

Southbourne Parish Neighbourhood Plan Review 2019 – 2037 **Representations Re:- Amendments to Submission Version**

Introduction

Response to consultation following amendments to the submission version of the Southbourne Parish Neighbourhood Plan Review 2019 – 2037 on behalf of residents of Priors Leaze Lane, Cooks Lane and Inlands Road.

Policies 2, 3 and 8 of the Southbourne Parish Neighbourhood Plan 2014-2029 were initially retained with ‘minor updating’ when the 2019 – 2037 Review was conducted. This was deemed to ‘be contrary to ...statutory provisions’ by the Examiner, Mr Christopher Lockhart-Mummery QC. This led to amendments to Policies 2, 3 and 8 of the 2014 – 2029 Plan to be incorporated in to the 2019 – 2037 Plan as SB23, SB24 and SB25.

Whilst we have endeavoured to follow the Neighbourhood Plan process, we have struggled to understand this stage, particularly the significance of the amendments, including text deletion, and new paragraph insertion. Are these changes of great significance to the 2019-2037 Submitted Plan? If so, may we submit that we find it difficult to interpret such without the Plan being reissued in its entirety

On review in isolation, the modified Policies (SB23, SB24 and SB25) appear somewhat muddled and confusing as they regularly refer using the future tense to matters completed or overtaken by the passage of time since their drafting in c2013.

This partly comes about as the Southbourne Parish Neighbourhood Plan Review document strives to cover the period 2019 – 2037 when if it is ratified it will not be until some time in 2022 at the earliest.

Some of the Plans / sketches may have suited the purpose of the 2014 – 2019 Plan but are difficult to use and locate with reference to the now local geography.

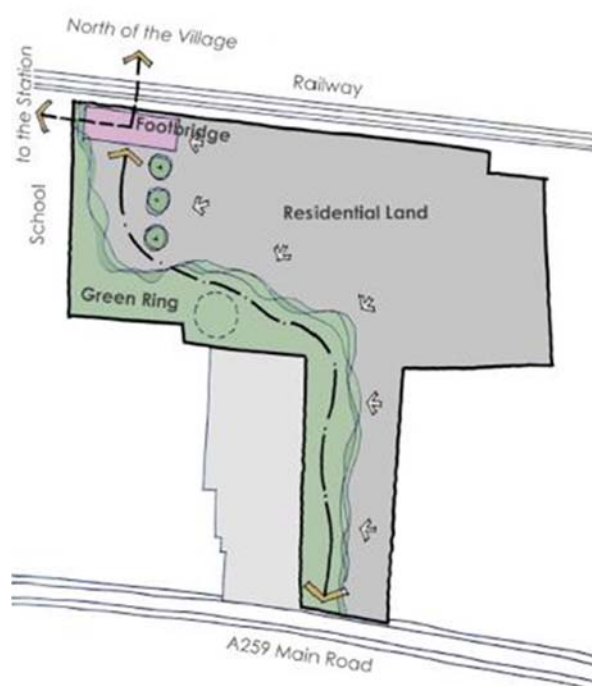
Essentially a ‘Plan’ should be about ‘*an intention or decision about what one is going to do*’ so we are confused as to the relevance of these amendments.

Policy SB23 Housing Site Allocations on Approved Sites

Land at Loveders Mobile Home Park (Priors Orchard)

This development is all but complete and occupied which is not reflected in the text:-.

4.22 The allocation makes provision for a scheme of ~~150~~ 159 new homes (see a concept plan in Plan D) but requires land to be provided for the 'Green Ring' (see Policy 3 SB13 and Plan F) and other open space requirements. In doing so, the site provides an early opportunity to begin the laying out of this major green infrastructure asset in the only viable location east of the existing village.



This text indicates that the plan *requires land to be provided for the 'Green Ring'* and shows elements of the Green Ring passing through Priors Orchard – on inspection this has not materialized during the build yet still features in the Plan.

It also refers to *the laying out of this major green infrastructure asset in the only viable location east of the existing village.* This is not considered a true reflection of the facts as the land to the east of Inlands Road running north to the railway and beyond linking Chichester Harbour AONB and the South Downs National Park provides a most viable location.

Land North of Alfrey Close (Southbourne Fields)

4.27 It also requires that the public open space requirements of development plan policy are met through specific provision being made to accommodate and deliver the Green Ring in this location (see Policy SB13). Aside from these requirements, it will be important for development on this site to be well screened with a structural landscape belt along its western edge to mitigate the impact of development on the appearance of the strategic gap between Southbourne and Hermitage.

PLAN E: Concept Plan of Alfrey Close and Gosden Green sites



This development is all but complete but on inspection *the Green Ring* along with a *structural landscape belt* along its western edge are not distinguishable.

This plan also shows additional access roads and 'Long Term Potential Road Bridge' location, which has been abandoned by the SPNPR.

Land at Nutbourne west (Meadowview)

This development is all but complete with recent advertising stating 'just 3 left' for sale.

4.33 In considering the infrastructure requirements of the site for which a reasonable financial contribution may be sought, it is anticipated that the

scheme will help resolve existing drainage problems in the village as well as meet its own needs.. The Parish Council will commit to discussing this solution, and its financing, with CDC, Southern Water and the developer, prior to a planning application being submitted.

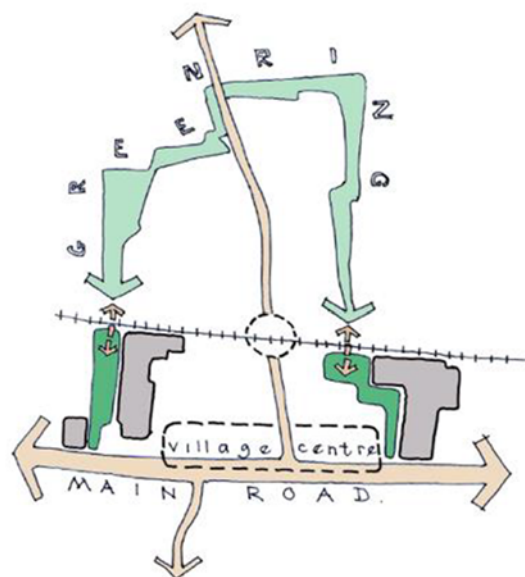
This text again speaks in the future tense of matters completed or overtaken by events. Did the scheme *help resolve existing drainage problems in the village as well as meet its own needs?* It would appear not, as to date the Combined Sewer Overflow adjacent to this development has discharged in to the rare, globally significant Ham Brook chalk stream for 160 hours in 2021.

Did the council discuss *this solution, and its financing, with CDC, Southern Water and the developer, prior to a planning application being submitted?*

Policy SB24: The Green Ring

We strongly object to the insertion of the ‘New Para. The Masterplanning Briefing Report was not included in the pre-submission plan circulated for comment, and so its insertion in the Final Plan without any prior consultation with those residents most likely to be affected forms the basis of the strength of local opposition. Furthermore, the proposed buffer width (SB14) for the Green Ring at the wildlife corridor already conflicts with the latest guidance from Natural England.

PLAN F: Concept Plan of the Green Ring north of Main Road



This plan, limited as it is, does show the Southbourne Village Centre on Main Road around the junction with Stein Road. We believe that this is a reasonable location for the village centre as St John's Church, Infant and Junior schools, grocers, hair dressers, chemist, undertakers, doctors, public house, a recently opened pet shop and station are all within a few hundred metres. This appears to contradict other aspects of the plan which in an indicative Master Plan seek to build the Hub of the village at the Cooks Lane, Priors Leaze Lane, Inlands Road Junction some 800+ metres from the 'centre'.

Policy SB25: Education

We strongly object to the deletion of para 4.62 from the above policy, and ask why this is.

This paragraph relates to the land west of Bourne College and states (or stated) in terms of community expansion 'the policy (CDC LP) also requires that there is no better location with the settlement boundary for this purpose, which is the case in this parish'.

In our view the final sentence above perfectly summarises why the 2019-2037 SPNPR is so deeply flawed.

In conclusion we believe that these amendments are confused and confusing and question their contribution to the SPNPR.