local residents. It is not possible to stop light pollution by condition when it depends on the behaviour of the new residents. It is not clear if the touring caravan site will be retained.

### **The Local Plan vision**

In qualitative terms the application is contrary to the vision of the local plan. eg To:

\* *Support a diverse range of local jobs and services, to reduce the need to travel, particularly by private car ....*

The geographical position of the parish, equi-distant from Chichester or Havant, and the inconvenience and limitations of public transport, is such that residents of the parish inevitably resort to travel by private cars for entirely practical reasons.

\* *Plan for new open space, recreation, education and leisure facilities to meet the needs of the growing population;*

The site is a popular location for touring caravans as well as a practical location for their storage and repair. In this respect the site contributes to an important aspect of the leisure economy.

\* *Protect, enhance and restore the area's biodiversity and habitats, capturing opportunities to identify and secure nature recovery networks and biodiversity net gain;*

The site is within the East Nutbourne wildlife corridor designated within the Local Plan 2021 - 2039, and so the application immediately threatens this part of the Local Plan. (Contrary to Policy NE4)

### **Access**

However access is on to Drift Lane, a narrow lane with limited capacity, and no pavement.

Although it is a country lane, construction vehicles regularly use the lane. It is claimed that various amenities are accessible by foot by street lit footways. There are no proposals for a footway on Drift Lane, so this statement is wrong.

We should not be building developments where the new residents as pedestrians are forced to share space on the road with heavy vehicles when they leave their homes to get to the bus stop or pub.

The development is not within a settlement boundary, or even near one. Scattered properties can seem appropriate in a rural setting. However one has to take a view as to how much step by step infill can be done over time before the scattered properties lose their rural feel. Salami slicing the character of a community is not a painless process. The Parish Council feels this process should be stopped now.

### **Harbour Pollution**

A current technical difficulty is the doubt about the ability of Southern Water to manage the wastewater of the Thornham WWTW catchment, or even to collect the data on storm water overflows. The logic of a system where it is illegal to discharge sewage into the protected waters of the harbour - unless you have to dump it to save residents from sewage backing up into their properties, and at the same time, even when storm water overflows are a regular occurrence, the WWTW can claim they have unutilised capacity, and can take on additional business in the form of the waste water from new developments....., well 'logic' clearly is not the appropriate word, and residents, and anyone who uses the harbour for leisure activities, are rightly incensed.

This is a problem now and cannot be quickly solved.

### **Precedent:**

Please consider the weight given to 'precedent' carefully. It cannot be right to use one bad decision to justify another bad decision.

The Revised Local Plan was only published in 2023, but residents and developers have been well aware of the proposals for designated wildlife corridors for some time. If Chichester District Council is unable to defend this key policy for our parish at this early stage it will severely damage residents' faith in the Planning process.

### **Balance**

This planning application is not entirely without merit.

\* It has the advantage of being a small site for nine houses and, provided it is not larger than



this, could be considered more appropriate than some of the major housing estates that have been proposed for the parish.

- \* The application will not harm the landscape views so valued by residents
- \* The application will not result in the loss of highly productive farmland.

### **Conclusion**

While this application is for a small development, the underlying issues are not small. Please consider carefully the issues we have raised and weigh the balance. We hope you will refuse this appeal.