

Matthew Burle

From: Adrian Pert [REDACTED]
Sent: 24 May 2021 12:09
To: Neighbourhood Planning
Subject: Southbourne Parish Neighbourhood Plan Review 2019-2037

	<p>Representation Form</p> <p>Southbourne Parish Neighbourhood Plan Review 2019-2037</p> <p>The Neighbourhood Planning (General) Regulations 2012 - Regulation 16</p>
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Southbourne Parish Council has prepared a Neighbourhood Plan Review. 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 Southbourne Parish Neighbourhood Plan Review and supporting documents are available to view on Chichester District Council's website:

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

All comments must be received by 5:00 pm on 3 June 2021.

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**

Use of your personal data

All comments in Part B below will be publicly available and identifiable by name and (where applicable) organisation. Please note that any other personal information included in Part A below will be processed by Chichester District Council in line with the principles and rights set out in the General Data Protection Regulation 2016 (GDPR) and the Data Protection Act 2018, which cover such things as why and for how long we use, keep and look after your personal data.

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 to which paragraph your comment relates by completing the appropriate box.

PART A	Your Details
Full Name	Adrian Pert
Address	[REDACTED]
Postcode	[REDACTED]
Telephone	[REDACTED]
Email	[REDACTED]
Organisation (if applicable)	
Position (if applicable)	
Date	24/05/2021

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	SB4
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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:

Community Feedback – Key Matter Priority 5 – Affordable and social housing

SB4 is to be lauded for its aspirations to deliver much needed affordable and potential social housing for the community. This need is accepted, and it is understood that some of this development will be close to existing homes, however the plan is unlikely to deliver on this crucial element.

The plan area is subject to multiple ownership, with construction involving multiple developers. It is a well-known fact that both land owners, then construction companies seek to maximise their profits, resulting in reductions by percentage in affordable housing delivery, recompensed only by contributions to subsidies.

The SPNPR Submission Plan was published and submitted to CDC during February 2021.

Para 5.43 SB4 states that 'Affordable Housing' need is greater than that identified by the CDC Housing Register 3 times the need'.

During the same month February 2021, the Archbishops' Commission announced the publication of the Coming Home Report, which 'recommends that the CofE commits to using its land assets to promote more truly **affordable** homes, through developments that deliver on our five core values: sustainable, safe, stable, sociable, satisfying'.

The Church Commission for England (CCE) owns 69ha of land within Southbourne Parish. This is a single owner, single site.

The agents for the CCE land have published a detailed Vision Document including Concept Masterplan, which includes schools and other community facilities close to and complementing the existing Southbourne Hub of Bourne Community College, St John's Church, shops and railway station.

The Archbishops' Coming Home Report was discussed at length in the House of Lords on 24 March 2021 – details

can be found on the Hansard Report for that day.

In the light of the above information, I/we urge Southbourne Parish Council and CDC to pause the Neighbourhood Plan process, and reconsider the options available to truly deliver on this vital policy. (Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

I urgently request that the Neighbourhood Plan process be paused for a reconsideration of the CCE Vision Document in the light of the SPNPR statement of the need for Affordable Housing and the publication of the Archbishops' Commission 'Coming Home Report'.

I am unable to support the plan as a more deliverable policy alternative exists which would benefit the Southbourne Parish Community.

(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.

Sent from [Mail](#) for Windows 10

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