



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	MARC DAVIES
Address	[REDACTED]
Postcode	[REDACTED]
Telephone	[REDACTED]
Email	[REDACTED]
Organisation (if applicable)	[REDACTED]

Position (if applicable)	
Date	28.05.2021

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	ALL & SB2
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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 X

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

Broadly, I support the proposed neighbourhood plan but that must be viewed within the context of the opposite being subject to uncontrolled urban development. My major concern is that the number of homes proposed, is neither appropriate nor proportionate to the size of the village. The data from central government upon which all these homes is predicated, is, in my eyes, questionable. The proposals go far beyond the necessary homes increase for the entire Chichester District area of between 520-720 homes per year to meet population increase. Unfortunately, I believe that this is being driven by economics and not actual real-time need and therefore I am opposed to excessive developments of this nature.

Of major concern within the document is in Policy SB2 where it states 'At least 1250 homes' will be built. This indicates that the total number of homes does not stop at 1250 and leaves the door open within the SNP period to extend this number further. This is of real concern as we could accept to frontload all of our development, with one huge scheme to rake in the benefits of infrastructure improvements, only to have smaller sites developed at a later date. This increasingly makes this rural area urban which is undesirable to most who live here.

I have concerns about the loss of amenity value when one is in the area of proposed development and particularly when the greater harbour area is viewed from surrounding hill sides such as Kingley Vale and Chalton Down. This would need to be carefully mitigated with tree planting surrounding and amongst any housing development.

Accepting 1250 more homes for Southbourne comes with the additional traffic congestion and pollution issues. There is very little the plan can offer to mitigate these issues as we are restricted by our existing road network. Many people who move here will be drivers. Many of them will commute out of the area for work, run errands etc increasing pressure on an already busy A259. For the plan of the increased home (alongside the other 1000 or so in the wider area), not to have a detrimental impact, a road junction to the A27 should be included at Southbourne. I understand that 10000 homes are required for this to be considered but by the time we get to that stage the roads will be in gridlock. The pollution cannot be mitigated and as an area we will not be able to reach a reduction in carbon emissions to meet our obligations of Net Zero carbon. In addition, the expansion of homes to the area, despite having a Net Zero deliverable, is not going to help achieve our Net Zero 2050 obligations generally.

Pollution of Chichester Harbour is a major concern now let alone with the addition of the proposed developments. Until the facilities to process raw sewage have been significantly upgraded and the works fully completed not one single house should be built. Our environment is suffering at our hands and we need to do everything within our power to protect it at this present time.

I have major concerns about the impact the additional development will have on the biodiversity of the area. The green and open space between villages serve as wildlife highways at present supporting a diverse range of terrestrial and avian movements. Below a critical size, a wildlife rich area lacks the resilience to withstand dramatic events such as disease, flood or drought, or the steady attrition of nearby hostile land use. Little by little species start to disappear. The wildlife corridors as outlined by CDC are a good step but they, in my opinion, fall short of being enough space for wildlife movements. The SNP indicates that a buffer zone of 50m will be given to the corridors but I would argue that this is not nearly enough. What will this 'buffer' zone be? A path for residents to walk their dogs on? Or a human restricted zone where nature can manage itself. The two things are vastly different and have different outcomes. The SNP SB14 indicates there will be 10% gain (at least) in biodiversity. What data is this based on? Developer data? Sussex Biodiversity Record Centre data? From what date? Historical? Again all very different. How is this policed and who will hold the developer to account if they fail to deliver this target?

Despite my concerns outlined above this document does however contain some incredibly positive proposals. I like the inclusion of Community Land Trusts and would ask whether this 1 hectare could be extended? It would be good to see more land put aside using this mechanism. Can the Wildlife corridors become part of some common land trust?

The Plan provides opportunities to improve the habitat within the wildlife corridors and safeguard them for the future.

The inclusion of newly planted woodland I see as a positive step.

I value the inclusion of the greenspace and accessibility of 19.4 acres of land which was previously inaccessible farmland.

Completion of the Green Loop/Green Ring and increase in footpaths and bridleways is great. Improvements to the cycling network also a good thing.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

In order to build resilience into the community for the future I would like to have seen the inclusion of:-

1. a community owned energy scheme to build community wealth and resilience in an energy decent future
2. space for commercial small-scale agriculture again for future resilience against issues in global food distribution networks
3. Large spaces for Rewilding to combat ecological crisis and for mental health benefits
4. Community food forests, community gardens rather than individual allotment plots

5. Connection to a wider network of traffic free cycle routes

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