

Liz Pulley

From: Susan Pope <[REDACTED]>
Sent: 12 February 2015 10:08
To: Neighbourhood Planning
Subject: Birdham Neighbourhood Plan
Attachments: Birdham_response_form Policy 3.pdf; Birdham_response_form - Policy 9.pdf;
Birdham_response_form - Policy 15.pdf; Birdham_response_form - Policy 22.pdf;
Birdham_response_form - Appendix 7.1.pdf

We write to record our support to the Birdham Neighbourhood Plan and its policies, subject only to the attached detailed comments on specific aspects of the draft.

We should be grateful if you would acknowledge receipt.

Susan and Derrick Pope
Holt Place
Birdham

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[REDACTED]



Representation Form

Birdham Neighbourhood Plan

The Neighbourhood Planning (General) Regulations
2012 - Regulation 16

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

All comments must be received by 5:00pm on Thursday 12 February 2015.

There are a number of ways to make your comments:

- Complete this form on your computer and email it to: neighbourhoodplanning@chichester.gov.uk
- Print this form and post it to us at: **Neighbourhood Planning, East Pallant House, 1 East Pallant, Chichester PO19 1TY**

All comments will be publicly available, and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by Chichester District Council in line with the Data Protection Act 1998.

How to use this form

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying which paragraph your comment relates to by completing the appropriate box.

PART A	Your Details
Full Name	Mrs Susan Pope and Mr Derrick Pope
Address	Holt Place Main Road Birdham Chichester
Postcode	PO20 7BY
Telephone	01243512201
Email	hepopes.susan@gmail.com
Organisation (if applicable)	n/a
Position (if applicable)	n/a
Date	10 February 2015

PART B

To which part of the document does your representation relate?

Paragraph Number	Page 22	Policy Reference:	Policy 4 – Landscape Character and Important Views
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

We originally proposed that the list should be amended to include the open views northwards across farmland in the AONB from Main Road (B2179), east of its junction with Shipton Green Lane to the mini roundabout at Bell Lane. The comment was accepted, but the last bullet point does not appear accurate as the views northward are not from Shipton Green Lane.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

We propose that the last bullet point be amended to read:

Views north from B2179 between Bell Lane and Shipton Green Lane.

(Continue on separate sheet if necessary)

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PART A	Your Details
Full Name	Mrs Susan Pope and Mr Derrick Pope
Address	Holt Place Main Road Birdham
Postcode	PO20 7BY
Telephone	01243 512201
Email	thepopes.susan@gmail.com
Organisation (if applicable)	
Position (if applicable)	
Date	10 February 2015

PART B

To which part of the document does your representation relate?

Paragraph Number	Page 29	Policy Reference:	Policy 9 – Traffic Impact
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

Whilst we support the principle of mitigating significant traffic impact where this is possible, we have three areas of concern:

We commented on the previous draft as follows:

As drafted, Policy 9 implies that significant adverse impacts will always be capable of mitigation by financial contributions to schemes. This should not be the case, as the impacts may be such that it would be preferable to refuse permission. Furthermore, the residents value the rural character of the village and mitigation measure that would lead to an urbanization of the village should, we believe, be avoided. We would like to see this view reflected in the text and we would suggest that Policy 9 is amended to read (changes in red): 'Any new development within the Parish with a significant traffic impact will not be supported unless its impact can be suitably mitigated via developer contributions to measures agreed with residents and the highway authority.'

Whilst Policy 9 as now drafted has gone some way to address our concerns, there is no statement in the supporting text to the effect that where significant effects cannot be mitigated, permission will be refused. Furthermore, there is nothing in the text to reflect the concern about avoiding visual urbanisation of roads in order to protect the rural character of the area from intrusive highway safety measures and signage.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

We suggest the following amendment to Policy 9:

At the end of policy 9, add -

On roads outside the Settlement Boundary Area, measures that lead to significant visual urbanisation will not be supported.

Add a paragraph to the supporting text for Policy 9 along the following lines:

It will not always be possible to mitigate significant adverse traffic impacts arising from proposed development and should this be the case, development will not be supported. Outside the Settlement Boundary Area, there is a need to protect the rural character of the area from significant visual urbanisation through highway safety measures and signage.

(Continue on separate sheet if necessary)

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How to use this form

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Please complete Part B overleaf, identifying which paragraph your comment relates to by completing the appropriate box.

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Full Name	Mrs Susan Pope and Mr Derrick Pope
Address	Holt Place Main Road Birdham
Postcode	PO20 7BY
Telephone	01243512201
Email	thepopes.susan@gmail.com
Organisation (if applicable)	n/a
Position (if applicable)	n/a
Date	10 February 2015

PART B

To which part of the document does your representation relate?

Paragraph Number	Page 31	Policy Reference:	Policy 15 – Rural Area Policy
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

Although Policy 15 has been redrafted, we remain concerned about the re-use of buildings within the AONB and would like to see the supporting paragraphs to Policy 15 being more explicit as to the Neighbourhood Plan stance. In particular, some farm buildings within the countryside are very large and industrial in construction and would not have been permitted in an AONB were they not needed for agriculture. These buildings have no intrinsic architectural merit and when no longer needed for agricultural purposes, should be dismantled and the site restored. We understand that such a statement would not be in conflict with National Planning Policy.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

The supporting paragraphs relating to Policy 15 be extended to include the comments above along the following lines:

Not all buildings within the countryside will be suitable for conversion or re-use. In particular, some farm buildings within the countryside are very large and industrial in construction and would not have been permitted in an AONB were they not needed for agriculture. These buildings have no intrinsic architectural merit and when no longer needed for agricultural purposes, should be dismantled and the site restored.

(Continue on separate sheet if necessary)

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Email	pepopes.susan@gmail.com
Organisation (if applicable)	n/a
Position (if applicable)	n/a
Date	10 February 2015

PART B

To which part of the document does your representation relate?

Paragraph Number	Page 37	Policy Reference:	22 - Development for Business Purposes
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

Policy 22, refers to the conversion of existing buildings for business etc purposes and the small scale expansion of existing businesses. Such conversion and potential change of use is given unqualified support. We consider that other planning considerations should apply, such as those set out in Policy 15 – Rural Area Policy.

As the second paragraph of Policy 22 refers to proposals within the Settlement Boundary Area, the implication is that conversion of existing buildings referred to in the first paragraph, applies to proposals that may come forward in rural areas. It appears inconsistent that the conversion of buildings in rural areas should not be subject to the same safeguards as the re-use of buildings under the Rural Area Policy. We suggest that there needs to be some clarification as to which policy applies when.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Policy 22 be amended to make clear that support will be given to such development subject to the following criteria:-

- it would not have significant harmful impacts on the surrounding area and is sensitive to its setting by means of size, bulk and location.
- it would not have any unacceptable impact on the local road network.
- It would not cause any unacceptable conflict with agriculture, horticultural and other land and water-based economic and leisure activities.
- it would not have any significant harmful impact on the amenities of neighbouring residents and other users.

Clarification be made to iron out any potential conflict of Policy 22 with Policy 15 where there are proposals outside the Settlement Boundary Area,

(Continue on separate sheet if necessary)

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Address	Holt Place Main Road Birdham
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Date	10 February 2015

PART B

To which part of the document does your representation relate?

Paragraph Number	Page 43 Para. 7 Appendices – 7.1	Policy Reference:	Appendix 7.1 Listed Buildings
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications x Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

The Listed Buildings at Para 7.1 incorrectly includes our property, Holt Place, as a Grade 1 Listed Building. The listing is in fact for Thatched Cottage, Holt Place, which is Listed Grade 11. Confusion has no doubt arisen because the Thatched Cottage was once in the same ownership as Holt Place, which term is also used as a geographic location. The list entry is 1228839 and the details are as follows:

BIRDHAM ITCHENOR ROAD SZ 89 NW 20/664 The Thatched Cottage, Holt Place - - II

Formerly two or more cottages. C18. One storey. Five windows. Painted brick. Hipped thatched roof. Casement windows.

Listing NGR: SZ8108699382

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

We request that you remove Holt Place, Shipton Green Lane, from the list of Grade 1 listed properties.

(Continue on separate sheet if necessary)

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