

Andrew Tyrie Esq MP
House of Commons
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Dear Mr Tyrie

It is some time since you heard from us so perhaps I should explain that the Bosham Association is concerned with all environmental issues in the village and its surroundings, was founded very nearly 50 years ago, and maintains a membership of over 400 residents.

The trigger for this letter was the letter in the *Chichester Observer* of 24 November from Mr Bob Neill, Local Government Minister commenting on the recent publication of the Chichester Harbour Conservancy's views on the likely impact of the Government's draft National Planning Policy Framework (NPPF). The Conservancy's point was that the Chichester Harbour AONB is particularly vulnerable to development around nearby Chichester and Havant and, it might be added, partly because the South Downs National Park will tend to constrain development to the North. The absence of a Strategic Gap buffer in future will also be unhelpful.

Mr Neill's letter did not answer these specific concerns and simply repeated HMG's statements on protecting green belts, ancient woodlands and AONBs. He also repeated previous assurances on the proposed inputs from communities in the Localism Bill. There is some scepticism on how this will turn out given the "presumption in favour of sustainable development". As has been said many times, "sustainable" has not been properly defined; the Sustainable Development Commission which could have produced a definitive clarification has been abolished. Moreover the NPPF fails to endorse the previous emphasis on making sure that brownfield sites are favoured for new development. All will be aware that the advice received by HMG was largely delivered by people with an interest in development - and brownfield sites are almost invariably more costly to develop than virgin greenfield areas.

Recent national newspaper articles have reminded us of other worrying aspects. That the Government has instructed local authorities to find an extra 20% of housing sites for future development and at the same time ignore the 'windfall' sites that have provided significant amounts of brownfield land in the past.

Altogether these are apparently signs of a Government intent on building more homes – a worthy objective – but at the price of jettisoning some worthwhile planning concepts in the process.

We hope that you will lend your voice to the influential people who are already trying to point out the less admirable aspects of the NPPF as currently drafted.

Derek Coombe
Chairman

cc Siun Cranny, Director, CHC
Steve Carvell, Director of Environment, CDC
Cllr Louise Goldsmith, WSCC
Cllr David Myers, CDC
Alastair Johnstone, Bosham P C

