

copy S. TALBOT  
Q. R. HAYES

[southbourne.parishcouncil@virgin.net](mailto:southbourne.parishcouncil@virgin.net)

Ref: 2812

From Mike Perkins

Dear Mr Tirebuck

**Ropewalk, Land South of Kings Court, Hermitage (SHLAA HT08231)**

Thank you for your e-mail, I enjoyed the meeting and was pleased that you invited us to attend and describe the benefits of our site at Hermitage.

Our management company, John Clayton Associates (Leisure Development) Ltd has represented the multiple owners of this site for over 40 years and formed a collaborative initiative with the largest single land owner, Pickering Ltd, to pursue the development of this site.

The JCA Pickering Initiative would welcome further involvement in the preparation of the Neighbourhood Plan and would be pleased to attend any future events you have in mind.

We are undertaking consultations with the various agencies and developing our proposals in response to consultations received and may not be able to respond to all the questions fully but have given some initial responses for your assistance;

- The site is surrounded on three sides, to the North, East and West by existing development and is not widely visible from Chichester Harbour due to a substantial tree screen to the South.
- The nature of village expansions mean that most sites considered will be outside the Settlement Policy Area (SPA) and Chichester District Council is reviewing the existing SPA boundaries as part of the LDF process in response to a need to meet housing demand (having no current 5yr housing supply). The purpose of putting forward this site within the SHLAA is so that it can be considered for inclusion within these amended boundaries to assist in meeting the shortfall of housing in the district and the involvement of the Neighbourhood Plan offers an opportunity for local residents to influence the development of their villages into the future.
- The strategic gap between Hermitage and Southbourne and Emsworth and Hermitage are not affected by proposals on our site.
- The site is located within Flood Zone 1 (low risk) and while the exceptional whether has seen flooding in a number of unusual areas, any development on this site will be the subject of independent Flood Risk Assessments. The development will also include a site drainage plan and may include (where appropriate) attenuation structures and sustainable urban drainage that may improve the surface water management on the site in comparison to the current state.
- The proposals are at an early stage and detail information on housing numbers and timing will be affected by on-going pre-application consultations and the results of community involvement events planned for later in the year. We are here to listen and understand what the residents of Hermitage would like to gain from development and welcome the opportunity receive feedback.
- The tenure and mix of the housing provided will need to respond to local needs and the purpose of pre-application consultations and community involvement is to establish what is needed and wanted and we appreciate the comments received.

- The proximity of Hermitage to Emsworth town centre, means that Hermitage borrows many of its facilities from 'over the border' a point that is easily missed in district only assessments. The preliminary sustainability appraisal identifies a number of key facilities within walking distance of the site with the site comparing favourably to many city centre sites in Chichester.
- While all new developments are encouraging alternatives to car use and the suggestion for a cycle route is noted, this does not mean that the facilities for car use will be omitted.
- Parking standards will need to meet county highway standards and we have undertaken initial pre-application consultations with the highway authority to explore methods of addressing existing issues on Thorney Road. Development of our site may facilitate improvements to existing arrangements in providing funding for off-site works.

We realise that there will be more questions than answers as we are at an early stage in developing our proposals but welcome the opportunity to receive and respond to public comments through the Neighbourhood Planning forum.

We hope to make further consultations with the residents of Hermitage and Southbourne as we progress the proposals and would be pleased to take part in any future Neighbourhood Plan events.

Many thanks

With kind regards



Mike Perkins

On behalf of the JCA Pickering Initiative