



NEWS BULLETIN N^o3 JUNE 2020

Introduction

The Prime Minister's statement to the nation setting out his plans to reignite the economy had as his core message 'Build, Build, Build'. That of course is excellent news on several fronts. HOWEVER - slashing red tape, ignoring the environment and reneging on Conservative manifesto to promote the party's 'green credentials' is a recipe for disaster. It is generally accepted from all quarters that the nation needs more housing, but this can become a destructive force instead of a rejuvenating policy. Destructive in that it divides communities, it destroys natural habitats, it gives free range to developers to build what they want where they want, it undermines our internationally and nationally protected areas, and does not build for a sustainable future.

What is needed is a complete overhaul of the planning system that builds for the future taking in to account climate change, weather patterns leading to far more flooding risks, a change in the way we live and work, and provide even greater protection

for our dwindling wildlife habitats. All this is achievable if there was a recognition within Parliament that it has to involve communities, and that they are listened to. That it should not involve just one Ministry to make the policy but that all departments should have an input. Everything is connected. Developers will build. That is their function. Far better to get it right in the first instance and build a vibrant, forward looking, future secure, democratic planning policy.

'.....Which Could Result in Unwanted Development in Inappropriate Places'

'From July 2020, Chichester District Council Local Plan Area will no longer have a five year housing land supply. This makes CDC subject to speculative planning applications by appeal which could result in unwanted development in inappropriate places.' (Quotation from a CDC Councillor)

CDC is unable to produce a Local Plan within the government time scale. To explain its situation it has produced a Draft Interim Policy Statement.

SOSCA has responded to the entire Statement with comments which can be found in full in our RESEARCH section on the web site. An example of what can be found follows:

CDC

3. Planning Policy Context

3.1 The National Planning Policy Framework (NPPF) (February 2019) is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development. For decision-taking (paragraph 11) this means: there follows a list of criteria including:

'NPPF policies that protect areas or assets of particular importance provides a clear reason for refusing development'.....and 'any adverse impacts of doing so would demonstrably outweigh the benefits...'

SOSCA

Comment 1: Chichester Harbour is designated an SSSI status, is a RAMSAR site and recognised as having internationally important wetlands. It is designated as a Special Protection Area which carries with it a 'zone of influence' of 5.4km. Pagham Harbour has a 3.5 k zone of influence. Failure to recognise these do so would contravene the CDC's own Key Policy 50 and contravene the Conservation of Habitats and Species Regulations 2017.

Natural England 'Downgrades' Protection of the AONB of Chichester Harbour



The impact of human disturbance, nitrates, and the growing number of developments have created a situation that threatens the integrity of our international and nationally protected AONB to such an extent that Natural England had no alternative but to note a 'downgrade'.

If this continues, as it will if the CDC Local Plan for the A259 corridor takes place, it will jeopardise the entire area beyond hope of recovery.

The Chichester District area consists of 67.1% of the South Downs National Park, 3.5% of our AONB of Chichester Harbour which leaves less than 25% of land available for housing developments. The CDC Local Plan has designated the east west corridor of the A259 as a suitable site to place developments that will entail the building of thousands of extra housing. What is completely ignored is the fact that:

The A259 acts as the northern border to our highly protected AONB of Chichester Harbour.

For a full understanding of the many hugely critical issues facing this part of the Chichester District, please read the full Report in our RESEARCH section in www.sosca.org.uk

Contact

If you have any comments or ideas on the above, please do get in touch. We welcome any input, any links, any connections.

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