

**West Wittering Neighbourhood Plan**

**Housing Focus Group Working Paper**

**December 2017**



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**INTRODUCTION**

**Overview**

This report sets out the work undertaken by the Housing Focus Group, and our proposed recommendations to be considered for the West Wittering draft Neighbourhood Plan.

**The Housing Focus Group Members;**

**Bob Hutton**

**Andrew Thompson**

**Nigel Carter**

**Introduction (**About West Wittering in relation to focus group area)

**Aim and Objectives of group (Example from a different parish below)**

The Focus Group’s aim and objectives are based upon a strong foundation of evidence from the following 5 bullet points:

* Responses given in the Neighbourhood Plan, Housing Needs and Young People’s surveys;
* Input from the Neighbourhood Plan Steering Group and Focus Groups
* Input from Neighbourhood Plan workshops;
* Input from local stakeholder groups;

***The Focus Group’s aim is: Within the constraints of the limited space available, to meet the demand from and needs of the local community for high quality, well designed new market and affordable homes within the core area of the town whilst conserving and enhancing the natural and historic environment. We will do this by setting out specific proposals in the Neighbourhood Plan that complement the existing national and district policies*.**

In delivering this aim, the Focus Group has the following objectives:

***1. To meet the needs and expectations of local people by allocating high quality new open market and affordable homes on previously developed land within the planning boundary.***

***2. In accordance with local and national policy, to provide for a range of housing mix, types and tenures in the most sustainable locations that are accessible to local services and facilities.***

***3. To set out design specifications to ensure that new homes and developments complement and enhance the town’s built and natural heritage.***

To inform and shape these objectives, we undertook a SWOT analysis:

**SWOT Analysis for Group**

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| --- | --- |
| **Strengths: Call for sites undertaken May 2017** | **Weaknesses: Constraints on available sites in WW**  |
| **Opportunities: Identifying possible development opportunities to meet local needs** | **Threats: Not enough sites to meet need**  |

**Summary of issues and concerns (backed with evidence)**

This section sets out evidence against each of the above objectives identified by the group to help achieve our overall aim. As a Focus group, we fully recognise our role as identifying issues affecting the parish and suggesting/making recommendations to be fully consulted with residents.

To enable us achieve this, we have undertaken a review of the key current policy framework within the National Planning Policy Framework (NPPF), the existing Chichester Local Plan (CLP) and emerging (Review) of the Chichester Local Plan.

Examples below

:

**Objective In accordance with local and national policy, to provide for a range of housing mix, types and tenures in the most sustainable locations that are accessible to local services and facilities**.

National Planning Policy Framework

5.5.1 Two Core Planning Principles set out in Paragraph 17 on page 6 of the NPPF are to: “actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.”

Core Strategy

5.5.2 Paragraph 3.2 on page 29 of the Core Strategy states that “Although growth options are limited, due to significant environmental constraints, there is still a need to ensure that new development is provided in the most sustainable locations.”

5.5.3 In addition, Lewes Strategic Plan Core Policy 7 on page 108 has one key objective – “To work with other agencies to improve the accessibility to key community services and facilities and to provide the new and upgraded infrastructure that is required to create and support sustainable communities.”

5.5.4 Core Policy 7 continues on page 110 to say “The creation of sustainable communities in the district where residents enjoy a high quality of life will be achieved by: 4. Ensuring that land is only released for development where there is sufficient capacity in the existing local infrastructure to meet the additional requirements arising from the proposed development. Where development would create the need to provide additional or improved community facilities, services or infrastructure, a programme of delivery will be agreed with the relevant infrastructure providers to ensure that these improvements are provided at the time they are needed.”

***Recommendation 4: That the existing policy framework relating to development in sustainable locations and creating and supporting sustainable communities continues to be given full weight and consideration as part of the planning process. Following stakeholder and public consultation the Focus Group will consider if further policy is needed in relation to this.***

In the Focus Group SWOT analysis one of the weaknesses identified was a lack of infrastructure, particularly local amenity in the South East corner of the parish and uncertainty over future train services. Inadequate infrastructure was also highlighted in the Neighbourhood Plan Survey, which reported numerous comments from residents about existing infrastructure in the town being unable to sustain further development. In particular comments were made about medical services, schooling, roads, parking, policing, shops and utilities.

*Add evidence from surveys, assessments, existing literature, workshops, open days etc.*

**Annex A: List of Key Evidence Used (surveys, workshops, public events, existing information, census, etc.)**

Call for sites and assessment of sites against criteria

**Annex B: List of stakeholders we approached**

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| Who |
| Call for sites sent to major stakeholders, web site, noticeboards |
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