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**From:** Alison Young <alison.young@turley.co.uk>  
**Sent:** 02 December 2021 15:48  
**To:** Neighbourhood Planning  
**Cc:** Aaron Wright  
**Subject:** Southbourne Neighbourhood Review Plan Examiner's consultation  
**Attachments:** Southbourne Neighbourhood Plan Representations Dec 2021.pdf

Dear Sir / Madam

Please find attached representations to the Southbourne Neighbourhood Plan Review Examiner's Consultation, made on behalf of our client Bloor Homes.

I would be grateful if you could confirm receipt.

Kind regards

Alison

**Alison Young**  
Senior Planner

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2 December 2021  
**Delivered by email**

Neighbourhood Planning  
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Ref: BLOS3029

Dear Sir / Madam

## **SOUTHBOURNE NEIGHBOURHOOD PLAN REVIEW 2019-37**

### **REPRESENTATIONS TO PROPOSED AMENDMENTS TO THE PLAN**

Thank you for consulting us on the proposed amendments to the Southbourne Neighbourhood Plan Review. We note that this consultation relates only to proposed amendments to the submitted plan, which involve the incorporation of Policies 2, 3 and 8 and their supporting text from the earlier 'made' Neighbourhood Plan. Previously these policies were set out in Appendix A of the submitted plan, but it is now proposed to incorporate them into the main body of the plan.

We previously submitted comments on behalf of our client, Bloor Homes, to the Regulation 16 consultation in June 2021, where we set out our client's interest in the land north of Cooks Lane. For clarity, our previous comments remain relevant and are not repeated in these representations.

The site benefits from outline planning permission for 199 dwellings with all matters reserved except for access (planning application reference SB/18/03145/OUT). Bloor Homes received pre-application advice from Chichester District Council in relation to a detailed proposal for this site in July 2021 and intend to submit a reserved matters application in December 2021.

Bloor Homes support the Neighbourhood Plan Review (NPR), in particular the identification of the site east of Southbourne to accommodate 1,250 dwellings and the long-term aspiration to deliver the Green Ring. Bloor Homes' emerging development proposal seeks to deliver part of the green ring through provision of public open space and a landscape buffer along the site's eastern boundary as established under the outline planning permission. For this reason, we have no objection to the principle of including Policy 3: The Green Ring within the NPR in so far as it relates to the principles established under the outline. However, the incorporation of the policy and its supporting text as currently drafted will result in policy not being fully aligned with the outline permission, related conditions and planning obligations for land north of Cooks Lane.

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Specifically in relation to the current proposed amendments, the supporting text for Policy 3 sets out that *“The layout and location of the green infrastructure assets and features within Land East of Southbourne defined by policy SB2 will be derived from a detailed masterplanning exercise, informed by the Masterplan Briefing Report included in Appendix A.”* Our previous representations set out the importance of recognising the outline permission with its related conditions and obligations, and therefore the reduction in the scope of subsequent approvals of reserved matters to address matters, such as a comprehensive masterplan. Given Chichester District Council has included this site within its five year supply of deliverable housing sites, it is important that land north of Cooks Lane is able to be brought forward expediently and not delayed by unnecessary requirements such as a comprehensive masterplan.

Furthermore, we note the insertion of ‘a community hub’ into policy 3, which is to be delivered as part of the Green Ring. There is no obligation or condition in our client’s outline permission that requires the development to provide towards a community hub.

Bloor Homes are keen and able to deliver their consented scheme within the next five year period, making an important contribution to the supply of market and affordable housing within the district, and will continue to work with Chichester District Council, the Parish Council and the local community to deliver a high quality scheme which facilitates delivery of the Green Ring, insofar as it relates to land north of Cooks Lane.

Yours sincerely

Alison Young  
**Senior Planner**

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