



## 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](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**

#### 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.

<b>PART A</b>	<b>Your Details</b>
<b>Full Name</b>	Alison Young
<b>Address</b>	Turley Charlotte Place Southampton Hampshire
<b>Postcode</b>	SO14 0TB
<b>Telephone</b>	██████████

Email	
Organisation (if applicable)	Turley
Position (if applicable)	Senior Planner
Date	03/06/21

## PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	Policy SB2
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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:

See attached covering letter

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

See attached covering letter

(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.

3 June 2021

**Delivered by email**

Neighbourhood Planning  
Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
PO19 1T

Dear Sir/Madam

## **REPRESENTATIONS TO SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN REVIEW 2019-2037 REGULATION 16 CONSULTATION**

On behalf of our client, Bloor Homes, we are pleased to set out comments below on the Southbourne Parish Neighbourhood Plan Review 2019- 2037 Regulation 16 consultation (the “Neighbourhood Plan”).

Our client has an interest in the land north of Cooks Lane that has outline planning permission for 199 dwellings (planning application reference SB/18/03145/OUT). The outline permission reserved all matters for subsequent approval, except for access. There were a number of planning conditions attached to the outline permission. These included submitting technical reports in advance of occupation or commencement of development in respect of matters such as protection of retained trees, a travel plan, any external lighting, sustainable drainage systems, and sustainable design and construction.

The outline permission was also subject to a S106 agreement that secured delivery of, and contributions toward, on-site and off-site infrastructure, as well as 30% affordable housing provision. The infrastructure included:

- off-site highway works to the A27/Emsworth Road/A259 Warblington junction and the Chichester by-pass;
- a 3G pitch at the nearby Bourne Community Leisure Centre;
- provision of open space, play area and landscape buffers; and
- a 15m wide buffer on the north and eastern boundaries and a 5m buffer on the western boundary.

Bloor Homes are at the initial stages of preparing reserved matters submission pursuant to this outline permission and the related conditions and S106 obligations.

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2 Charlotte Place  
Southampton  
SO14 0TB

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My client acknowledges the hard work undertaken by the Parish Council in progressing the Neighbourhood Plan to date, and is supportive of the broad identification of the site east of Southbourne to accommodate 1250 dwellings (Policy SB2 and Appendix B: Southbourne Masterplan Briefing Report). Bloor Homes share the same aspirations to deliver a high quality scheme based on good place making principles, with green infrastructure provision paramount, and are keen to work with the Parish Council and wider community in shaping the proposals for their site to create a successful new neighbourhood, based on the principles established through the outline consent.

It is important, nonetheless, that the Neighbourhood Plan, and Policy SB2 and Appendix B in particular, acknowledges the outline permission, related planning conditions and S106 obligations as these will, and need only form the basis of the reserved matters submission. Whilst many of the aspirations of Policy SB2 and Appendix B are consistent with the related conditions and obligations requirements, some seek additional matters that go beyond what would be reasonably expected in the consideration of reserved matters pursuant to the outline.

For example, there is no obligation or condition under the outline that requires the submission of a comprehensive Masterplan prior to determining any planning application on the allocated land. The requirement for such a masterplan would unreasonably hold up the delivery of an existing commitment at a time when Chichester District Council are currently unable to demonstrate a five year housing land supply and remain some time away from having an up to date local plan which would address the shortfall. Bloor Homes are keen and able to deliver this site within the next five year period, which will make an important contribution to housing supply within the district and in particular affordable homes.

There is no obligation or condition that requires the development to provide for any self-build housing or community land trust homes, or wider infrastructure requirements such as a local centre or school.

There is a requirement in the conditions of the approved outline to provide for sustainable design and construction that accords with the objectives in Policy 40 of the Chichester Local Plan: Key Policies 2014-2029. This seeks compliance with Building for Life Standards or equivalent replacement national minimum standards, and includes a maximum of 110 litres per person per day water use, but not 'zero carbon development' as sought in draft policy SB2.

There is some acknowledgement of the need to consider the implications of the outline permission on the wider allocation within Section 2 of Appendix B (Site Capacity and Housing Numbers). This sets out the consequences of the permission on the remaining density and land use arrangements, and this is welcomed. However, our client would respectfully request that the outline permission, and related conditions and obligations, are given greater prominence in Policy SB2 and Appendix B, and more clarity is provided that any subsequent reserved matters need only be pursuant to the requirements of the outline permission and related conditions and obligations.

Bloor Homes are keen to stress that in considering the reserved matters of layout, scale, appearance and landscaping, the Neighbourhood Plan, as well as the wider development plan, will form an integral part of shaping the layout. Equally, this does not mean that the proposals won't ensure good connectivity / permeability with adjacent phases of the allocation, where these are achievable and deliverable.

Bloor Homes would be more than happy to discuss these representations with the Neighbourhood Plan group, and look forward to working with the Parish Council and local community in the delivery of a high quality scheme that will be a positive addition to the village.

Yours sincerely



Alison Young  
**Senior Planner**

