

Chidham and Hambrook

6.66 The Parish of Chidham and Hambrook is located to the west of Chichester City along the east-west corridor. It lies on the A259 Emsworth to Chichester road and also benefits from a station on the West Coastway railway line, linking Chichester with Portsmouth/Southampton. There are also bus services serving the village along the A259. The Local Plan Review defines Hambrook/Nutbourne as a 'service village' with limited facilities. The village has been identified as a suitable location for strategic development as its location supports sustainable transport links and provides the opportunity to develop improved community facilities.

6.67 The parish is located close to Chichester Harbour and consideration must be given to the potential impact of development in terms of disturbance on the Chichester Harbour SPA/SAC/Ramsar, particularly for the area to the south of the A259 which also falls within the AONB.

6.68 The Local Plan Review sets the requirement for approximately 500 dwellings to come forward in the parish over the Plan period, together with improved community facilities including recreation, open space, allotments and a convenience store. Opportunities will also be sought to relocate Chidham Primary School to allow for expansion and increase the provision of school places in the area. Chidham and Hambrook Parish Council are preparing a neighbourhood plan for the parish which will identify potential development site(s) and the Council will work closely with the Parish Council in the neighbourhood planning process.

6.69 The emerging Infrastructure Delivery Plan findings identify the potential infrastructure requirements needed for the development. This includes the identification of new open space, early year and education places (if required), new cycle and footpath provision and other community facilities. Key findings for Chidham and Hambrook include the potential need to relocate and expand the primary school within the parish to address future needs. The Infrastructure Delivery Plan will be updated during the course of the Plan preparation.

6.70 There are a number of specific issues that need to be taken into account in planning development for the area. These should be considered and included in the overall masterplanning that will be required for the area, these include:

- Potential landscape sensitivities, including protecting views to the South Downs National Park and Chichester Harbour Area of Outstanding Natural Beauty and their settings and creating opportunities for new views;
- Local community aspirations for new facilities serving the village, including local convenience shopping and enhanced community, recreation and relocated and expanded primary education facilities to land north of the A259;

Strategic Site Allocations

- Consideration of the potential impact of development in terms of recreational disturbance on the Chichester Harbour SPA/SAC/Ramsar site;
- Maximising the potential for sustainable travel links with Chichester City and settlements along the East-West corridor;
- Protecting residential properties from noise exposure from the A27;
- Respecting the setting of historic trees and hedgerows, providing sufficient space between them and new development;
- Creating new areas of open space and green infrastructure through planting, including maintenance and enhancement of perimeter landscaping to screen development and reduce noise;
- Account taken of the West Sussex Minerals Plan, and associated guidance, in relation to the site being within a defined Minerals Safeguarding Area.

Policy SA10: Chidham and Hambrook Parish

Land will be allocated for development in the revised Chidham and Hambrook Neighbourhood Plan for a minimum of 500 dwellings, a two form entry primary school and supporting facilities and infrastructure. Development will be expected to address the following requirements:

1. Provision of a high quality development to be masterplanned as a sustainable extension(s) of the existing built up area of Chidham and Hambrook and be well integrated with the existing settlements providing good access to facilities and sustainable forms of transport;
2. A range of types, sizes and tenures of residential accommodation to include specific provision to meet specialised housing needs including accommodation for older people
3. Provision of suitable means of access to the site(s) and securing necessary off-site improvements (including highways) to promote sustainable transport options;
4. Provision of on-site public open space and play areas in accordance with Policy DM34;
5. Detailed consideration of the impact of development on the surrounding landscape, including the South Downs National Park and Chichester Harbour AONB and their settings. Development should be designed to protect long-distance views to the South Downs National Park;
6. Opportunities for the expansion and provision of green infrastructure into the wider countryside including between settlements and facilities;
7. Provision of a site for local convenience shopping with opportunities explored to provide flexible space for employment/small-scale leisure use;
8. Demonstration that development would not have an adverse impact on the nature conservation interest of identified sites and habitats;
9. Provide mitigation to ensure the protection of the SPA, SAC and Ramsar site at Chichester Harbour as a result of water quality issues relating to runoff into a designated site, and loss of functionally linked supporting habitat;
10. Demonstration that sufficient capacity will be available within the sewer network, including waste water treatment works, to accommodate the proposed development;
11. Provision of infrastructure and community facilities in accordance with the most up to date Infrastructure Delivery Plan;
12. Provisions of the West Sussex Minerals Plan, and associated guidance, in relation to the site being within a defined Minerals Safeguarding Area.