

## Becca Stokes

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**From:** steve marchant [REDACTED]  
**Sent:** 13 October 2015 20:24  
**To:** Neighbourhood Planning; [REDACTED]  
**Subject:** RE: Bosham Neighbourhood Plan  
**Attachments:** BPNP.pdf

Hi Valerie

I have revised submission at your suggestion . I have consulted with as many residents as I could in a short space of time and all are in strong agreement that something needs to be done about the situation.

Kind Regards

Steve

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**From:** neighbourhoodplanning@chichester.gov.uk  
**To:** [REDACTED]  
**Subject:** RE: Bosham Neighbourhood Plan  
**Date:** Tue, 13 Oct 2015 11:16:49 +0000

Dear Steve,  
Thank you for calling me today.  
The link below should open the copy of the submission neighbourhood plan.  
<http://www.chichester.gov.uk/CHttpHandler.ashx?id=24882&p=0>

This is the link to all the documents sent in for submission:  
<http://www.chichester.gov.uk/neighbourhoodplan#bosham>

Once you have looked through your previous comments at pre submission stage in relation to the current version of the plan, if there are any comments that you wish to make then please let me have them no later than close of play on **Wednesday 14 October**.  
As we agreed if I do not hear anything further from you by that time then I will not pass your email through for consideration by the examiner.

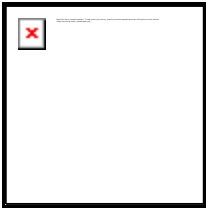
Kind regards,  
Valerie

### 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:** steve marchant [REDACTED]  
**Sent:** 08 October 2015 18:38  
**To:** Neighbourhood Planning  
**Subject:** Bosham Neighbourhood Plan



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:**

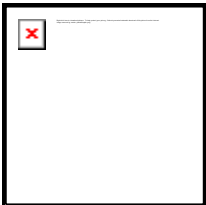
- Complete this form on your computer and email it to: [neighbourhoodplanning@chichester.gov.uk](mailto:neighbourhoodplanning@chichester.gov.uk)
- Print this form and post it to us at: **Neighbourhood Planning, East Pallant House, 1 East Pallant, Chichester PO19 1TY**

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**

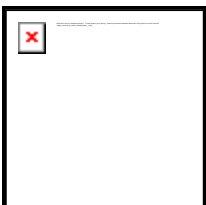
Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

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



## **PART B**

**To which part of the document does your representation relate?**



On behalf of a number of neighbours and other residents in the Williams Road area a submission was made regarding the Bosham Neighbourhood Plan. This was E Mailed in December 2014. No response was received.

When I contacted the Parish Council recently I was informed that they had not received the E Mail. This despite the fact that I received no failed to deliver notification and a neighbour I had copied in had no problem receiving the E Mail.

These are important points that a good many people in the area feel strongly about and I believe need to be given serious consideration if local democracy is to mean anything.

I have included a copy of the submission made last December.

**Do you support, oppose, or wish to comment on this paragraph?** (Please tick one answer)

Support Support with modifications Oppose Have Comments

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

### **Bosham Parish Neighbourhood Plan**

Unfortunately I was away on the occasions of the 2 public meetings that were held regarding Neighbourhood Plan. However having read the plan and discussed it with friends and neighbours we felt the following points should be made.

The plan rightly points out the excessive speed of some motorists using Taylors Lane. This, however, is only the tip of the iceberg when it comes to speeding in the parish. Brooks Lane and Williams Road are used by many motorists trying to access the shops in Station Road. Many of these motorists speed through this residential area where many families with small children live.

When arriving at the shops they often find chaos due to the inadequate parking facility. The plan, rightly, mentions this but with no apparent remedy. The whole area is crying out to be redeveloped by creating adequate parking with accompanying landscaping. This could be achieved by creating a car park alongside the Co op in Williams Road accessible from Station Road only

This would have the effect of making Williams Road a cul de sac. Not only would this give more appropriate parking for the area but would also stop Williams Road from being used as the local race track.

The parking problems in the area are exacerbated by a lack of adequate parking at the station. Commuters not able to park there often use local roads or the small existing car park to park their cars. Any new car park should be time limited to encourage shoppers but dissuade commuters.

Further problems arise with the arrival of the Co op delivery lorry. The driver often has no alternative but to use Williams Road adding to the general chaos of the area.

The local MP and WSCC have been made aware of the problems but it appears little can be done until there is a serious accident. As you will be aware there have been numerous accidents here including the destruction of the much loved traditional frontage of Luscombes.

Photographic evidence has been gathered by neighbours which can be made available. The names and addresses of those supporting these proposals can also be made available if need be.

If nothing is done the problems will intensify as further building and population increases in the area will increase traffic flow.

Adoption of the above proposals would enhance the quality of life for residents and visitors alike. It would also further a number of the plans policy proposals as follows.

#### **Policy 3 - Conservation of the Historic Environment**

The traffic chaos at the Station Road shops detracts from the feeling of being in an historic environment. This is a gateway area and often the first port of call for visitors to the parish.

#### **Policy 6 - Visitors and Tourism**

Visitor experience would be better accommodated bringing tourist income to the wider area.

Policy 7 - Transport, Communication and Footpaths

Promotion of 20 mph limit as Williams Road becomes cul de sac

Potential impact of traffic on pedestrians/cyclists in the area will be minimised as well as the parking and congestion problems improved.

Policy 8 - Local Economy

It will support the on-going activity of local employer and food providers.

Support highly significant local businesses.

Support local retailers.

By increasing the attractiveness of the area the likelihood of attracting increased business to the Swan Garage site improves.

There will be an enhancement of the environmental quality.

Noise pollution will reduce as proposals will act as a traffic calming measure.

The Broadbridge area is an integral part of the parish and we believe the above proposals need to be given serious consideration.

Steve Marchant

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## Bosham Parish

### Neighbourhood Plan 2014 - 2029

I would like these comments to be taken into account regarding the BPNP

In consultation with a good number of local residents I forwarded a submission via E Mail to Bosham Parish Council in December 2014. I received no reply. When I recently read in the parish magazine that the council required 50% of residents to vote on the plan for its acceptance I E mailed again to ask why my submission received no response. I was told that they had not received it and gave their apologies. This despite the fact I received no *failed to deliver notification* and a neighbour I had copied in had no problem receiving it.

I now make this submission after a very quick consultation with other residents who are still in agreement with the core points. This is not as comprehensive as it should be due to a lack of time.

The plan rightly points out the excessive speed of some motorists using Taylors Lane. This, however, is only the tip of the iceberg when it comes to speeding in the parish. Brooks Lane and Williams Road are used by many motorists trying to access the shops in Station Road. Many of these motorists speed through this residential area where many families with small children live.

When arriving at the shops they often find chaos due to the inadequate parking facility. The plan, rightly, mentions this but with no apparent remedy. The whole area is crying out to be redeveloped by creating adequate parking with accompanying landscaping. This could be achieved by creating a car park alongside the Co op in Williams Road accessible from Station Road only

This would have the effect of making Williams Road a cul de sac. Not only would this give more appropriate parking for the area but would also stop Williams Road from being used as a rat run.

The parking problems in the area are exacerbated by a lack of adequate parking at the station. Commuters not able to park there often use local roads or the small existing car park to park their cars. Any new car park should be time limited to encourage shoppers but dissuade commuters.

Further problems arise with the arrival of the Co op delivery lorry. The driver often has no alternative but to use Williams Road adding to the general chaos of the area.

The local MP and WSCC have been made aware of the problems but it appears little can be done until there is a serious accident. As you will be aware there have been numerous accidents here including the destruction of the much loved traditional frontage of Luscombes.

Photographic evidence has been gathered by neighbours which can be made available. The names and addresses of those supporting these proposals can also be made available if need be and I have no doubt a petition would receive many signatories.

If nothing is done the problems will intensify as further building and population increases in the wider area will increase traffic flow.

Adoption of the above proposals would enhance the quality of life for residents and visitors alike. It would also further a number of the plans policy proposals.

## **BPNP - Introduction**

1:2 The BPNP is not the product of a good many people of Bosham as their voice has not been heard. There is a widely held belief that if the aforementioned problems existed in Old Bosham a remedy would have been found before now. If local democracy is to mean anything surely it needs to be inclusive of all members of the community.

## **2 The Neighbourhood Plan and its Vision for Bosham**

*to encourage a thriving and prosperous community within an attractive landscape setting;*

*to maintain the scenic beauty of the AONB and adjoining landscape areas and the integrity of the distinct settlements and the areas that separate them;*

By adoption of the aforementioned proposals a step would be taken in meeting these proposals. The Broadbridge parade of shops is a Bosham gateway. Many people driving to Old Bosham stop at the shops. People arriving by train pass this area as do some bus travellers and walkers. This is the first impression many people get of Bosham is this area and it will often not be a very good first impression due to, often, appalling traffic conditions.

Providing a good first impression also enhances many of the other objectives of the plan.

## **4 Strategy**

*4.1 Some 84% of the Parish lies within the Chichester Harbour Area of Outstanding Natural Beauty ("the AONB"). The land within the AONB is important in creating the attractive setting and environment of the Parish as is the rural land adjacent to and beyond the AONB including the views to the South Downs National Park. It is vital that development in the Parish does not have any significant adverse impacts on the landscape and the views it affords or on the AONB.*

As well as being a gateway area it is also the place where many people leave the parish to enter the South Downs National Park or go to the station. Let's let them leave the parish with good memories.

*4.3 The retail hub of the village centred around the A259 roundabout at Broadbridge should continue to be a thriving centre for local shops and a variety of community services and facilities. Sustaining local businesses and improving local facilities in this readily-accessed location is one of the keys to the success of this Plan.*

The BPNP highlights the success of the Broadbridge shopping parade as key to success of the plan. There is a fundamental flaw in this if a good traffic management plan is not put into affect.

*4.7 the estimated 275,000 visitors to the Parish annually should be catered for and their needs managed. They are vital to a number of local businesses and the visitor experience and the impact they have could be better managed and provided for by some specific infrastructure and service improvements.*

Again good reason to consider residents proposals.

## **5 The Neighbourhood Plan Policies**

*5.3 The CLP Policy 2 continues that; "outside of Chichester city and the Settlement Hubs, the Service Villages will be the focus for new development and facilities. Provision will be made for the following:*

*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;*

There appears to be provision in the plan to initiate proposed changes.

*5.12.8 There has been concern that the widespread introduction of 20mph zones in residential areas of the Parish would be unpopular with businesses. However, 94% of them said that a 20mph speed limit on residential roads in the Parish would have no impact on their business, whilst 17% thought the business would benefit.*

Experience of living in Williams Road shows a number of motorists care little for speed limits and traffic calming is essential. There is the added problem of CO-OP delivery lorries using Williams road to exit the area. Drivers have said of the risks in trying to park in the area.

*5.12.11 The business survey also considered vehicle movements, parking arrangements and space for expansion with 58% of businesses responding that they did not have sufficient space for expansion that would otherwise be desirable in the short term.*

A parking solution would greatly enhance local business. I have had a good many conversations with people outside the area that have tried to park to use the shops but have given up due to the dire traffic situations. Lets encourage this business.

### *5.12.13 Aspirations*

*New opportunities should be found to intensify the activity at the site on the south-west corner of the Swan Roundabout, if possible by an appropriately designed mixed-use development. BPC would encourage a design brief to this effect and welcome any proposals for such a development that is consistent with the strategy and policy objectives of the BPNP.*

There is a knock-on effect of the traffic problems as there are times when traffic queues stretch back to the roundabout. Not creating a good impression if you wish to encourage new sustainable business.

*5.14.1 The settlements and the surrounding rural areas of the parish are rich in historic assets. These comprise listed buildings and structures, notably locally listed buildings, archaeological sites, ancient millstream and associated pond and sluices as well as the settings of and views from all of these discrete elements. Conserving and enhancing, as well as assisting the interpretation, understanding and appreciation of these historic elements are objectives of the BPNP and its Policy*

The much loved traditional frontage of Luscombes was destroyed by a vehicle in part due to inadequate traffic management.

#### **5.14.10 Aspirations - redesigning the main car park**

Much has been made of the redesigning of the main car park in Old Bosham yet parking at Broadbridge shops although mentioned does not seem to warrant any suggestion of a solution. Why is this?

#### **Policy 7 - Landscape and the Environment**

***(ii) the integrity of the predominantly open and undeveloped rural character of the AONB and the wider Parish is not undermined either individually or cumulatively;***

The rural character would be enhanced by adequate traffic management at Broadbridge.

***(v) that the tranquil and rural character of the area is not undermined;***

The tranquil and rural character is being undermined by not fully acknowledging the scale of the parking problems and inherent risk to public safety.

#### **Policy 8 - Ecology, Wildlife and Biodiversity**

Increase car emissions due to current situation will not only have an effect on public health but likely effect ecology, wildlife and biodiversity.

People feel very strongly about this situation and I would urge you to give it your due consideration.

Steve Marchant - 13 Williams Road, Bosham, Chichester, PO188JR.