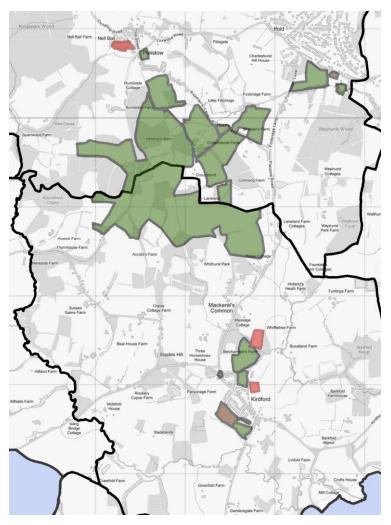
CHICHESTER DISTRICT COUNCIL URBANISES RURAL VILLAGES WITH 2,194 HOUSING ALLLOCATION

Chichester District Council has unilaterally identified swathes of productive agricultural land for housing development consuming villages across the north of the district. The Housing and Economic Land Availability Assessment document, released a few weeks ago, has mobilised residents and Parish Councils who are enraged at the report.



Chichester has released their report without any regard for the existing Neighbourhood Plans which capture the democratic wishes of the Parishes as passed by local referenda. They blindly ignore the poor development rate of existing permissions, and the slow sales rate in rural communities where employment, transport and lack of infrastructure are consistent with rural life. The turnover of properties is low, and demand to live in rural communities best suits those who seek rural lifestyles.

The national need for housing is undisputed, but with developers sitting on existing planning permissions for over 200,000 homes which have not yet been delivered, this preemptive strike by Chichester is an attempt to open the

countryside for development by the house building industry, and to fill their coffers by building houses that local residents will never be able to afford!

A statement from the Kirdford Parish Council said "The wrong houses in the wrong place helps no one. These villages have little infrastructure to support this level of growth and even less appetite to see our farmland concreted over. The Ecological impact of a development of this size in a confined area is immense."

Chichester Council formally declared a 'climate emergency' in July 2019 and, just this month, completed a long consultation to develop a plan to respond to the climate emergency. They state: "In the south east of England we expect climate change to lead to hotter drier summers, warmer wetter winters, higher sea levels and an increase in extreme events, such as heat-waves, droughts and flooding. The effects of climate change will be wide and far reaching. There is likely to be water shortages at times and an increased risk of flooding

from urban drainage overload, rivers and streams ... Trees, plants and wildlife will also suffer from the effects of climate change, as their habitats change and weather patterns affect seasonal activities and food sources." This is a time we should be taking care of our countryside, and it is through the Neighbourhood Plans that Parishes intend to achieve this.

The planned expansion will see the village of Kirdford, on the edge of the National Park, more than double in size with the big chunk of the intended development being planned before 2027.

Much of the land identified for housing belongs to one Kirdford owner with 50+ acres of agricultural land, and most of the remainder erroneously allocated to neighbouring Plaistow, although actually within the Kirdford Parish.

The Kirdford Parish Council concluded, "We are surprised that Chichester District Council seem unaware of its parish boundaries, also fails to recognise the significant impact on communities that run along district borders too. There seems no requirement for them to account for development that may be happening just a few miles away, simply because it falls under a different jurisdiction. The government needs to put in place some safeguards to ensure that rural communities are not expected to grow more than a small percentage of existing Settlement Areas simply because landowners chose to cash in. The Parish Council will continue to defend the democratic wishes of its residents."

For information

Kirdford

HELAA ID	Site Address	Net site size (ha)	Overall Yield	1 - 5 years	6 – 10 years	11 - 15 years	16+ years
HKD0001b	Land at Townfield	2	40	40	0	0	0
HKD0007	Land east of Bramley Close	1.6	45	45	0	0	0
HKD0009	Land north of Bramley Close ¹	1.9	49	25	24	0	0
HKD0010	Heron's Farm (whole site) ²	8.4	202	45	120	37	0
HKD0011	Heron's Farm (Parcel A)	6.52	157	25	95	37	0
	Settlement Total			110	95	37	0
HPI0009**	Crouchlands Farm	25	600	0	200	200	200

Loxwood

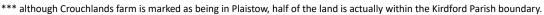
HELAA ID	Site Address	Net site size (ha)	Overall Yield	1 – 5 years	6 – 10 years	11 – 15 years	16+ years
HLX0003	Land at Hawthorn Cottage	0.6	10	10	0	0	0
HLX0004	Land at Loxwood House	1.8	32	32	0	0	0
HLX0005a	Land to rear of Black Hall	0.8	25	25	0	0	0
HLX0006	Land north east of Mellow	0.4	10	0	10	0	0
HLX0007a	Land south of Loxwood Place Farm ³	1.1	25	25	0	0	0

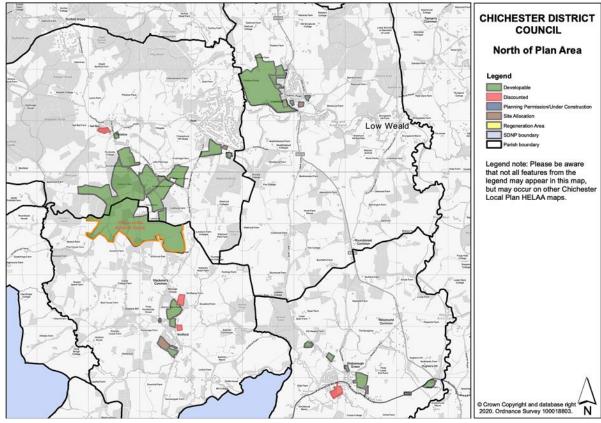
¹

HELAA ID	Site Address	Net site size (ha)	Overall Yield	1 - 5 years	6 – 10 years	11 – 15 years	16+ years
HLX0013a	Land east of Pond Copse Lane		60	60	0	0	0
HLX0014	Land at Woolspinners	0.2	5	5	0	0	0
HLX0015	Orchard House	0.6	15	0	15	0	0
HLX0016	Land west of Loxwood	47	1000	0	0	400	600
Settlement Total			1157	132	25	400	600

Plaistow and Ifold

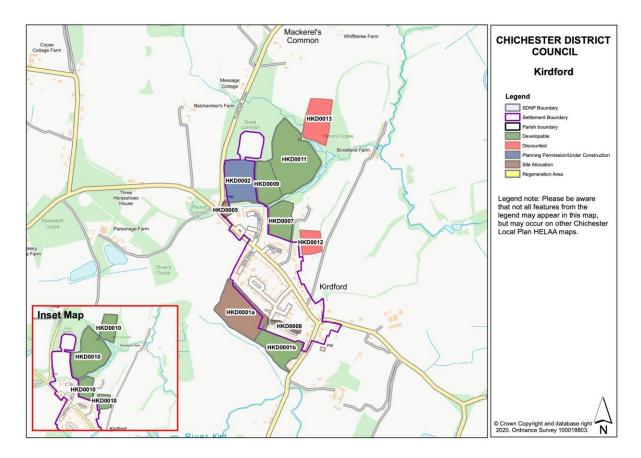
HELAA ID	Site Address	Net site size (ha)	Overall Yield	1 – 5 years	6 - 10 years	11 – 15 years	16+ years
HPI0002	Land south east of Foxbridge Cottage	7	150	0	100	50	0
HPI0004	Land at Springfield Farm	0.5	15	15	0	0	0
HPI0009**	Crouchlands Farm	25	600	0	200	200	200
HPI0010	Land opposite the Village Green, Plaistow	0.8	30	0	30	0	0
Settlement Total			795	15	330	250	200



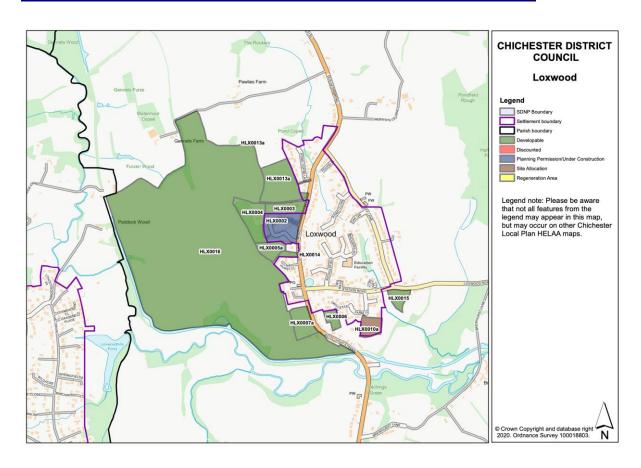


HELAA for KIRDFORD

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