

Matthew Burle

From: Gillian Willis [REDACTED]
Sent: 02 June 2021 21:09
To: Neighbourhood Planning
Subject: Southbourne Neighbourhood plan

Dear Sirs

Comments with regards to the recent Neighbourhood Plan Review.

The infrastructure needs to be in place to support the large growth of population for whom the huge number of properties around Southbourne are being built BEFORE any further development. With the forthcoming development of nearly 250 in the pipeline which should be included in the proposed 1,250 and not in addition, the current road network will be stretched to beyond its capacity and unable to cope with the additional vehicles it will generate. Furthermore, BEFORE any additional developments evolve the 'long time promised' infrastructure along the A27 and the Fishbourne Roundabout needs to be completed due to the growth and merging of villages along the route. Also, the Southern Water System will not be able to cope with the increased pressure from the additional properties.

We are not happy the with the way that the review of the plan has been implemented. A proper vote (as promised at the December 2019) meeting should take place as to the location of the allocated development fields not just a decision made based on questionnaire responses. Also due to the current situation with the pandemic the neighbourhood plan review should be postponed until the pandemic is fully under control and perhaps reviewed to allow for the fact that the 'new Norm' will involve many people working from home so less workplaces and retail spaces will be required. It appears that it has been an opportunity to take advantage of the recent situation so that no present discussions can take place in person!

The sites that were proposed were at the East and West of Stein Road and several smaller spread-out sites within the Parish Neighbourhood plan Area.

With the huge number of additional houses being built and proposed to be built along the Emsworth to Fishbourne stretch of the A259 Chichester council should sort out the A259/A27 roundabout at Fishbourne BEFORE building any more houses in this area - the queues at this roundabout have been getting significantly worse over the years.

Stein Road is already heavily congested by the increased traffic adversely affected by the already new developments in and around the village. Early morning sees traffic backed up to beyond the Mini Tesco store where there is already difficulty for traffic passing due to the parked cars on the part of Stein Road outside of the store. The additional new development would cause an increase in the volume of traffic increase by at least 1250 vehicles through the current Southbourne Station level crossing (a major bottleneck) and add to the already bad situation along Stein Road at school pickup time. It may help if double yellow lines were painted to ease the traffic situation.

Cooks Lane is also a nightmare around school time. The section from Cooks Lane through to Inlands Road is a single lane and is very heavily used and congested due to an increase in traffic volume caused from the new housing sites and drivers wanting to use it as a short cut to avoid the already long delays at the railway gates.

It was previously recorded that if the fields to the west of Stein Road were to be developed there would be a 'green wildlife corridor' which subsequently seems to have been amended not to include this. Many

types of wildlife including fewer common species of birds live in the woods, fields, and scrublands in the proposed development area.

With the present development of the orchard in Breach Avenue whereby some of the original orchard remains forming a buffer I would like to suggest that to extend it along this into the adjoining fields would be more beneficial than building directly to the boundary

The parish are trying to preserve the remaining wildlife in the area which over the last 5 years has diminished with the recent building that has taken place. There will be little remaining with the additional proposed construction. This is important to protect and maintain the potential of the countryside character. Surely it is more beneficial to have smaller in fill housing sites around the village which will keep Southbourne feeling and looking as if it is still a village rather than having huge sites with properties all together that will gradually merge with other villages and will cause Southbourne to lose its village status.

The referred too 'green spaces and parks are now incorporated into the new housing developments and are therefore not necessarily' accessible for the public to use'. It has been mentioned that with the current climate change issues and the recent covid pandemic more people have been walking or cycling and enjoying the local area. Building large sites will most definitely see a decrease in the enjoyment of these as the green ring will be non-existent. The 'green ring' only seems to just be represented by a white metal archway that has erected in Parham Place but there is no indication as to where this goes from there.

A quoted in a recent newspaper 'The neighbourhood plan help to support the refusal of homes and has already been used to justify the refusal of planning permission for 40 homes on Cooks Lane'. If the plan for the houses on Cooks lane can be refused, then why can't the 1250 proposed new homes be rejected. Whilst I realise that the neighbourhood plan is due for renewal In my opinion, I feel that it is extremely wrong that with the recent and ongoing current situation of the Covid Pandemic the parish and local council are considering updating this.

Regards

Mr and Mrs Willis

[Redacted signature]

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