

Hunston Parish Council Public Meeting

5 December 2022



HUNSTON
PARISH COUNCIL
Together we can make a difference



Donnington
Wild Camping

St Georges Church

Donnington

Hunters Lodge
Riding Centre

Hunston

St Leodegar's
Church, Hunston

North Mundham
Primary School

North
Mundham

2D

How does the Planning Process work?

- The Government, Department of Levelling-Up, Housing and Communities, sets housing targets for England
- The Government published the National Planning Policy Framework, which is the rule book
- The Planning Inspectors decide planning appeals



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Chichester District Council (CDC)

- Makes the local planning rules
- Write a Local Plan, which identifies how many houses are built in each parish
- Existing Local Plan expired in 2019. Aim to publish new Local Plan for Council meeting 24 January 2023
- Without a Local Plan, developers can submit applications at will
- CDC cannot show a 5-year housing supply. Three appeals by developers succeeded as only have a 4.8-year supply



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Steps in Planning Applications - 1

- Landowner makes land available
- Developer buys land
- Developer consults CDC, Parish Council
- Developer holds two public consultations
- Developer submits Planning Application to CDC
- CDC Planning Officer can refuse the application
- CDC puts planning application up on their Planning website – open for public comment



Steps in Planning Applications - 2

- CDC sends application to Hunston Parish Council for it to decide whether it supports, objects or has no comment (have 21 days to action)
- Hunston Parish Council hold an open planning committee meeting, public can attend
- Hunston's response submitted to CDC (have 13 weeks to action)
- If Hunston Parish Council object, then will go to CDC Planning Committee
- Chichester District Council hold an open planning committee meeting, which the public can attend
- CDC's decision is taken. If CDC refuses the application, the developer can appeal – hearing then held by Planning Inspector (3 this year, all found for the developers)

Where we are now:

- Hyde held public consultation in Hunston on 23 November 2022
- 150 people attended. 67 feedback forms submitted
- Holding meeting today 5 December 2022
- Comments on proposal close on 7 December 2022
- January/February 2023 – second round of consultation/review feedback and finalise plans
- February 2023 – submit planning application to CDC
- Spring 2023 – consultation by CDC
- Summer 2023 – decision expected from CDC

Who does CDC consult?

- Environment Agency
- Health and Safety Executive
- Highways England
- West Sussex County Council (WSCC)
- Lead Local Flood Authority (WSCC)
- Natural England
- Parish Councils -
- Water and Sewage Providers



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Points to consider

- Hyde propose to build:
 - 21% affordable/social housing
 - 79% shared ownership
- Current numbers of people on the housing register in categories A – D

Hunston: 18

North Mundham: 23

Donnington: 27

Sidlesham: 15

Chichester City 570

What are grounds to object - 1?

- **Traffic:**

- Stubcroft Farm, West Wittering, 240 houses – decision deferred for three months by Highways England.
- Initially WSCC objected to Hunston's Neighbourhood Plan on grounds of traffic
- Sidlesham Parish Council are very concerned at the impact on traffic from Sidlesham to Hunston. If we oppose, they will support us. If we accept, they won't go against us.
- Access – is a central slip to turn right adequate? Should it be a roundabout?

What are grounds to object – 2?

- **Schools:**

- North Mundham and Sidlesham and the Chichester Free School are full
- WSCC initially objected to our Neighbourhood Plan on grounds of schools being full. Changed their population analysis and decided places would be available
- Proposed development will be young families – requiring school places

What are grounds to object – 3?

- **Sewage:**
 - Hunston's sewage goes to Pagham.
 - Pagham Waste Water Treatment Works has been discharging sewage into the sea and Pagham Harbour for weeks.
 - Hyde are proposing storage tanks and discharging sewage at off peak times
 - Building 100 new homes in North Mundham. Plans for 94 houses in Runcton, new plans for 2,600 houses north of Chalcraft Lane, Bognor Regis



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What are grounds to object – 4?



Flooding: Will the site increase the flooding risk in the Village?

Photos of floods on Ridgeway Nursery site – water does not drain away



What are grounds to object – 5?

- **Size of the development:**
 - The proposal is for 225 houses
 - Increase the size of Hunston by 40%
 - National Planning Policy Framework says:
 - “Local Planning Authorities should support the development of entry-level exception sites, suitable for first time buyers” (Sites) should
 - “b) Be adjacent to existing settlements, proportionate in size to them”



Community Infrastructure Levy (CIL)

- When new houses are built, the developers pay the Local Planning Authority a Levy - CIL
- The Parish Council receives 15% of the Levy/CIL (would have been 25% if Neighbourhood Plan had been approved)
- The CIL is calculated on floor space. Could be ~ £250,000 to £300,000
- **BUT** CIL is not paid when the developers build affordable housing or shared ownership housing.
- We would negotiate with the developers as to what we could get



What do you think?

Do you support the proposals by Hyde?

Do you oppose the proposals by Hyde?

Would you support the proposals if Hyde:

- Reduced the number of houses to 200

- Reduced the number of houses to 150

Would this make a difference?

IF Hyde offered us:

- A new Village Hall (eco centre)
- Rebuild of existing hall
- Pedestrian lights from the Hall to the Recreation Ground
- Improved footpaths
- Pay for cycleway

Would that make a difference?



Donnington

North
Mundham

Hunston

St Leodegar's
Church, Hunston



Contact:

If you want to comment or make any further comments to Farmfield Nurseries, by 7 December, email:

info@farmfieldnurseries.com

If you would like to add your email address to a Parish Council mailing list concerning the proposed development. Please email:

clerk@hunstonparishcouncil.org.uk