

Becca Stokes

From: paul collins <ppcplanner@btinternet.com>
Sent: 09 October 2015 16:17
To: Neighbourhood Planning
Subject: Bosham Neighbourhood Plan Reg 16 Consultation
Attachments: Bosham_response_form (1).pdf

Please find attached our representations on behalf of our client's Mr and Mrs J Hollond of Southfields House Delling Lane Bosham.

Please acknowledge receipt
Thanks
Paul Collins



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Representation Form

Bosham Neighbourhood Plan

The Neighbourhood Planning (General) Regulations
2012 - Regulation 16

Bosham 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 Bosham 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 9th October 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	Paul Collins BA (Hons) DipTP MRTPI
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Organisation (if applicable)	Phoenix Planning Consultancy
Position (if applicable)	Chartered Town Planner

Date	9 October 2015
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PART B

To which part of the document does your representation relate?

Paragraph Numbers: 5.10.1 – 5.10.4	Policy Ref: Policy 1 – The Settlement Boundary
Paragraph Numbers: 5.11.1 – 5.11.19	Policy Ref: Policy 2 - Housing Allocations

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:

These representations are made on behalf of Mr and Mrs J Hollond who are the owner/occupiers of Southfield House, Delling Lane, Bosham PO18 8NN.

Whilst we note the general rule that Neighbourhood Plan Examinations be carried out by written representations we request that the examiner (once appointed) exercises his/her discretion to hold a public Hearing in this case as these representations give rise to concerns regarding the manner in which the BNP (as currently written) meets the relevant basic conditions and will require the input of other parties (most notably the Chichester District LPA and third party landowners) if they are to be properly considered by the examiner.

Paragraph Numbers: 5.10.1 – 5.10.4 /Policy 1 - The Settlement Boundary

The Neighbourhood Plan must comply with the basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004 and the *Basic Conditions Statement* submitted with the BNP asserts that it has been prepared in accordance with those basic conditions. The two basic conditions of most relevance to this aspect of our clients representations read as follows:

- *the making of the neighbourhood development plan contributes to the achievement of sustainable development and*
- *the making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)*

BNP Paragraphs 5.10.1 – 5.10.4 make it clear that the Policy 1 of the BNP is designed to implement and reflect the principles set out in Policy 2 of the Chichester Local Plan: Key Policies 2014-2029 (CLP) which Chichester District Council adopted on 14 July 2015 and that the settlement boundary established in the previous 1999 Local Plan has only been extended in the BNP so as to include existing development around Broadbridge on the south side of the A259 roundabout with Delling Lane as shown on Map 1 so that the Settlement Boundary has not been extended to include any of the BNP Policy 2 Housing allocations.

CLP Policy 2 specifically states that Bosham is a service village that will be the focus for new development and facilities so that provision will be made for Small scale housing developments consistent with the indicative housing numbers set out in CLP Policy 5; Local community facilities, including village shops, that meet identified needs within the village, neighbouring villages and surrounding smaller communities, and will help make the settlement more self-sufficient; and Small scale employment, tourism or leisure proposals. *The policy also goes on to state that with these aims in mind “There is a presumption in favour of sustainable development within the Settlement Boundaries which will be reviewed through the preparation of Development Plan Documents and/or Neighbourhood Plans, reflecting the following general approach:*

1. *Respecting the setting, form and character of the settlement;*
2. *Avoiding actual or perceived coalescence of settlements; and*
3. *Ensuring good accessibility to local services and facilities”.*

The last paragraph of the CLP policy 2 then states that “*Development in the Rest of the Plan Area outside the settlements listed above is restricted to that which requires a countryside location or meets an essential local rural need or supports rural diversification in accordance with Policies 45-46.*”

Therefore the purpose of the redefined settlement boundary areas is not just to define suitable housing sites but is also to define the area within which all new development will be focussed for the purposes of CLP Policy 2.

We have considerable sympathy with the Bosham Parish Council and any other Neighbourhood Plan group in this district in having to interpret CLP Policy 2 (which is less than clear) when preparing Neighbourhood Plans (as they must in order to meet the basic conditions outlined) but logically meeting the principles in CLP Policy 2 when defining Settlement Boundaries must involve amending the existing boundaries so that they include the Housing sites allocated in BNP Policy 2 (where those sites meet sustainability principles and are deliverable (see our second representations below). Thereafter the BNP Policy 1 should be worded so as to reflect the last paragraph of CLP Policy 2 as stated in paragraph 5.10.4 of the BNP itself in the way that we suggest below.

Paragraph Numbers: 5.11.1 – 5.11.19 Policy 2 - Housing Allocations

On reading BNP paragraphs 5.11.1 – 5.11.19 it is clear that Bosham PC has been pressurised and to some extent misled by Chichester District Council into believing that they must include all of the sites suggested for allocation in order to “do their bit” in meeting district wide needs. This is not the case and has in our view led to the unnecessary inclusion of a number of sites in the allocations policy which should not be included as they are either not sustainable or not deliverable or both. (See also the site assessments undertaken by the Bosham PC itself included in the submitted Consultation Statement) .Therefore we have suggested below which allocations can and should be deleted for these reasons. The remaining sites together with the suggested amendment to the settlement boundary area and the windfall allowance would still enable the BNP to meet/exceed the indicative numbers for the parish set out in CLP Policy 5.(50 dwellings)

This said our particular concern relates to **(iv) Dolphin House (the old poultry sheds) (SHLAA ref. BB 08185).**

Despite representations made at earlier stages in the plan process the site proposed to be allocated continues to include land which is owned by our clients and is not available. (Site ownership information is available on request). It also remains to be an unsuitable housing site in terms of its distance and accessibility to village services and the development proposed remains undeliverable in terms of an inability to be satisfactorily accessed and its likely impact on protected trees and residential amenity.

Since the site is unavailable, unsuitable and the development undeliverable the allocation should be deleted.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Policy 1 – The Settlement Boundary

Map 1 should be amended so that the Settlement Boundary includes those sites to be allocated (see below) and the policy reworded so that it reflects BNP Paragraph 5.10.4 and CLP Policy 2 as follows:

Policy 1 - The Settlement Boundary

(A) Within the Settlement Boundary there is a presumption in favour of sustainable development that will apply to proposals for development of an appropriate size and type for the settlement of Bosham/Broadbridge and which comply with the requirements of the other policies of this BPNP.

(B) Outside of the Settlement Boundary development will not be permitted unless it requires a countryside location or meets an essential local rural need or supports rural diversification in accordance with CLP Policies 45-46

Policy 2 - Housing Allocations

Map 2 should be amended and the policy reworded as follows:

(A) The following sites within the settlement boundary shown on Map 1 as shown on 'Map 2 - Housing Allocations' are allocated for housing:

(i) Bullock Barns (SHLAA ref. BB 08198) and (ii) Swan Field (SHLAA ref. BB 08197) with a combined site area of 1.74 hectares should provide for at least 33 dwellings

(ii) Oakcroft Nurseries (SHLAA ref. BB 08194) - this 1.26ha brownfield site should provide for at least 23 dwellings;

(B) Any residential or housing development on the sites allocated under (A) must fulfil all the requirements of Policy 3 - Criteria for Housing Development

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.