

## Liz Pulley

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**From:** Holly Nicol  
**Sent:** 05 February 2015 14:16  
**To:** Valerie Dobson  
**Subject:** RE: Wisborough Green Neighbourhood Plan - Pre Submission Consultation

Hi Valerie,

As we discussed, in view of recent Government Policy changes and lack of clarification we would suggest that the text (relating to affordable housing quotas) page 33 under policy 17 in the **Birdham NP** should be removed.

Many thanks

Holly

### Holly Nicol

Assistant Rural Housing Officer

Chichester District Council

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[www.facebook.com/ChichesterDistrictCouncil](http://www.facebook.com/ChichesterDistrictCouncil) | [www.twitter.com/ChichesterDC](http://www.twitter.com/ChichesterDC)

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**From:** Valerie Dobson  
**Sent:** 03 February 2015 15:19  
**To:** Holly Nicol  
**Subject:** FW: Wisborough Green Neighbourhood Plan - Pre Submission Consultation

Hi Holly,

Can I just check your comments that you sent me in relation to the threshold for affordable Housing (Policy SS2) for Wisborough Green, and the wording of the text and Policy in the **Birdham NP** (Page 33 and Policy 17 Housing Need).

I just wanted to check that what Birdham say is ok with you?

I think I have figures and places and threshold overload!!!

I don't want to miss something....

Many thanks,

Valerie

### Valerie Dobson

Neighbourhood Planning Officer

Planning Policy

Chichester District Council

Tel: 01243 534594 | Fax: | [vdobson@chichester.gov.uk](mailto:vdobson@chichester.gov.uk) |  
[www.facebook.com/ChichesterDistrictCouncil](http://www.facebook.com/ChichesterDistrictCouncil) | [www.twitter.com/ChichesterDC](http://www.twitter.com/ChichesterDC)

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**From:** Holly Nicol  
**Sent:** 02 February 2015 18:04  
**To:** Valerie Dobson  
**Subject:** RE: Wisborough Green Neighbourhood Plan - Pre Submission Consultation

Hi Valerie,

Please see attached consultation response.

<< File: Wisborough Green NHP Consultation 02.02.15.docx >>

Kind regards

Holly

**Holly Nicol**

Assistant Rural Housing Officer

Chichester District Council

Tel: | Fax: 01243 776766 | [hnicol@chichester.gov.uk](mailto:hnicol@chichester.gov.uk) | <http://www.chichester.gov.uk>  
[www.facebook.com/ChichesterDistrictCouncil](http://www.facebook.com/ChichesterDistrictCouncil) | [www.twitter.com/ChichesterDC](http://www.twitter.com/ChichesterDC)

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**From:** Valerie Dobson

**Sent:** 13 January 2015 08:40

**To:** Directors; Andrew Frost; Simon Ballard; Karen Neglia; David Hyland; Lone Le Vay; Sarah Peyman; Linda Grange; Holly Nicol; Stephen Oates; Louise Rudziak; Alison Stevens; Nicola Golding; Tony Whitty; Peter Legood

**Subject:** Wisborough Green Neighbourhood Plan - Pre Submission Consultation

Dear all

The Wisborough Green Neighbourhood Plan has been published for Regulation 14 Pre-Submission consultation from Monday 5 January to Monday 16 February 2015.

Please would you be kind enough to provide me with any comments you may have by **Monday 2 February** so that I can check and compile a response.

Please circulate this to any members of your team as necessary.

Kind regards

Valerie

<< File: Final Pre Submission Version dec2014.pdf >>

**Valerie Dobson**

Neighbourhood Planning Officer

Planning Policy

Chichester District Council

Tel: 01243 534594 | Fax: | [vdobson@chichester.gov.uk](mailto:vdobson@chichester.gov.uk) |  
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**Chichester District Council**  
**Exercise of Delegated Authority**  
**Head of Planning Services**  
**Planning Policy**

To make formal comments on a draft Neighbourhood Plan at Pre-submission stage and Submission stage:

I confirm, that the following is the formal response made by Chichester District Council on the **Submission Birdham Parish Neighbourhood Plan 2014-2029**.

Signed:

Two redacted signatures, each consisting of a blacked-out rectangular area over a handwritten signature.

**Head of Planning Services**

Date: 12 February 2015



## **Birdham Neighbourhood Plan Submission (Regulation 16)**

### **Chichester District Council Response - February 2014**

#### **General comments and overview:**

Would benefit from cross referencing to policies in the Chichester Local Plan and also to cross referencing Neighbourhood Plan policies to provide comprehensive coverage. Some of the policies appear to replicate policies in the local plan.

#### Page 18: Policy 1 – Heritage Assets and their Setting

Reference is made to the “continued presence of houseboats in the Chichester Canal will be supported”. Some further clarification of this would be helpful.

Is there any background to the identification of what is special about the buildings that are listed? The NPPF makes reference to non-designated heritage assets, however it would be helpful to understand how the buildings included have been identified and what is their significance.

#### Page 19: Policy 2 - Archaeological Sites

Policy should be clarified to add the words ‘where appropriate’.

#### Page 21: Policy 3 –Habitat Sites

This is supported.

Second para reference to English Nature (now Natural England). However, the Government has now removed the GI Guidance from the National Planning Practice Guidance - document may need to be update to reflect this.

Map on Page 20 would benefit from a key to make it clear what the different types of sites are.

Policy should include reference to ‘unless appropriate mitigation’.

#### Page 22: Policy 4 - Landscape Character and Important Views

Particular areas have been indicated and it is important that these are defined on a map to avoid any ambiguity when considering planning applications.

The second para states ‘any development that intrudes into the landscape character must be appropriate’. This is not precise; some definition of what is appropriate needs to be included.

#### Page 22: Policy 5 – Light Pollution

What is definition of dark skies based on? Suggest his should be sourced as footnote.

#### Page 24: Policy 7 - Integration and Sense of Community

Concern as to whether or not the first sentence is appropriate or achievable?

Would not be able to involve residents as suggested. Would be better to state that new residential development will be designed to encourage use by both future residents of the development and existing local residents.

#### Page 25: Policy 8 – Retention of Assets of Community Value and Other Facilities

A positive policy that recognises community assets and also the Register of Community Assets held by Chichester District Council. However, the document needs to be clear with regard to the aspirations of the parish for these assets and linked to the content of the Action Plan table on Page 41.

Page 26: Policy 9 - Traffic Impact

It is not reasonable to include imprecise criteria such as 'measures agreed with residents' as decisions would be made by WSCC. A list of the potential mitigation measures that the village would like to see/to be considered could be included in the neighbourhood plan.

Page 27: Policy 10 – Footpaths and Cycle Paths

CIL will be covering this once it is introduced.

More details, either in the text or as an appendix, would identify what is expected. A map (see also comment below) showing potential and existing routes would be of assistance and help to identify where funding should be directed.

The aspiration to 'provide' a cycle path for commuting to Chichester could be more precisely phrased. It might strengthen the policy if the aspiration was more specific and included a plan/map. The Green Links across Manhood (a sub-group of the MPP) also has aspirations for a network of cycleways and footpaths etc. It would add strength if the aspirations from both groups were aligned through related documents such as the Neighbourhood Plans. Likewise the aspiration for a cyclepath to Chichester ought to align with the parish abutting the north of Birdham.

Page 28: Policy 11 – Village Severance

Second bullet point – should this refer to 'connected **and** permeable'? (i.e. insert the word 'and' rather than 'or') Assume the intention is that it is not one or the other?

Page 29: Policy 12 – Housing Development

Amend reference as under para 3.5. Reference to social housing under Rowan Nursery needs to be removed as social housing is no longer delivered.

It may be helpful to refer to Policy 13 (Settlement Boundary) as well as Policy 14 (Windfall) as this identifies how the sites are to be employed to meet the housing numbers.

Page 30: Policy 13 – Settlement Boundary

Wording referring to 'future version of that policy' should be removed. Reference should be made to new Local Plan policies.

Page 31: Policy 14 – Windfall Sites

Suggest that policy wording should be improved to refer more accurately to 'sites' rather than 'plots'.

Reference to open views suggests a blanket form of coverage whereas 'any key views' as identified in Policy 4 is more relevant to the Policy. A cross reference to Policy 4 could then also be added.

Page 31: Policy 15 – Rural Area Policy

Need clarity in relation to the definition of a 'rural area'. Wording should identify the 'rural area' as the area outside the settlement boundary or amend the policy to refer to 'area outside the settlement policy boundary'.

The policy is generally fairly restrictive and repeats policy in the Local Plan. Certain aspects are contrary to the NPPF, in that conversion would only be for agricultural workers dwellings.

Page 32: Policy 16 – Housing Density and Design

Parking requirements are beyond the parking requirements set by WSCC therefore local evidence is needed to support this requirement.

The Chichester Harbour Conservancy Design Guidelines have only been endorsed for the area within the AONB.

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Reference to social housing needs to be removed as it is no longer delivered.  
In view of recent Government Policy changes and lack of clarification the text (relating to affordable housing quotas) page 33 under policy 17 should be removed.

Page 34: Policy 18 – Flood Risk Assessment

CDC currently use the EA flood maps as the SFRA maps are out of date, this is referred to in the text.

Page 36: Policy 21 – Wastewater Disposal

Second para should be amended to replace words 'in time' to 'prior to first occupation'.

Page 37: Policy 22 – Development for Business Use

Should not restrict the type of business taking over current sites and requiring different buildings outside the settlement area. This is in order to future proof any current business areas, if there is a downturn in one business area, another area may want to/need to expand.

If outside the AONB would not be able to require conformity with the Chichester Harbour Conservancy design guidelines

Page 38: Policy 23 – Retention of Businesses

Some repetition in regards to the retention of marine based businesses. Last sentence of paragraph 1 could be removed and the second paragraph expanded to include marine "heritage".

The inclusion of the village shop and post office does not seem appropriate as it would be better as part of a protection policy aimed at retaining community facilities subject to viability. (see Policy 38 of Chichester Local Plan).

Page 38: Policy 24 – Broadband and Telecommunications

Support policy; it will make the area more economically sustainable as companies increasingly rely on the internet for the success of their business.  
Reference to other policies in the Neighbourhood Plan that relate to impact of development as would be beneficial as it is difficult to be precise as to what is meant by 'in or near open landscapes'.

Page 41: Action Plan Table

This needs amplification in terms of the content of the list as well as amendments to the final column which would benefit from amending the title to 'Source of Funding' to allow reference to be made to, for example Section 106, CIL, parish etc. This would assist in directing funds appropriately.

Community and Leisure Proposal - Currently only lists Proposal 1 for the playing field. Need to amplify in accordance with comments made above in relation to Policy 8 to include reference to community assets etc. as necessary.

For example, add reference to church extension as referred to in para 3.3

Page 44: 7.3 Maps – key Assets map – Policy 8

Assume that this is meant to identify key Community Assets therefore add the word 'community' to title.

Page 47: Section 7.4 – Birdham Settlement Boundary Area

This appears to provide justification/evidence for where the settlement boundary has been drawn and may not be required to be retained in any final version of the plan. Alternatively some of the context could be included earlier in the document.

Page 52: Section 7.6 – Position Statement on Wastewater

Over the plan period this position statement will be updated therefore it may not be appropriate to reproduce it in the NP. If retained, it should be clear that it will be updated.



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**Email received 9 February 2015 – Birdham Neighbourhood Plan (Submission)**

We have all looked at the Birdham draft plan and are pretty impressed, we think it is a good example and we like the priority they have given to heritage and design of new development.

Regards

Lone

**Lone Le Vay**

Conservation and Design Manager  
Conservation and Design



## Liz Pulley

---

**From:** David Hyland  
**Sent:** 22 December 2014 13:56  
**To:** Valerie Dobson  
**Subject:** FW: Publication of the Birdham Parish Neighbourhood Plan

Valerie

I have asked Shona to have a look through Birdham's latest version of the Neighbourhood Plan, and unfortunately would need to reiterate much of our commentary at the pre-submission stage. There would seem to be some passing reference to developers making contribution towards enhancements (in a very general sense) and future activity that might develop what that "infrastructure" should be, but our concern is that much of that thinking should have been developed now as part of this plan, to determine the viability or otherwise of the development planned for. Perhaps there is a risk that if the needs are not identified at this stage, that could be used as evidence that the investment is not required.

I attach our comments from June 14 for your reference.

Any problems, please let me know.

Best regards

### David Hyland

Community & Partnerships Support Manager  
Community Engagement  
Chichester District Council  
Tel: 01243 53 4864 | Fax: 01243 776766 | [dhyland@chichester.gov.uk](mailto:dhyland@chichester.gov.uk) | <http://www.chichester.gov.uk>  
[www.facebook.com/ChichesterDistrictCouncil](http://www.facebook.com/ChichesterDistrictCouncil) | [www.twitter.com/ChichesterDC](http://www.twitter.com/ChichesterDC)

Please note that the Council will be closed for the Christmas period from 4pm on Wednesday 24th December 2014 until 8.45am on Friday 2nd January 2015.  
Chichester District Council would like to wish everyone a Happy Christmas and a prosperous New Year  
<http://www.chichester.gov.uk/christmas>

---

**From:** Shona Turner  
**Sent:** 22 December 2014 13:25  
**To:** David Hyland  
**Subject:** RE: Publication of the Birdham Parish Neighbourhood Plan

Yep, this is the one when you were not here.



RE: Birdham  
Neighbourhood...

### Shona Turner

Corporate Information Officer  
Corporate Information Team  
Chichester District Council  
Tel: 01243 53 4796 | Fax: 01243 776766 | [sturner@chichester.gov.uk](mailto:sturner@chichester.gov.uk) | <http://www.chichester.gov.uk>  
[www.facebook.com/ChichesterDistrictCouncil](http://www.facebook.com/ChichesterDistrictCouncil) | [www.twitter.com/ChichesterDC](http://www.twitter.com/ChichesterDC)

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---

**From:** David Hyland  
**Sent:** 22 December 2014 12:55  
**To:** Shona Turner  
**Subject:** RE: Publication of the Birdham Parish Neighbourhood Plan

Have you kept a copy of our comments from before?

## David Hyland

Community & Partnerships Support Manager  
Community Engagement  
Chichester District Council

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**From:** Shona Turner  
**Sent:** 22 December 2014 11:59  
**To:** David Hyland  
**Subject:** RE: Publication of the Birdham Parish Neighbourhood Plan

Hi

They do not seem to have taken on any of our comments.

As far as I can see they still have not mentioned S106 community facilities contributions or the village hall other than it exists. Although on page 39 they do state that *'developers would be expected to contribute towards such schemes (Village Playing Field including the draining which has been in the CFA for years) and the Parish Council will draw up a plan as to how the funds should be spent during the lifetime of the plan'* which they had previously.

Nor have they mentioned BI/07/05640/FUL -Longmeadow, Main Rd (27 dwellings) – CFC £20,738 or BI/12/04141/OUT – Land south east of Coppice Barn, Church Lane which was dismissed at appeal but will probably come back (they usually do).

Considering the community facilities contribution that will be due from the planning applications below or the one we still have yet to spend (£20,739), this is a sizeable contribution not to reference for either spend or identified need.

- Rowan Nursery, Bell Lane – CFC = £41,475
- Land at Tawny Nurseries, Bell Lane – CFC = £49,770.00

I am assuming they have forgotten/do not fully understand S106 community facilities contributions!

Oh well

Shona



## Shona Turner

Corporate Information Officer  
Corporate Information Team  
Chichester District Council

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---

**From:** David Hyland  
**Sent:** 16 December 2014 08:33  
**To:** Shona Turner  
**Subject:** FW: Publication of the Birdham Parish Neighbourhood Plan

Shona

Can you please look at this version in light of comments we made on the pre-submission draft.

## David Hyland

Community & Partnerships Support Manager  
Community Engagement  
Chichester District Council

Tel: 01243 53 4864 | Fax: 01243 776766 | [dhyland@chichester.gov.uk](mailto:dhyland@chichester.gov.uk) | <http://www.chichester.gov.uk>  
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---

**From:** Valerie Dobson  
**Sent:** 15 December 2014 15:55  
**To:** Directors; Andrew Frost; Simon Ballard; David Hyland; Karen Neglia; Lone Le Vay; Sarah Peyman; Linda Grange; Holly Nicol; Stephen Oates; Louise Rudziak; Alison Stevens; Nicola Golding; Peter Legood; Tony Whitty  
**Subject:** FW: Publication of the Birdham Parish Neighbourhood Plan

Dear All

The Birdham Neighbourhood Plan has now reached submission stage and been published as per the email below. If you have any comments you wish to make then please pass them through to me.

Many thanks,  
Valerie

## Valerie Dobson

Neighbourhood Planning Officer

Chichester District Council

Tel: 01243 534594 | Fax: | [vdobson@chichester.gov.uk](mailto:vdobson@chichester.gov.uk) |  
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**From:** Valerie Dobson  
**Sent:** 11 December 2014 08:19  
**Subject:** Publication of the Birdham Parish Neighbourhood Plan

## **Publication of the Birdham Parish Neighbourhood Plan**

### **The Neighbourhood Planning (General) Regulations 2012 (Regulation 16)**

Birdham Parish Council as the qualifying body has prepared a neighbourhood development plan, entitled Birdham Parish Neighbourhood Plan, for their parish with the help of the local community. The plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

Copies of the Birdham Parish Neighbourhood Plan and supporting documentation are available to view on the District Council's website <http://www.chichester.gov.uk/neighbourhoodplan>

Hard copies are available for inspection at:

#### **Chichester District Council**

East Pallant House,  
1 East Pallant  
Chichester  
PO19 1TY

(08:45 – 17:10 Mon – Thurs/ 08:45 – 17:00 Fri) *(NB Please note that the Council will be closed for the Christmas period from 4pm on Wednesday 24th December 2014 until 8.45am on Friday 2nd January 2015).*

#### **By contacting the Clerk, Birdham Parish Council:**

28 Langdale Avenue,  
Chichester PO19 8JQ  
([clerk@birdhamparishcouncil.org.uk](mailto:clerk@birdhamparishcouncil.org.uk) 01243 790402)

The period for submission of representations will run for six weeks from Thursday 11<sup>th</sup> December 2014 until Thursday 12<sup>th</sup> February 2014. Representations should arrive no later than 5.00pm on 12<sup>th</sup> February 2014. All representations received will be available to view publicly.

To make representations:

- Printed response forms are available from the locations listed above or can be downloaded and filled in electronically by visiting <http://www.chichester.gov.uk/neighbourhoodplan>

Completed response forms should be sent to:

- Neighbourhood Planning, Chichester District Council, East Pallant House, 1 East Pallant, Chichester PO19 1TY
- Or emailed to [neighbourhoodplanning@chichester.gov.uk](mailto:neighbourhoodplanning@chichester.gov.uk)

**Please note that any representations may include a request to be notified of the local planning authority's decision under regulation 19 in relation to the neighbourhood development plan.**

#### **Valerie Dobson**

Neighbourhood Planning Officer

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## Liz Pulley

---

**From:** Karen Neglia  
**Sent:** 02 February 2015 12:02  
**To:** Valerie Dobson  
**Subject:** RE: Publication of the Birdham Parish Neighbourhood Plan

Valerie

And so, onto Birdham.

Policy 22: What are the CHC design Guidelines? Do they mean CDC? Outside of the settlement area we would always suggest that they don't restrict the type of business taking over current sites and requiring different buildings. This is in order to future proof any current business areas, if there is a downturn in one business area, another area may want to/need to expand.

Policy 23: There's a bit of repetition in regards to the retention of marine based businesses. I think the last sentence of paragraph 1 could come out and the second paragraph expanded to include marine "heritage".

Policy 24: This is supported, it will make the area more economically sustainable as companies increasingly rely on the internet for the success of their business.

### Karen Neglia

Economic Development Officer (Planning and Projects)  
Economic Development (Partnership Projects)  
Chichester District Council  
Tel: 01243 534595 | Fax: 01243 776766 | [kneglia@chichester.gov.uk](mailto:kneglia@chichester.gov.uk) | <http://www.chichester.gov.uk>  
[www.facebook.com/ChichesterDistrictCouncil](http://www.facebook.com/ChichesterDistrictCouncil) | [www.twitter.com/ChichesterDC](http://www.twitter.com/ChichesterDC)

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**From:** Valerie Dobson  
**Sent:** 28 January 2015 08:20  
**To:** Directors; Andrew Frost; Simon Ballard; David Hyland; Karen Neglia; Lone Le Vay; Sarah Peyman; Linda Grange; Holly Nicol; Stephen Oates; Louise Rudziak; Alison Stevens; Nicola Golding; Peter Legood; Tony Whitty  
**Subject:** FW: Publication of the Birdham Parish Neighbourhood Plan

Just a gentle reminder that if there are any comments that you have yet to send through to me on the Birdham Neighbourhood Plan, please can you let me have them by **Tuesday 3 February?**

Many thanks,  
Valerie

### Valerie Dobson

Neighbourhood Planning Officer  
Planning Policy  
Chichester District Council  
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**From:** Valerie Dobson  
**Sent:** 15 December 2014 15:55  
**To:** Directors; Andrew Frost ([afrost@chichester.gov.uk](mailto:afrost@chichester.gov.uk)); Simon Ballard; David Hyland; Karen Neglia; Lone Le Vay; Sarah Peyman; Linda Grange; Holly Nicol; Stephen Oates; Louise Rudziak; Alison Stevens; Nicola Golding; Peter

Legood; Tony Whitty

**Subject:** FW: Publication of the Birdham Parish Neighbourhood Plan

Dear All

The Birdham Neighbourhood Plan has now reached submission stage and been published as per the email below. If you have any comments you wish to make then please pass them through to me.

Many thanks,

Valerie

**Valerie Dobson**

Neighbourhood Planning Officer

Chichester District Council

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---

**From:** Valerie Dobson

**Sent:** 11 December 2014 08:19

**Subject:** Publication of the Birdham Parish Neighbourhood Plan

## **Publication of the Birdham Parish Neighbourhood Plan**

### **The Neighbourhood Planning (General) Regulations 2012 (Regulation 16)**

Birdham Parish Council as the qualifying body has prepared a neighbourhood development plan, entitled Birdham Parish Neighbourhood Plan, for their parish with the help of the local community. The plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

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#### **By contacting the Clerk, Birdham Parish Council:**

28 Langdale Avenue,

Chichester PO19 8JQ

([clerk@birdhamparishcouncil.org.uk](mailto:clerk@birdhamparishcouncil.org.uk) 01243 790402)

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## **Valerie Dobson**

Neighbourhood Planning Officer

Chichester District Council

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## Liz Pulley

---

**From:** Peter Legood  
**Sent:** 16 December 2014 09:37  
**To:** Tania Murphy; Paul Over; Jane Hotchkiss; Valerie Dobson; Tracey Flitcroft  
**Subject:** RE: Publication of the Birdham Parish Neighbourhood Plan

I do not have any matters to raise from an Estates perspective.

Peter

### Peter Legood

Valuation & Estates Manager  
Estates  
Chichester District Council  
Tel: 01243 53 4668 | Fax: 01243 776766 | [plegood@chichester.gov.uk](mailto:plegood@chichester.gov.uk) | <http://www.chichester.gov.uk>  
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---

**From:** Tania Murphy  
**Sent:** 15 December 2014 18:13  
**To:** Paul Over; Jane Hotchkiss  
**Cc:** Peter Legood  
**Subject:** RE: Publication of the Birdham Parish Neighbourhood Plan

Thanks – I have been through the document and have no comments to make from a Parking and CCTV perspective.

Tania

### Tania Murphy

Parking Services Manager  
Car Parks/CCTV Management  
Chichester District Council  
Tel: 01243 534701 | Fax: 01243 776766 | [tmurphy@chichester.gov.uk](mailto:tmurphy@chichester.gov.uk) | <http://www.chichester.gov.uk>  
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**From:** Paul Over  
**Sent:** 15 December 2014 16:02  
**To:** Jane Hotchkiss  
**Cc:** Tania Murphy; Peter Legood  
**Subject:** FW: Publication of the Birdham Parish Neighbourhood Plan

Jane – please ensure our comments are forwarded.

## Paul Over

Executive Director

Chichester District Council

Tel: 01243 53 4639 | Mob: 07775 706082 | Fax: 01243 776766 | [pover@chichester.gov.uk](mailto:pover@chichester.gov.uk) | <http://www.chichester.gov.uk>  
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**Sent:** 15 December 2014 15:55

**To:** Directors; Andrew Frost; Simon Ballard; David Hyland; Karen Neglia; Lone Le Vay; Sarah Peyman; Linda Grange; Holly Nicol; Stephen Oates; Louise Rudziak; Alison Stevens; Nicola Golding; Peter Legood; Tony Whitty

**Subject:** FW: Publication of the Birdham Parish Neighbourhood Plan

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Many thanks,

Valerie

## Valerie Dobson

Neighbourhood Planning Officer

Chichester District Council

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**From:** Valerie Dobson

**Sent:** 11 December 2014 08:19

**Subject:** Publication of the Birdham Parish Neighbourhood Plan

## Publication of the Birdham Parish Neighbourhood Plan

### The Neighbourhood Planning (General) Regulations 2012 (Regulation 16)

Birdham Parish Council as the qualifying body has prepared a neighbourhood development plan, entitled Birdham Parish Neighbourhood Plan, for their parish with the help of the local community. The plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

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**Valerie Dobson**

Neighbourhood Planning Officer

Chichester District Council

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## Liz Pulley

---

**From:** Holly Nicol  
**Sent:** 22 December 2014 17:04  
**To:** Valerie Dobson  
**Subject:** RE: Publication of the Birdham Parish Neighbourhood Plan

Dear Valerie,

Please see attached my consultation response.



Birdham  
Neighbourhood...

Kind regards

Holly

### Holly Nicol

Assistant Rural Housing Officer

Chichester District Council

Tel: | Fax: 01243 776766 | [hnicol@chichester.gov.uk](mailto:hnicol@chichester.gov.uk) | <http://www.chichester.gov.uk>  
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**Sent:** 15 December 2014 15:55

**To:** Directors; Andrew Frost; Simon Ballard; David Hyland; Karen Neglia; Lone Le Vay; Sarah Peyman; Linda Grange; Holly Nicol; Stephen Oates; Louise Rudziak; Alison Stevens; Nicola Golding; Peter Legood; Tony Whitty

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Valerie

### Valerie Dobson

Neighbourhood Planning Officer

Chichester District Council

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**Sent:** 11 December 2014 08:19  
**Subject:** Publication of the Birdham Parish Neighbourhood Plan

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Neighbourhood Planning Officer

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## Liz Pulley

---

**From:** Joanna Bell  
**Sent:** 11 February 2015 17:33  
**To:** Valerie Dobson  
**Subject:** Birdham Neighbourhood Plan Comments

Valerie,

Here are our comments on the Birdham NP.

### Policy 1

- “The continued presence of houseboats in the Chichester Canal will be supported”. Do they want more, or just to retain those already there? Would they be happy with replacements? Any criteria for replacing? Further clarification required.
- Are all the heritage assets selected?

### Policy 2

- Policy should be clarified to add the words ‘where appropriate’.

### Policy 3 and supporting map

- Map should have a key to make it clear what the different types of sites are (page 20).
- Reference to ‘unless appropriate mitigation’ should be included in the policy.

### Policy 4

- Particular areas have been identified – would be easier to understand in map format with views and view points. What if a view is missing – should include the words ‘including’ or ‘for example’.
- Second para states ‘any development that intrudes into the landscape character must be appropriate’. This is not very precise – what is appropriate?

### Policy 7

- Final sentence – is this appropriate or even achievable? Can’t do something like this in conjunction with local residents. Would be better read that it will be designed to encourage use by both future residents of the development and existing local residents.

### Policy 9

- Will be difficult to agree mitigation measures with the residents – logistics of this would be very hard. Think mitigation should be down to WSCC. WSCC could be informed by a list of potential mitigation measures that the village would like to see/to be considered and this list could be include this list in the NP.

### Policy 10

- Cil will be covering this when it is introduced.

### Policy 15

- conversions would only be for agricultural workers dwellings, which is contrary to the NPPF.
- Very restrictive policy. Similar issue in Loxwood NP – would be worth looking at the comments the Loxwood Examiner made on this type of policy.

### Policy 16

- Parking requirements – beyond the parking requirements set by WSCC. Do they have the evidence to support this requirement?
- Not sure they can require all housing to be designed in accordance with the harbour conservancy design guidelines – when outside the AONB. May be able to make reference to outside AONB follow the principles of the guidelines.

### Policy 17

- I will leave housing to comment on this policy.

### Policy 18 and supporting text

- We are currently using the EA flood maps as the SFRA maps are out of date. I note their comments in the supporting text on this issue.

### Policy 21

- 2<sup>nd</sup> para – change words ‘in time’ to prior to occupation

### Policy 22

- If outside the AONB not sure can require conformity with the Chichester Harbour Conservancy design guidelines

### 7.6 – Position Statement on Wastewater

Over the plan period this position statement will be updated therefore not sure if it is appropriate to reproduce it in the NP. If kept in, it must be made clear that it will be updated.

Really sorry for the delay.

Jo

### **Joanna Bell**

Development Manager (Majors)

Development Management

Chichester District Council

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## Liz Pulley

---

**From:** Simon Ballard  
**Sent:** 11 February 2015 15:34  
**To:** Valerie Dobson  
**Subject:** RE: Publication of the Birdham Parish Neighbourhood Plan

Hi Valerie

My comments regarding the Birdham Parish Neighbourhood Plan are:  
Ref Policy 10 – the aspiration to ‘provide’ a cycle path for commuting to Chichester seems phrased vaguely here. It might strengthen the policy if the aspiration was more specific and included a plan/map\*. The Green Links across Manhood (a sub-group of the MPP) also has aspirations for a network of cycleways and footpaths etc. It would add strength if the aspirations from both groups were aligned through related documents such as the Neighbourhood Plans. Likewise the aspiration for a cyclepath to Chichester ought to align with the parish abutting the north of Birdham.

Best regards and thanks

Simon

### Simon Ballard

Senior Environmental Protection Officer  
Environmental Protection  
Chichester District Council  
Tel: 01243 534694 | Mob: 07817217900 | Fax: 01243 776766 | [sballard@chichester.gov.uk](mailto:sballard@chichester.gov.uk) | <http://www.chichester.gov.uk>  
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---

**From:** Valerie Dobson  
**Sent:** 10 February 2015 09:20  
**To:** Simon Ballard  
**Subject:** RE: Publication of the Birdham Parish Neighbourhood Plan

Hi Simon,  
I think I did come back to you on this but I had not heard back from you with any formal comments? Did you want to make any at this stage?  
The closing date is Thursday so if there is anything you want to send through it would be helpful if I could have it today or tomorrow at the latest?  
Many thanks,  
Valerie

### Valerie Dobson

Neighbourhood Planning Officer  
Planning Policy  
Chichester District Council  
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**From:** Simon Ballard  
**Sent:** 28 January 2015 09:37  
**To:** Valerie Dobson  
**Subject:** RE: Publication of the Birdham Parish Neighbourhood Plan

Hi Valerie

Before I comment can I ask your advice please:

Ref Policy 10 – the aspiration to ‘provide’ a cycle path for commuting to Chichester seems phrased vaguely here. It might strengthen the policy if the aspiration was more specific and included a plan/map\*. The Green Links across Manhood (a sub-group of the MPP) also has aspirations for a network of cycleways and footpaths etc. It would add strength if the aspirations from both groups were aligned through related documents such as the Neighbourhood Plans. Likewise the aspiration for a cyclepath to Chichester ought to align with the parish abutting the north of Birdham.

Many thanks

Simon

\* though I realise that this might be difficult to achieve given that there is likely to be a number of landowners involved.

**Simon Ballard**

Senior Environmental Protection Officer  
Environmental Protection  
Chichester District Council

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**From:** Valerie Dobson

**Sent:** 28 January 2015 08:20

**To:** Directors; Andrew Frost; Simon Ballard; David Hyland; Karen Neglia; Lone Le Vay; Sarah Peyman; Linda Grange; Holly Nicol; Stephen Oates; Louise Rudziak; Alison Stevens; Nicola Golding; Peter Legood; Tony Whitty

**Subject:** FW: Publication of the Birdham Parish Neighbourhood Plan

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Many thanks,

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**Valerie Dobson**

Neighbourhood Planning Officer  
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**From:** Valerie Dobson

**Sent:** 15 December 2014 15:55

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**From:** Valerie Dobson

**Sent:** 11 December 2014 08:19

**Subject:** Publication of the Birdham Parish Neighbourhood Plan

## Publication of the Birdham Parish Neighbourhood Plan

### The Neighbourhood Planning (General) Regulations 2012 (Regulation 16)

Birdham Parish Council as the qualifying body has prepared a neighbourhood development plan, entitled Birdham Parish Neighbourhood Plan, for their parish with the help of the local community. The plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

Copies of the Birdham Parish Neighbourhood Plan and supporting documentation are available to view on the District Council's website <http://www.chichester.gov.uk/neighbourhoodplan>

Hard copies are available for inspection at:

**Chichester District Council**

East Pallant House,

1 East Pallant

Chichester

PO19 1TY

(08:45 – 17:10 Mon – Thurs/ 08:45 – 17:00 Fri) *(NB Please note that the Council will be closed for the Christmas period from 4pm on Wednesday 24th December 2014 until 8.45am on Friday 2nd January 2015).*

**By contacting the Clerk, Birdham Parish Council:**

28 Langdale Avenue,

Chichester PO19 8JQ

([clerk@birdhamparishcouncil.org.uk](mailto:clerk@birdhamparishcouncil.org.uk) 01243 790402)

The period for submission of representations will run for six weeks from Thursday 11<sup>th</sup> December 2014 until Thursday 12<sup>th</sup> February 2014. Representations should arrive no later than 5.00pm on 12<sup>th</sup> February 2014. All representations received will be available to view publicly.

To make representations:

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Completed response forms should be sent to:

- Neighbourhood Planning, Chichester District Council, East Pallant House, 1 East Pallant, Chichester PO19 1TY
- Or emailed to [neighbourhoodplanning@chichester.gov.uk](mailto:neighbourhoodplanning@chichester.gov.uk)

**Please note that any representations may include a request to be notified of the local planning authority's decision under regulation 19 in relation to the neighbourhood development plan.**

**Valerie Dobson**

Neighbourhood Planning Officer

Chichester District Council

Tel: 01243 534594 | Fax: | [vdobson@chichester.gov.uk](mailto:vdobson@chichester.gov.uk) |

[www.facebook.com/ChichesterDistrictCouncil](http://www.facebook.com/ChichesterDistrictCouncil) | [www.twitter.com/ChichesterDC](http://www.twitter.com/ChichesterDC)

Please note that the Council will be closed for the Christmas period from 4pm on Wednesday 24th December 2014 until 8.45am on Friday 2nd January 2015.

Chichester District Council would like to wish everyone a Happy Christmas and a prosperous New Year

<http://www.chichester.gov.uk/christmas>

## Liz Pulley

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**From:** Stephanie Evans  
**Sent:** 05 January 2015 15:15  
**To:** Valerie Dobson  
**Subject:** FW: Publication of the Birdham Parish Neighbourhood Plan

Hello Valerie

Just to let you know that I have had a look through the draft Birdham Neighbourhood Plan, particularly with reference to our Ecological Network Maps and we have no objections to the plan and support policy 3 on Habitat sites.

Kind regards

Stephanie

### Stephanie Evans

Environmental Co-ordinator  
Health Protection and Environmental Management  
Chichester District Council  
Tel: 01243 785166 ext 4854 | Fax: 01243 776766 | [sevans@chichester.gov.uk](mailto:sevans@chichester.gov.uk) | <http://www.chichester.gov.uk>  
[www.facebook.com/ChichesterDistrictCouncil](http://www.facebook.com/ChichesterDistrictCouncil) | [www.twitter.com/ChichesterDC](http://www.twitter.com/ChichesterDC)

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**From:** Alison Stevens  
**Sent:** 15 December 2014 17:02  
**To:** Stephanie Evans; Tom Day; Liz Rogers; Steve Dommett; David Lowsley; Dominic Henly  
**Subject:** FW: Publication of the Birdham Parish Neighbourhood Plan

FYI

### Alison Stevens

Environment Manager  
Health Protection and Environmental Management  
Chichester District Council  
Tel: 01243 53 4550 | Fax: 01243 776766 | [astevens@chichester.gov.uk](mailto:astevens@chichester.gov.uk) | <http://www.chichester.gov.uk>  
[www.facebook.com/ChichesterDistrictCouncil](http://www.facebook.com/ChichesterDistrictCouncil) | [www.twitter.com/ChichesterDC](http://www.twitter.com/ChichesterDC)

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**From:** Valerie Dobson  
**Sent:** 15 December 2014 15:55  
**To:** Directors; Andrew Frost; Simon Ballard; David Hyland; Karen Neglia; Lone Le Vay; Sarah Peyman; Linda Grange; Holly Nicol; Stephen Oates; Louise Rudziak; Alison Stevens; Nicola Golding; Peter Legood; Tony Whitty  
**Subject:** FW: Publication of the Birdham Parish Neighbourhood Plan

Dear All

The Birdham Neighbourhood Plan has now reached submission stage and been published as per the email below. If you have any comments you wish to make then please pass them through to me.

Many thanks,

Valerie

**Valerie Dobson**

Neighbourhood Planning Officer

Chichester District Council

Tel: 01243 534594 | Fax: | [vdobson@chichester.gov.uk](mailto:vdobson@chichester.gov.uk) |

[www.facebook.com/ChichesterDistrictCouncil](http://www.facebook.com/ChichesterDistrictCouncil) | [www.twitter.com/ChichesterDC](http://www.twitter.com/ChichesterDC)

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