



Representation Form

Southbourne Parish Neighbourhood Plan Review 2019-2037

The Neighbourhood Planning (General) Regulations 2012 - Regulation 16

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	Stephen Jupp MRTPI
Address	
Postcode	
Telephone	
Email	

Organisation (if applicable)	
Position (if applicable)	
Date	26.05.2021

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	SB16
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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 SB16 provides arbitrary allocation of land for Local Green Spaces, with some areas appearing to be identified as a means to halt the spread of the development rather than serve a clear local green space purpose.

Evidence reveals that site 5 'Meadow View' has been chosen as a means to stop further development, rather than meet any actual identified needs for the wider community. Site 5 is managed by a private management company and the maintenance is funded by the residents for their use. The amount of land used was not required under any planning permission and works under a voluntary arrangement. It was intended to provide an amenity area for the development and, except for the allotments, was for the use of the residents, not the wider community.

Compared to other allocations, the area is an extensive tract of land, and its allocation is therefore contrary to the NPPF para 100(c).

There is no demonstration that the subject land is 'special' to the local community, contrary to the NPPF para 100 (b).

It may well be that the northern side and the children's play area fulfil the aims of the NPF para 100 but the inclusion of the whole of the eastern and western side does not and these areas generate an extensive tract of land condition.

As PPG states at ID: 37-015-20140306: "*blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.*"

Also the PPG makes clear at ID: 37-012-20140306 that whilst green areas planned as part of a new residential area can be designated as LGS it MUST be demonstrated that they are "*special and hold particular local significance*". For Site 5, this has not been demonstrated.

Finally, the quality of the map in the appendix that identifies these areas is of such a poor quality that it is impossible to identify the precise boundaries and it would appear to include a parking area for specific local residents. There should be a separate, and clearly visible, plan for each of the 16 areas so identified.

Failure to change this allocation will result in a legal challenge by the owners, Pallant Homes Ltd.

If it is designated (in the event that it is successfully allocated after being challenged) then the owner will expect the Parish Council to contribute towards the majority of the maintenance costs.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Delete Area 5, or as a minimum substantially reduce its extent, being limited to the northern edge of the settlement boundary.

Provide a clear map of each area so precise boundaries can be ascertained.

(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.