

# Neighbourhood Plan for **Rural Hunston**



*Our village, our future*



# Hunston's Choices

## **WELCOME**

## **Hunston Annual Parish Meeting**

Introductions: Parish Council, District Council, County Council

Displays by the planners for the Church Commissioners Land,  
Reedbridge Farm and Farmfield Nurseries

# **Hunston's Choices**

Joan Foster - Chair  
Hunston Parish Council



# Housing Choices

## Background:

- **23 July 2018:** Chichester District Council (CDC) told Hunston and North Mundham Parish Councils - jointly allocated 250 new houses. The split was up to us
- Hunston and North Mundham decided to produce their own Neighbourhood Plans, how many houses and where?
- **August 2018** The Housing and Economic Land Availability Assessment (HELAA) indicated up to 176 houses to Hunston and 375 to North Mundham on current land availability
- **30 October 2018:** CDC told Hunston and Mundham that the allocation was to be: 200 houses to Hunston and 50 to Mundham



# Housing Choices

## Summary:

July 2018: 250 houses, split up to Hunston and Mundham

August 2018: Recommended allocation (HELAA) by CDC:

Hunston: 176

Mundham: 375

October 2018: Told by CDC

Hunston: 200 (increase housing 35%)

Mundham: 50

**Reason given:** The Church Commissioners have made more land available in Hunston.



# Housing Choices

What happened next:

We held a Public Meeting on 28 Nov 2018. 124 people attended!

**Choice 1:** No houses, do nothing except object = costly and futile due to CDC local plan and Government National Plan.

**Choice 2:** Prepare a Neighbourhood Plan for 200 houses, saying where we want them and what we want for Hunston

We agreed Choice 2



# Housing Choices

Chichester Draft Local Plan Review 2016 – 2035:

## **Public Consultation, January 2019:**

- We worked very hard to help all those in the village to comment on the Local Plan, online and on paper
- We know there were a large number of responses from Hunston – thank you all who did

**We all objected to 200 more houses in Hunston**



# Hunston's Choices

## What we've done so far:

- After the Public Meeting on 28 November 2019
- We agreed we would write a Neighbourhood Plan
- We formed working groups, which have met regularly since then
- Writing up how the village works now
- What is good and what could be better





# Hunston's Choices

- We hired a consultant to help us – Maureen Chaffe
- We sent out a “Call for Sites”
- Six landowners came back to ask to be considered
- One did not go forward – Langmead’s field south of the Recreation Ground – as it is in Flood Zones 2 and 3
- Five others have been visited by Joan Foster and Jane Reeve to:
  - Meet the landowners
  - Identify any ditches, trees, hedgerows etc. to be kept



# Hunston's Choices

- Chichester District Council (CDC) told us The Plan had to be at draft stage by June 2019
- Natural England, concerned that more houses could mean more nitrates in Pagham Harbour, told CDC to do more work on the Plan
- So date for us to be at draft stage has slipped to November 2019
- Gives us a bit more time

## **AND**

- Chichester District Council is now under No Overall Control – they might change the Plan



# Hunston's Choices

- Here today to tell you what the choices are
- What are the implications for the village
- To make the choice we have written a questionnaire
- It is online and opens tomorrow till 14 June
- Or on paper
- We have tried to visit every house to ask if you want a paper copy
- We will call again to help you fill it in, if you want
- Paper copies can be returned to the paper shop



# Hunston's Choices

The Neighbourhood Plan is our vision for Hunston in 20 years time

Started with: “You have to have 200 houses”

Is easy to be negative, we don’t want change

**BUT**

Chance to be positive, think about what could be really good for the village

What can we get for the village and how to build something special



# Housing Choices

**HOWEVER.....**



# Hunston's Choices

- No parish on the Manhood Peninsula wants more houses
- Joan Foster has brought all eleven parishes together to form the:

## **Manhood Parishes Action Group (MPAG)**

- Have written a joint letter to Gillian Keegan MP - no housing until improved infrastructure and there is a Northern Bypass for the A27
- It is Conservative Policy to build more houses – therefore want her to challenge this to protect the Peninsula and help us



# Housing Choices

## **Manhood Parishes Action Group (MPAG) plans:**

- A media campaign
- Appoint a planning consultant to review the Local Plan to see if it can be challenged in planning terms
- Pressure the new Chichester District Council (No overall control) to change the Plan
- If the Plan is approved by CDC, to crowdfund to appoint a barrister to contest it at Government Level



# Hunston's Choices

**It seems ridiculous:**

With one hand we are opposing any new houses

With the other we are writing a Neighbourhood Plan  
for 200 houses

**It is a mad world!**

**BUT** a neighbourhood Plan is about more than houses

It's about what Hunston needs for the future





# Hunston's Choices

A Neighbourhood Plan is about our vision for Hunston in five, ten, twenty years time

## **Our Vision:**

- Keep Hunston's rural nature, with low impact development
- Conserve the local environment
- Aim for improved infrastructure to reduce the traffic problems

**The following are the working groups ideas – we need yours as well – what haven't we thought of, left out?**

Questionnaire is the way to tell us



# Hunston's Choices

## **Core Objectives – Getting Around:**

- To improve pavements and cyclepaths
- Cycleways to link to Mundham, Sidlesham and the A27
- More pedestrian crossings

## **Core Objectives – Environment:**

- Keep open spaces, protect sensitive areas (Hunston Copse)
- Conserve existing environment and limit pollution
- Enhance existing wildlife corridors and bio-diversity



# Hunston's Choices

## **Core Objectives – Community:**

- Build an Eco Community Centre with better facilities including a medical room
- Keep the Village Post Office, Shop and Pub
- Improve the playground
- Better opportunities for youth activities
- Effective local support for the elderly



# Hunston's Choices

## Core Objectives – Business:

- Ensure all current businesses are retained and supported
- Support farmers and encourage sensitive use of tractors driving through the village
- Improve parking by the shops. Move the South bound bus stop outside Kirklands 10 metres south – additional layby and bus pull in (depending on utilities underground)
- Support and promote communications infrastructure improvements



# Hunston's Choices

## **Core Objectives – Housing:**

- Ensure all new houses are eco-built
- Provide affordable housing with a diverse housing mix
- Provide bungalows and low level housing to mitigate effect on existing houses and views
- Restrict all new housing to no more than two storeys



# Hunston's Choices

200 new houses – where should they go and what could it mean?

We should get £378,000 to invest in the village (only if we build 200 houses and not necessarily in one lump sum) BUT if we do, what should we spend it on?



# Hunston's Choices

We could **POSSIBLY** spend £378,000 on a new Eco-Community Centre:

- A Medical Room equipped for doctors, nurses, dentists (if we can get them)
- A small café for residents to use
- A meeting room
- A function room (hall)
- Sports Changing Rooms
- Community Club
- A small business hub

**NOT DECIDED, MIGHT NOT HAPPEN, AN IDEA TO WORK ON**



# Hunston's Choices

If we built a new Eco Community Centre:

- We could explore building it on the Recreation Ground
- Move the children's playground to the back of the ground (away from the traffic)
- Build a car park where the children's playground is now
- We could knock down the existing village hall
- And perhaps build flats – at affordable rents





# Hunston's Choices

We could spend the money on:

- Better pavements (not easy, but can try)
- Better parking
- Better traffic calming – gates at entry to village, Speed Indicator Devices (SIDs)
- Better activities for young people (in new Eco Community Centre)



# Hunston's Choices

## Cycle paths:

- Wherever the houses are built, cycle paths and footpaths will be included.
- The Greenway group are already working on a cycle path from Selsey to the A27 (Whyke Road Roundabout) – WSCC will fund that



# Hunston's Choices

**Most people don't want any more houses until the roads and services are sorted**

**AND** 200 more houses means winners and losers

If the new houses are near you – you might not want them

BUT, if you don't have them – somebody else will!

The traffic issues will affect us all



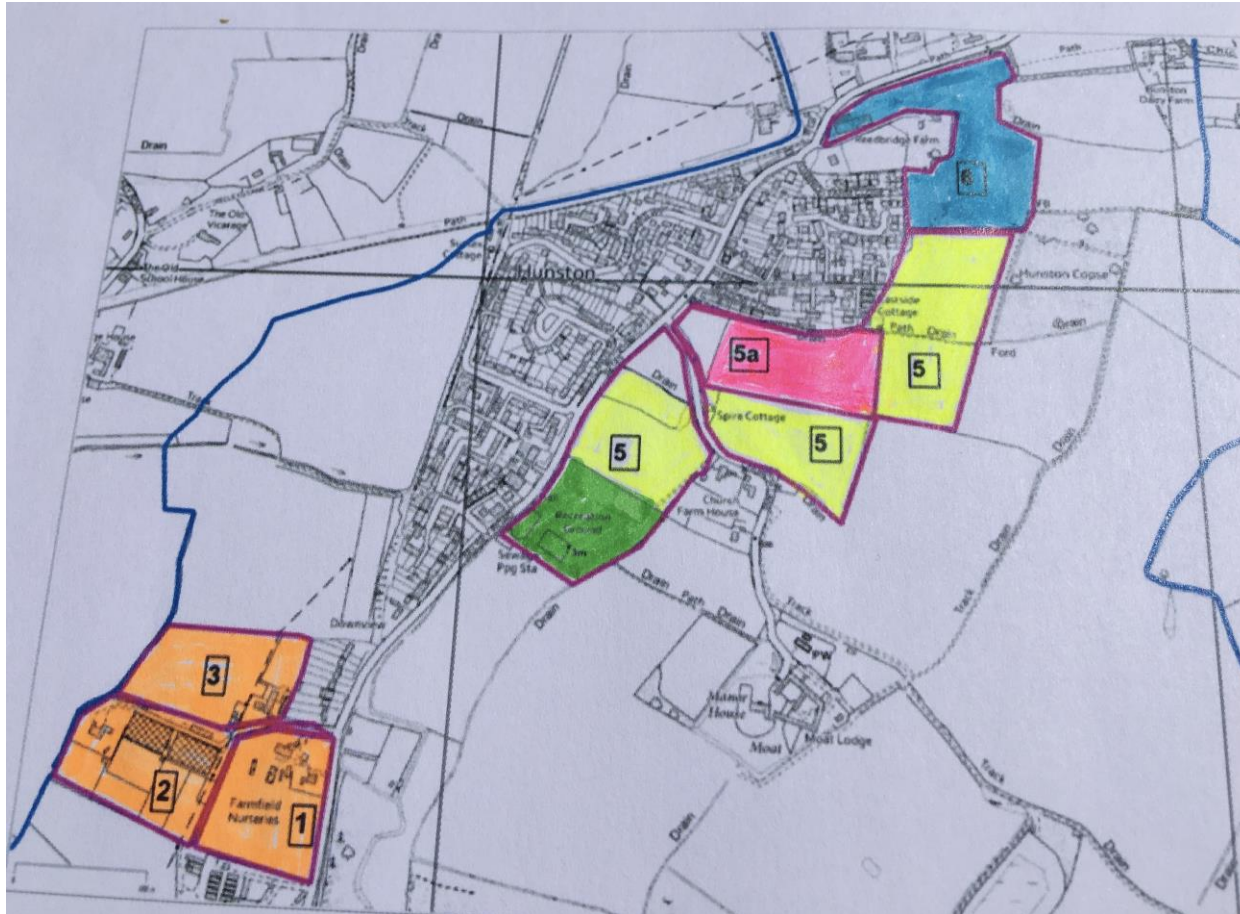
# Hunston's Choices

## **BUT More houses might also:**

- Help the shops survive
- Help the pub survive
- Help us get a GP or nurse to come to Hunston one day a week
- Boost church attendance and help St Leodegar's survive



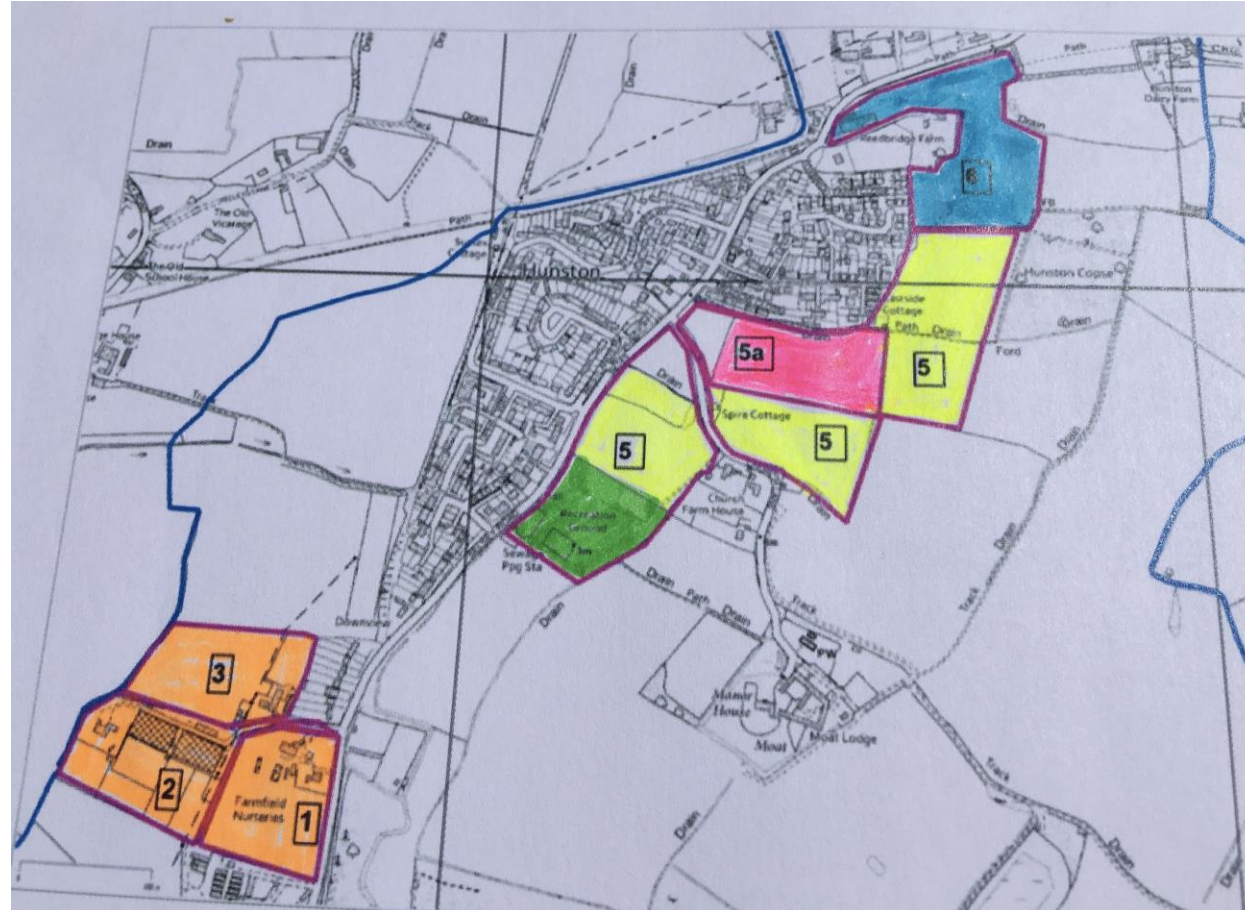
# Hunston's Choices



- The map shows the **land** on each site.
- Any new houses will **NOT** come to the edges.
- There will be green spaces
- Green is the Recreation Ground



# Hunston's Choices



## CHOICE 1:

Sites 1, 2 and 3 = 200 houses

Site 1 – Farmfield Nurseries would like to build sheltered housing for people with autism and dementia

Site 2 – Ridgeway Nursery would build houses

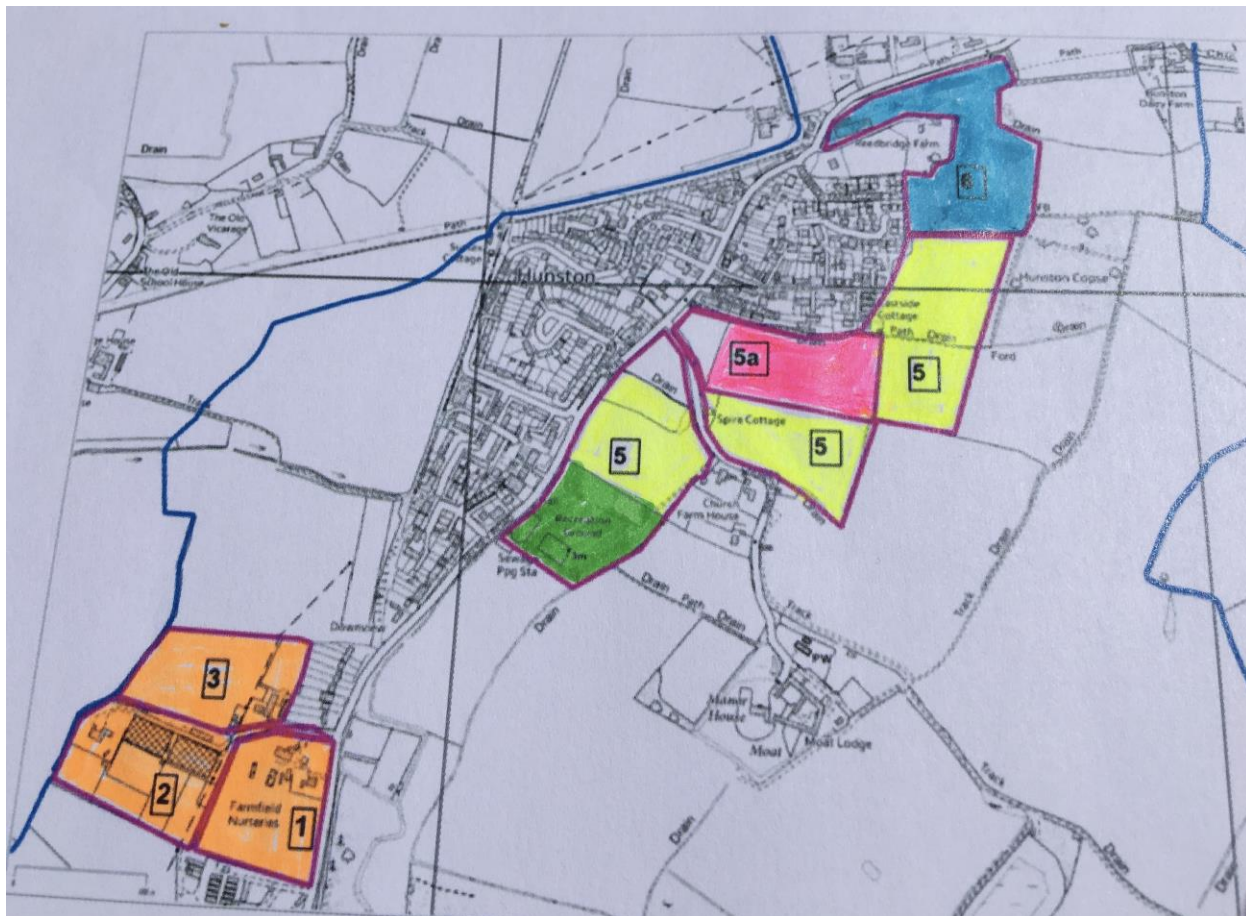
Site 3 – Hunston Village Diary would build houses







# Hunston's Choices



## Site 5a – 95 houses

## Church Commissioners

### Pros:

- Away from Main Road
- Less close to Hunston Copse

## Cons:

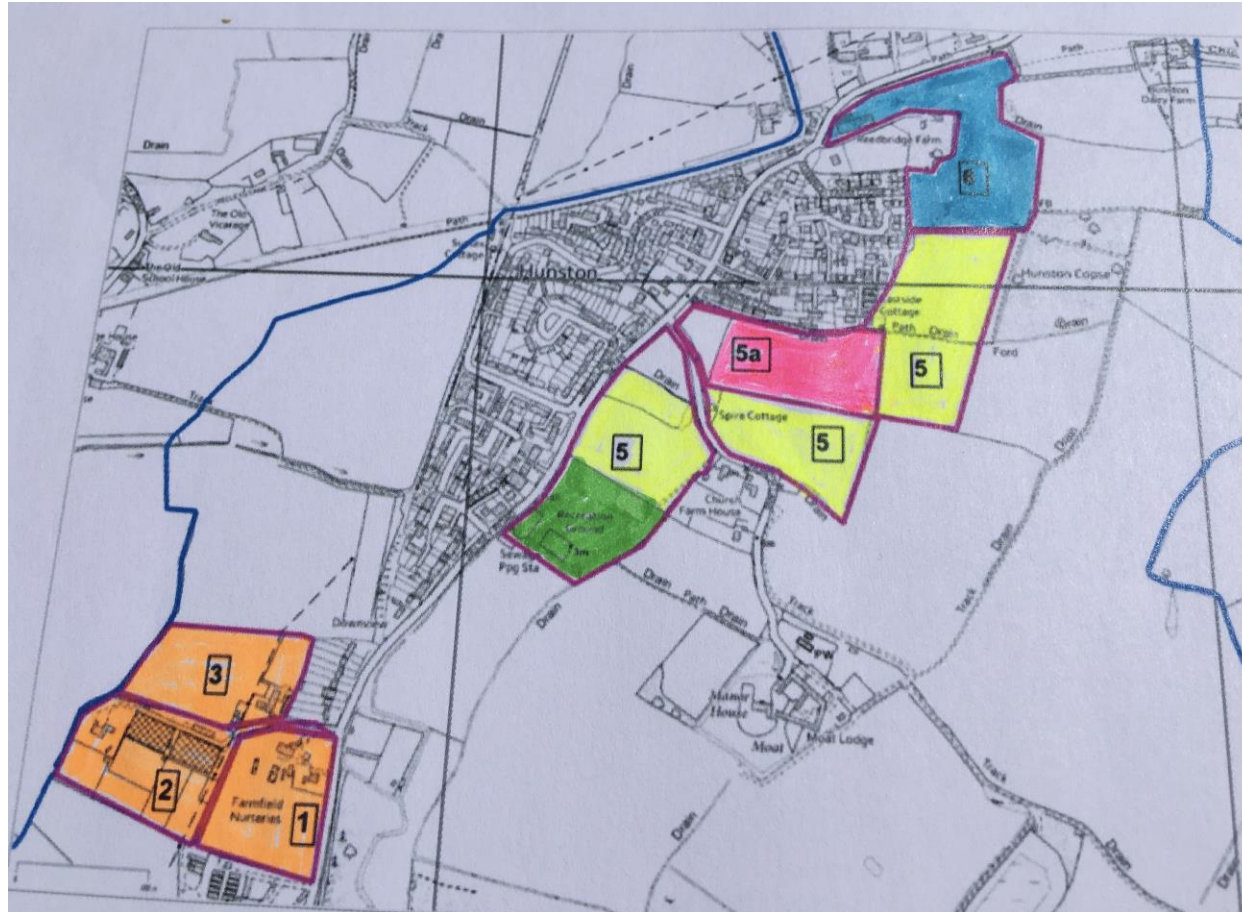
- Alongside Meadow Close and Church Lane
- Takes agricultural land
- Creep to all Church Commissioners land being developed
- Traffic through village





*The map shows the land on each site. Any building will **NOT** come to the edges.  
There will be green spaces - see the plans*

# Hunston's Choices



## CHOICE 2:

Sites 5 and 5a = up to 240 houses  
Church Commissioners

### Pros:

- We could possibly build an Eco Community Centre on their site
- We could have a Nature Reserve (around the pond opposite Spire Cottage)
- Could have parking along the Main Road
- Gives the village a strong centre

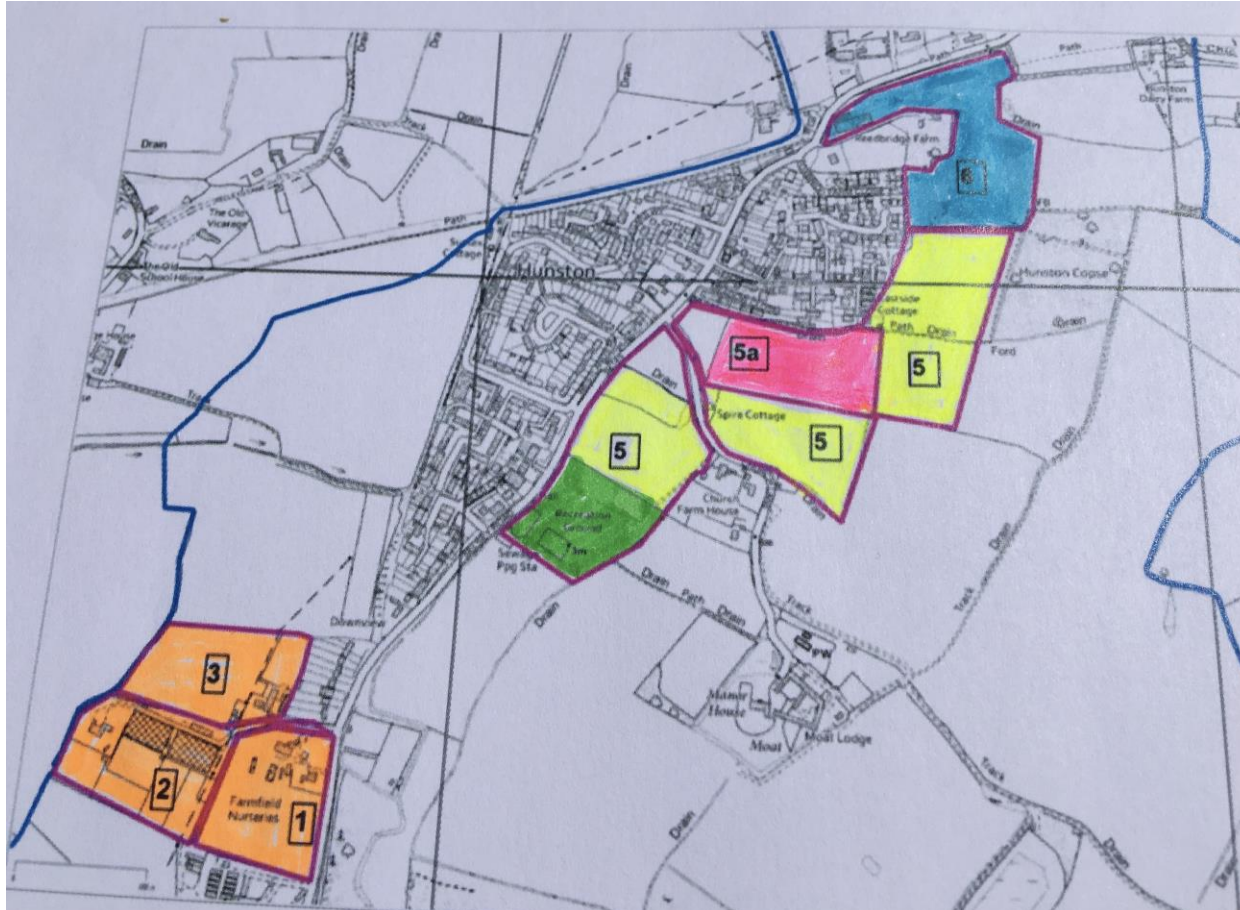


# Hunston's Choices

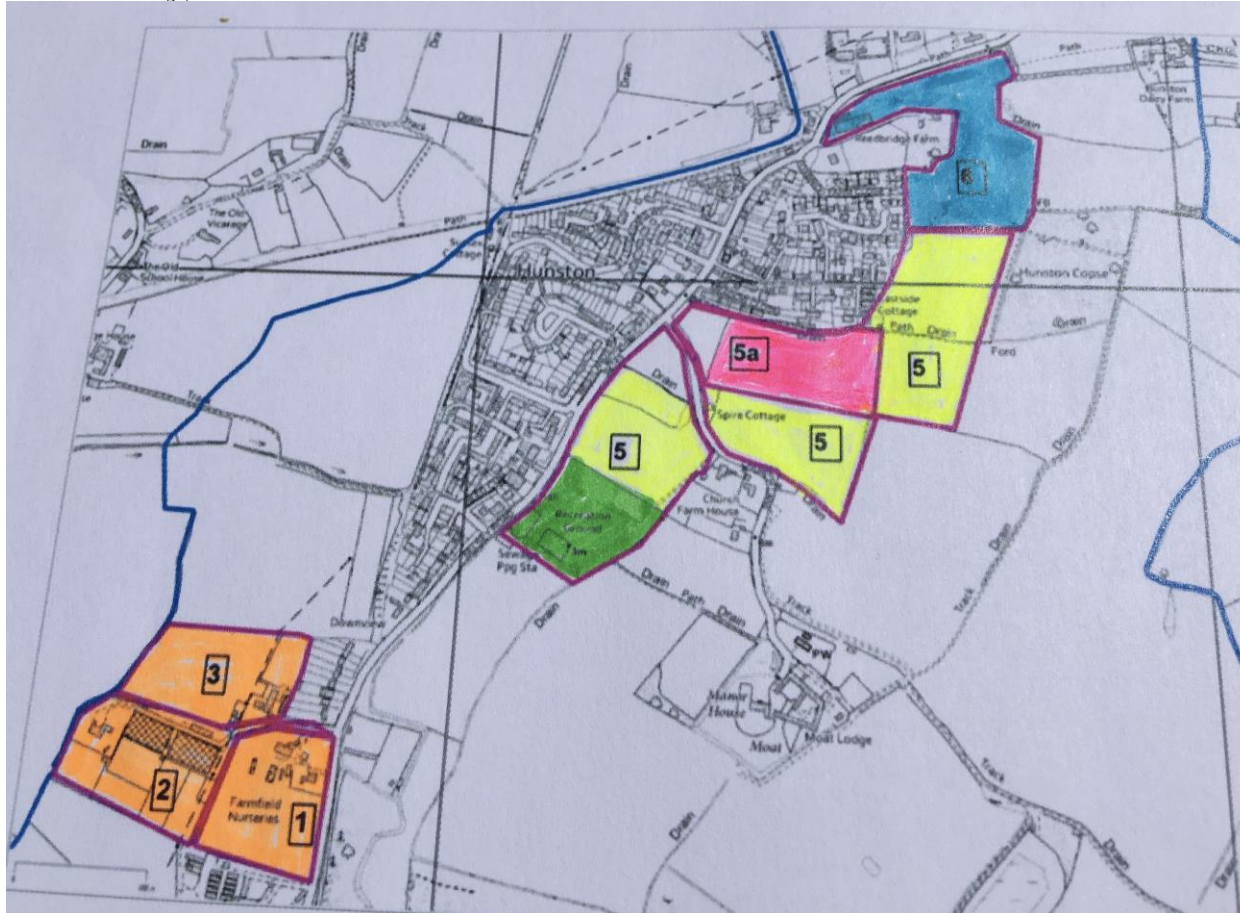
### CHOICE 2:

## Cons:

- Near conservation area from Spire Cottage to Church
- Alongside Meadow Close, Church Lane, Southover Way
- Takes agricultural land
- Close to Hunston Copse (Ancient Woodland)
- Runoff could cause flooding in Church Lane
- More traffic through village







# Hunston's Choices

## SITE 6:

Reedbridge Farm - 95 houses

### Pros:

- Less traffic through village

### Cons:

- Takes agricultural land
- Creep to North Mundham
- Close to Foxbridge, Lowlands, Hunters Lodge, Hunston Villas



# Hunston's Choices

## Choice 3: Pick and Mix – to reach 200

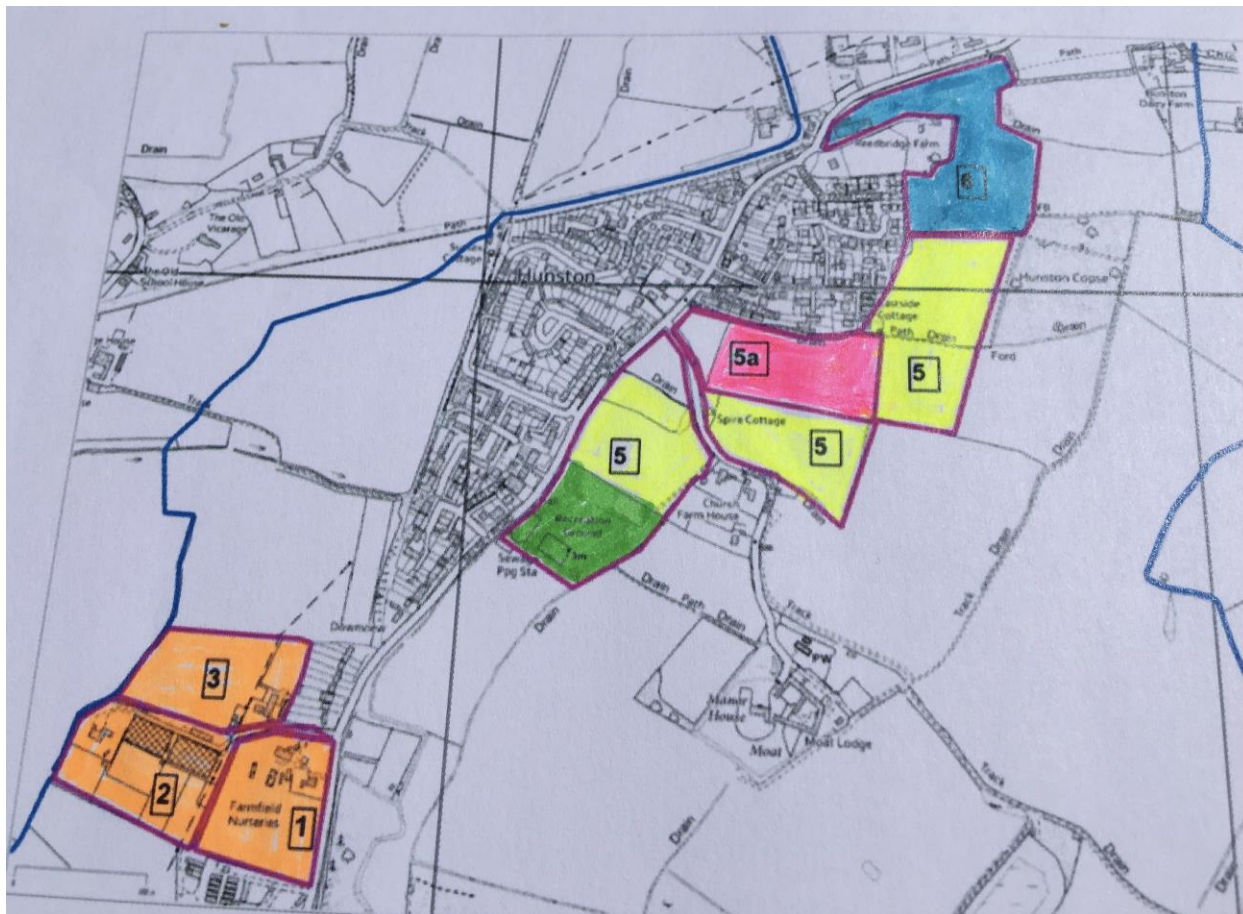
Site 1: Farmfield Nurseries – 50 houses

Site 2: Ridgeway Nursery – 50 houses

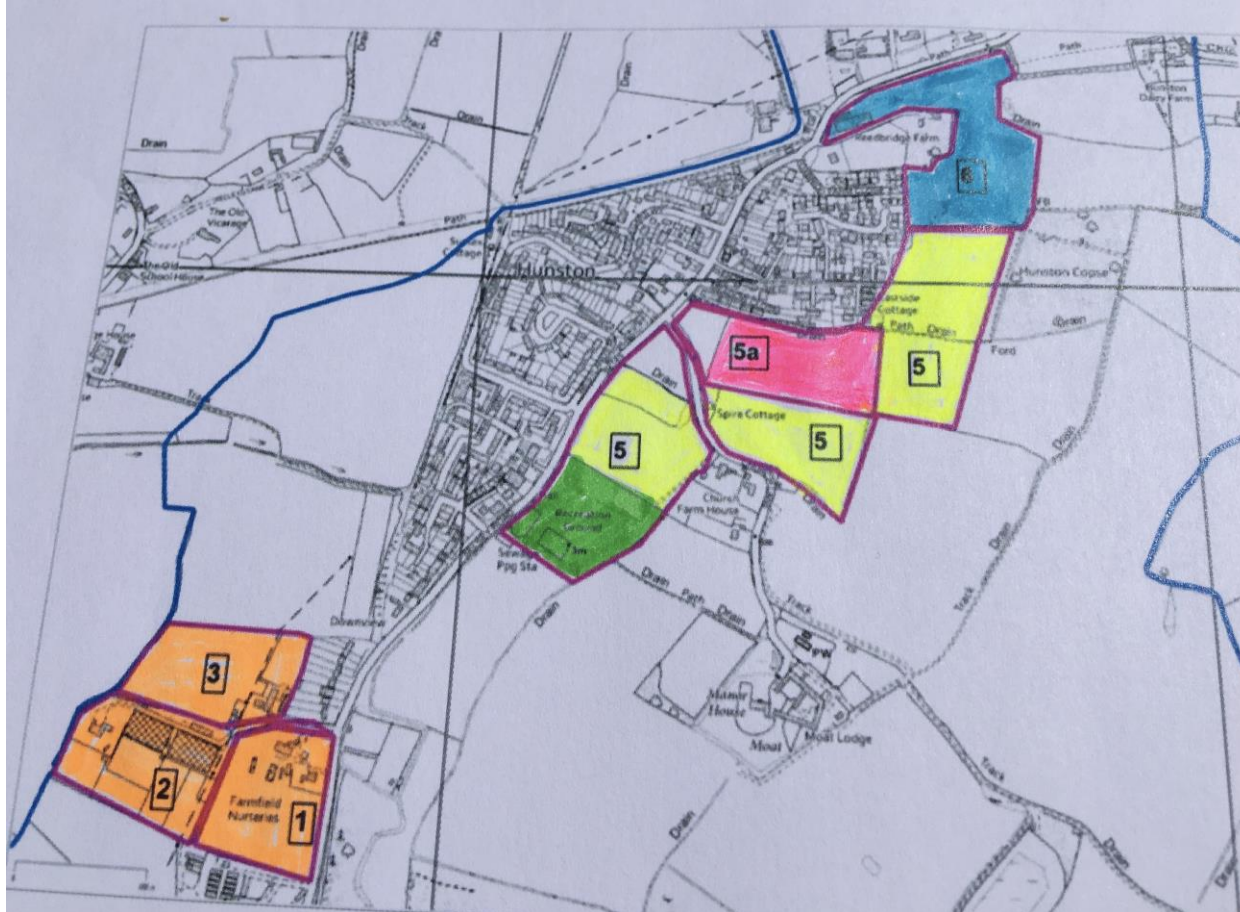
Site 3: Hunston Village Diary – 80 houses

Site 5a: Church Commissioners – 90 houses

Site 6: Reedbridge Farm – 95 houses







# Hunston's Choices

## Things to think about:

- Choices 1 (sites 1, 2, 3) and 3 (Pick and Mix) would make the village longer and more spread out
- Choice 2 would make the village rounder and give it a centre
- Pick and Mix of Site 6 and some of Site 5 – access through Site 6, not Church Lane

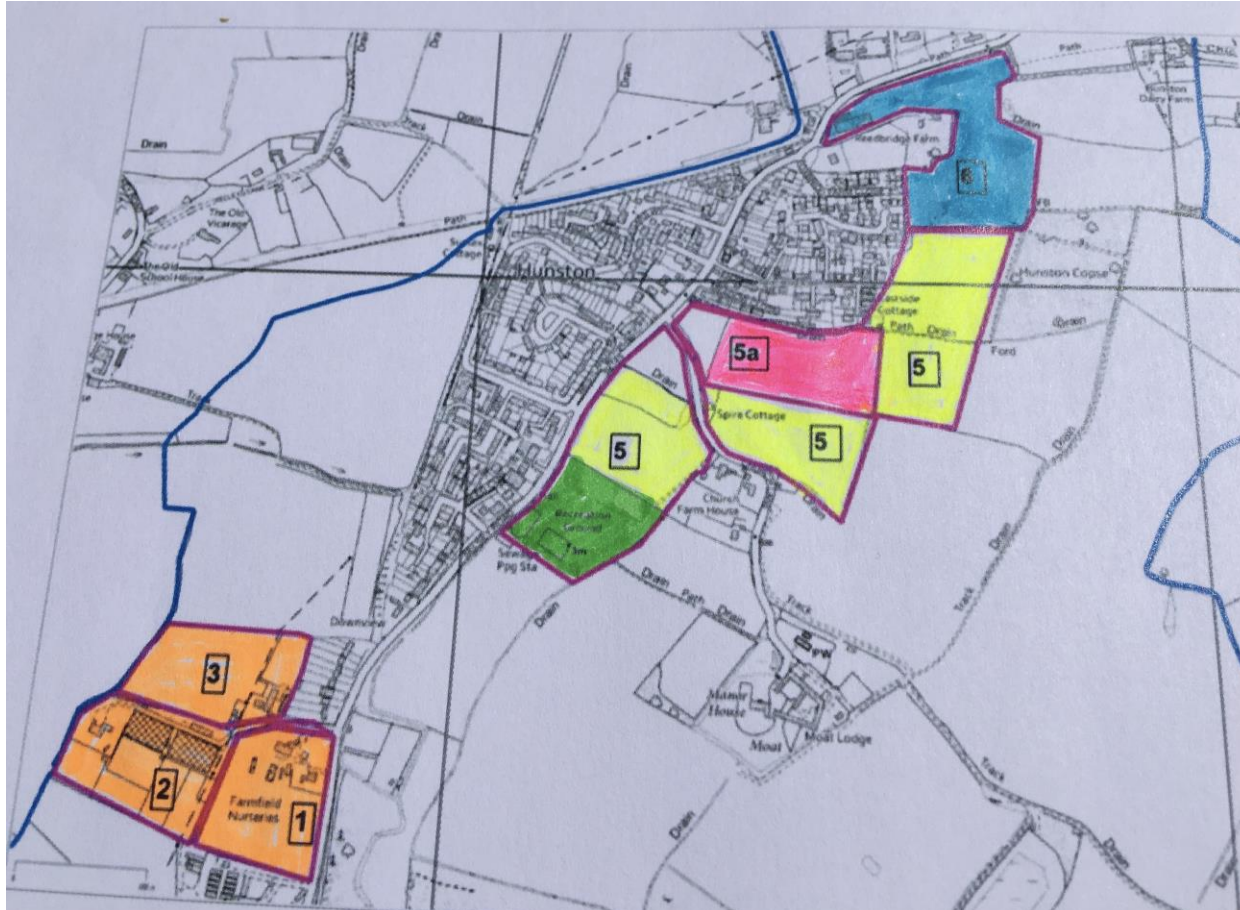


# Hunston's Choices

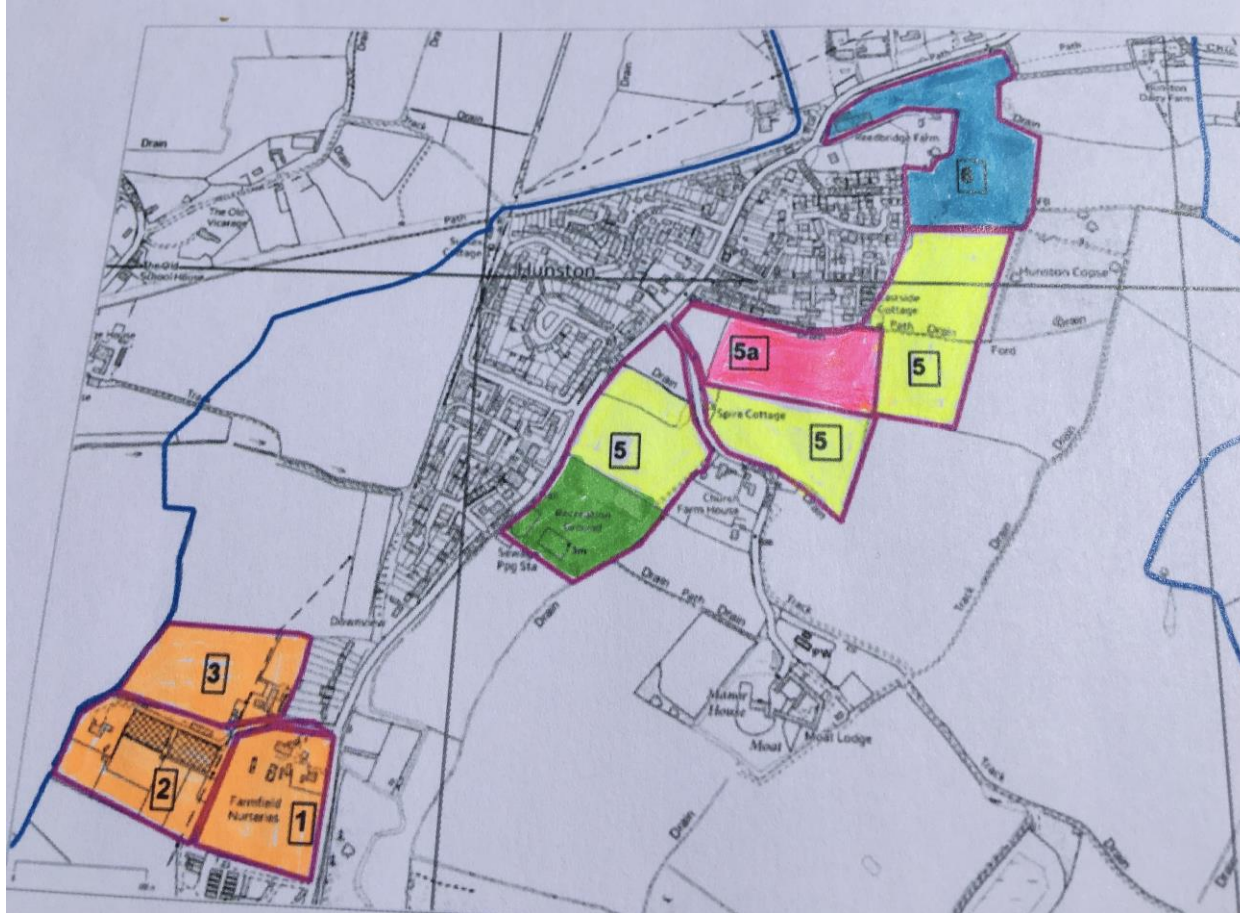
Chichester District Council support Sites 5, 5a and 6

It does not support Sites 1, 2 and 3

Therefore we have to show why we don't want sites 5, 5a and 6





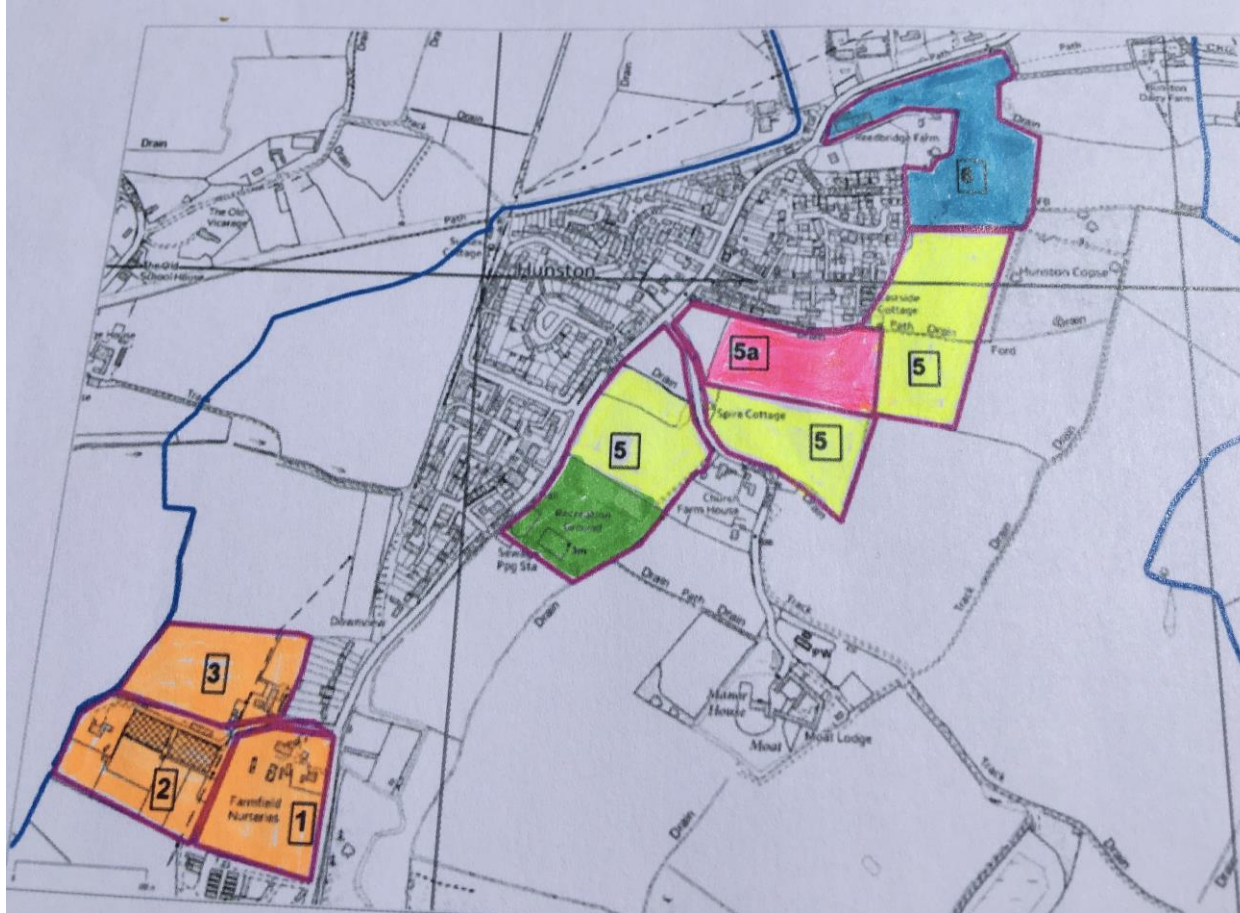


# Hunston's Choices

If we go for Choices 1 or 3, we might get Choice 2 as well. As CDC want Site 5 or Site 6

**400 houses!**

If not straight away – could be when the Plan is reviewed in 5 years time



# Hunston's Choices

Whichever Choice we make:

- Would work closely with developer
- Aim to agree the sort of housing we want:
- Eco Build
- Suitable for the elderly
- First time buyers
- Create something special





# Hunston's Choices

## To summarise:

- The online questionnaire will open tomorrow:  
[www.surveymonkey/r/hunstonpc](http://www.surveymonkey/r/hunstonpc)
- Paper questionnaires are being delivered
- Questionnaire ends on 14 June
- Drop in sessions in the Annexe (behind the village hall) on:
  - May 24, 25, 29, 31 and 1 June at 09.30 – 11.00
- Analysis and Draft Plan written by early September
- Six weeks consultation and then submitted to CDC by 1 Nov 2019



# Hunston's Choices

## Next Steps:

- Analyse the results of the questionnaire
- Write the draft plan
- Hold public meeting to present the draft plan in early September
- Have six weeks consultation on the plan
- Revise plan after consultation
- Submit revised draft plan to Chichester District Council by 1 Nov 2019



# Hunston's Choices

## ANY QUESTIONS?