

Parish Council's response to Flat Farm planning application

The Parish Council's Planning Committee on 18 April 2019 considered application 19/00874/OUT Flat Farm planning application and agreed the following:

Resolved: that the committee object to this application and comment as follows:

- It is outside but adjacent to the settlement area
- Pre-planning advice considered too high a density, particularly at this impacted on garden size and a cramped development. Removing houses doesn't do much to address this. The HELAA has an estimate of 31 dwellings.
- Application premature in terms of Local Plan and revised Neighbourhood Plan
- No open space or play provision
- The 3 houses at the top of the development are still very close to the pylon. Given that the houses in Hambrook Place were unable to be sold and the two nearest the pylons are still unoccupied what guarantees would we have that this is a viable proposal. If this is to go ahead I would suggest removing these houses altogether.
- Against Policy 45 of the Chichester Local Plan, development in the countryside and not in compliance
- No identified need, the housing requirements have been met. There is no shortfall in housing.
- There are a total of 12 affordable units proposed: 2 x 1 bed, 6 x 2 bed, 4 x 3 bed and 1 x 4 bed. This does not tally with the need identified by the Housing Enabling Officer of those households on the Chidham and Hambrook register: 6 x1 bed, 6 x 2 bed, 0 x 3, 4 and 5 bed houses. Quite clearly there is a need for smaller units which are not adequately represented. This will be decided in Reserved Matters.
- Further ecological surveys are required.
- Tree removal