

Parish resident planning permission review criteria



This is a checklist that has been created for any Parish to use in making decisions on, or advising residents about, whether specific planning application should be refused permission. It may also be useful for Parish Councils in entering their own planning application replies.

It has been independently compiled by local residents and does not represent the views of any Parish Council.

This list of 58 points is not an exclusive list. There may many more points that could be included, depending on site circumstances. It excludes issues involving statutory bodies like the Highways Agency and Southern Water.

Reasons proposed planning applications should be refused planning permission

1. Fails to satisfy requirements under existing policies of the current CDC Local Plan (whether out of date or not)
2. Fails under any legally defensible policies of any 'made' Parish Neighbourhood Plan (whether out of date or not)
3. Outside CDC Local Plan settlement boundary (HELAA 2020 - as long as current NP does not say this may be permitted)
4. Site fails when matched against statutory agency criteria – flood, wildlife, environmental etc (CDC Local Plan)
5. The site development calculations are wrong and the site is not nitrate neutral as is claimed (CDC IPS 2020 - 12)
6. Site has less than 30% affordable housing with 'affordable' to defined criteria (CDC Local Plan Policy)
7. Site is defined as unsuitable under AECOM / Parish Neighbourhood Plan evidence base review (Parish source)
8. Site development on edge of settlement resulting in actual or perceived coalescence of settlements (CDC IPS 3)
9. Lack of major infrastructure e.g. suitable site access, sewage access, water treatment capacity (CDC IPS 4.2 / SHS)
10. The phasing plan is not suitable for the proposed site or phasing timings not given (CDC IPS 4.3)
11. Planning application does not include a CDC Interim Policy Statement justification (CDC IPS 4.5)
12. Site cannot be started within two years and delivered within 5 years (CDC IPS 4.6 + see water treatment issues below)
13. Site has few local facilities to support it nearby – schools, NHS, work, shop (CDC IPS 4.7 / settlement strategy / SHS)
14. Evidence that the proposed site does not meet Parish resident needs ((CDC IPS 4.8 / recent parish resident research)
15. Site does not provide for gradual settlement growth and not appropriate for settlement (CDC IPS 4.8 / PRR)
16. Site is of a scale and density that would significantly change the character of the settlement (CDC IPS 4.8 / PRR)
17. Site does not reflect local community needs re amount, size, type and mix of housing (CDC IPS 4.9 / PRR)
18. Site access is not suitable for any construction traffic e.g. poor surface / road width (CDC IPS 4.9)
19. Site access proposed is at a dangerous location / poor junction / no roundabout / excess traffic etc (CDC IPS 4.9 / PRR)
20. Site has no existing footpath or space for pedestrian pathway / cycleway (CDC IPS 4.9)
21. Site is in the Chichester Harbour AONB / SDNPA (CDC Local Plan / NP / Settlement Strategy / CDC IPS 5)
22. Development blocks long-distance views and intervisibility between SDNPA and / or Harbour AONB (CDC IPS 5 / PRR)
23. No possibility for this site to be made nitrate neutral and / or no nitrate mitigation options suggested (CDC IPS 12)
24. Interferes with wildlife or environment policies e.g. ICZM, marine Zone, wading bird habitat, bat network etc (SxBRC)
25. Site proposed incompatible against relevant rural service village / Settlement Hub / Settlement Hierarchy Score (SHS)

Point specific to Chidham, Hambrook, Nutbourne East, Nutbourne, Southbourne, Westbourne, Emsworth

Southern Water data and CDC sanctioned calculations indicate limited water treatment capacity at Thornham.

Specific issues under NPPF criteria under which permission should be refused

- a) Undermines policies in published CDC Local Plan, whether out of date or not (paragraph 49)
- b) Unacceptable highway safety issues or severe residual impacts on road network (109) – no recent transport studies
- c) Higher density housing sites should be chosen in settlements with greater facilities and accessibility (123 / 147)
- d) Fails to make provision for relocation of vulnerable development infrastructure due to climate change (149)
- e) Development in a defined area at risk of flooding now / in the future due to climate change (157)
- f) Fails to take account of Integrated Coastal Zone Management across land/sea boundaries (166)
- g) Fails to make provision for relocation away from Coastal Change Management Areas (167)
- h) Fails to create or secure net gains to biodiversity (170): evidence base is Wildlife records from SxBRC
- i) Fails to avoid significant harm to biodiversity or adequately mitigate development effects (175)

Reasons developments might be refused and/or sent back for review and amendment

26. No calculations for site nitrate neutrality provided, under Natural England criteria (CDC IPS 2020 - 12)
27. Site has a housing density greater than 35 houses per Hectare (depending on development type) (CDC Local Plan)
28. Unsuitable housing site layout, lack of suggested infrastructure - electric cars, cycles, footpaths etc (CDC IPS 2 / PRR)
29. Failure to take account of likely future environmental standards - energy efficiency, water recovery (Policy 40 CLPKP)
30. Site in an area identified as the location for a landscape gaps (CDC visual impact assessment)
31. Limited future transport capacity (subject to awaited WSCC / CDC transport studies)
32. Limited (narrow road) or dangerous (poorly sited) access to the proposed development site (CNC LP)
33. Not suitable for the number of houses proposed, based on housing density and layout (Parish NP)
34. Destroys resident views / enjoyment of local environment / restricts facilities (specific definitions in Parish NP)
35. Site record with noted bird records, Barn Owl habitat, bat corridor and/or wetland network (SxBRC / CDC LP policy 49)
36. Site size inappropriate given past housing development / location / access / infrastructure constraints (CDC AMR data)
37. Development phasing plan is not suitable for the proposed site or phasing timings not given (CDC IPS 4.3)
38. Site planning permission requested is only outline not full (CDC IPS 4.4)
39. Incompatible with resident request for no further street lighting / dark skies initiative (Parish NP / resident research)
40. Site developer has not fully engaged with the local community and / or relevant stakeholders (CDC IPS 4.13)
41. Lack of on-site amenities for residents within the proposed site (CDC IPS 4.7 / settlement strategy)
42. Lack of car parking on the predicted basis of 1.6 cars per household and no electric car charging points (CDC IPS 4.8)
43. No plan for delivery of carbon reduction e.g. solar panels, ground heat pump, water recovery etc CDC LP Policy 40)
44. Points from England court case judgements involving similar site circumstances (related to NPPF, Local or Neighbourhood Plans)

Other important but not specifically legal criteria for refusing permission:

45. Undermines Draft LP policies approved by resident referendum e.g. wildlife corridor (NPPF P49 / CDC LP policy 49)
46. Site inclusion likely to exceed the Parish housing allocation target from CDC for new Local Plan (CDC Draft LP 2019)
47. Site inclusion removes choice from Parishes to decide the sites where their Parish housing allocation target should go
48. Site regularly floods and there is an ongoing issue with drainage and field run-off (Parish reports / drone footage)
49. Greenfield site with loss of grade A or B agricultural land in consistent use and / or important for UK food production

Acronyms (with document download website links where appropriate)

AECOM = private consulting company

AONB = Chichester Harbour AONB

CDC = Chichester District Council

Dark Skies = initiative to protect wildlife from light intrusion

HELAA = [Housing & Economic Land Availability Assessment](#)

ICZM = Integrated Coastal Zone Management

IPS = [CDC Interim Policy Statement 2020](#)

LP = [CDC Local Plan 2014 - 2029](#)

NP = [Chidham & Hambrook Parish Neighbourhood Plan](#)

NPPF = National Policy Planning Framework

Policy 40 = sustainable design & construction

PRR = Parish resident research

SDNPA = South Downs National Park Authority

Service Village = CDC definition of small village

Settlement Hub = CDC larger town definition

SHS = [CDC Settlement Hierarchy Score](#)

SxBRC = Sussex Biodiversity Records Centre

WSCC = West Sussex County Council