

COLDWALTHAM PARISH COUNCIL

(HARDHAM, COLDWALTHAM & WATERSFIELD)

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SOUTH DOWNS LOCAL PLAN EXAMINATION HEARINGS

This evidence to the examination is additional and new from the Parish Council's response to the (Regulation 19) consultation on the Pre-Submission Local Plan. Our case is over two new issues:

1. That part of the SDNPA's Brookview site (SD 64) not allocated for housing (the '**residual area**'), on which the Authority made new proposals in an updated list of 'Main Modifications' on 16 August 2018 (MM 25-30) i.e. long after our original submission.
2. Omission sites in our Parish, submitted by their owners in response to the Local Plan consultation, on which we had only partial information when submitting our original response.

1. The residual area

The Brookview site is far too large even for the 28 homes proposed, which would occupy only two of its eight hectares. The remaining six hectares make up the 'residual area' in the SDNPA's Policy SD64. Although a Development Brief was prepared for the developed area in March 2018, it did not offer a long-term sustainable solution to the management of the residual area, as the Parish Council pointed out in its response to the consultation on the Brief in April.

There was no detail over costs or how they might be funded, and while the need for management was highlighted, nothing was said about the means for delivering it (pages 44-5, paras 23, 26, and 28 of the Brief).

Further proposals for this area of the site were issued on 16 August, as modifications to the Local Plan. They seek to meet local concern about loss of species-rich grassland by withdrawing an earlier proposal for car parking, and emphasising that the open space should be 'designed around the existing biodiversity value and not to provide amenity grassland'. But the need for ongoing, long-term management of this space, acknowledged by the SDNPA, has still not been addressed. Post-development, such permanent open space would not necessarily be retained by either the existing owner or the developer, and biodiversity obligations would be hard to enforce against neglect by a future owner. Left to itself the space would revert to

scrub. The Parish Council, already under a long-term obligation to manage a two-hectare playing field, would not be able to assume such a role.

2. The Omission Sites

While we were generally aware of local landowner interest in putting forward possible development sites in Coldwaltham as part of the consultation, it was only following the close of the consultation on 21 November 2017 that we could ascertain the full number of sites actually offered. Classified as omission sites, because the SDNPA has chosen to retain the Brookview site in their Local Plan and to 'omit' these other sites, they are as follows: (all in Coldwaltham)

OM17 Lodge Hill Activity Centre OM19 Land west of King's Lane, Coldwaltham
OM34 Land to east of London Road OM35 Land to west of London Road, Coldwaltham

So, including the Brookview site, there are five sites offered by their owners for housing development in Coldwaltham. The Parish Council's response to the pre-submission consultation argued for small-scale developments of 6-8 houses rather than the single Brookview (SD64) estate of 28 houses proposed by the SDNPA. The five available sites are sufficient to accommodate a total of 28 houses at the scale of 6-8 proposed by the Parish Council. Even just four of the sites would suffice.

Eight social rented homes have just been completed on a further site in the Parish (Shackleton Close), and have now received their first occupants, showing that this scale of development is feasible in Coldwaltham Parish, even for affordable housing.

As a PC we have been long opposed to any large-scale development as reflected in our village plan. 28 houses would be a major change and should therefore be sited with great sensitivity.

Conclusion

Any development of the Brookview site should be limited to a scale consistent with its current use, with 6-8 homes. This would dispose of the need to establish a permanent management regime, as there would be no necessary change in its present status as productive agricultural land. The other 20+ homes could be accommodated across the omission sites, and preferably just three of the four that have been offered.

G Nelson Chair Coldwaltham Parish Council

November 13th 2018