

Southbourne Parish Neighbourhood Plan

Submission Modified Plan 2014-2029

CONSULTATION STATEMENT

Strategy, Records and Evidence

PREPARED BY

SOUTHBOURNE PARISH COUNCIL AND

THE NEIGHBOURHOOD PLAN STEERING GROUP

JANUARY 2023



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CONSULTATION STATEMENT

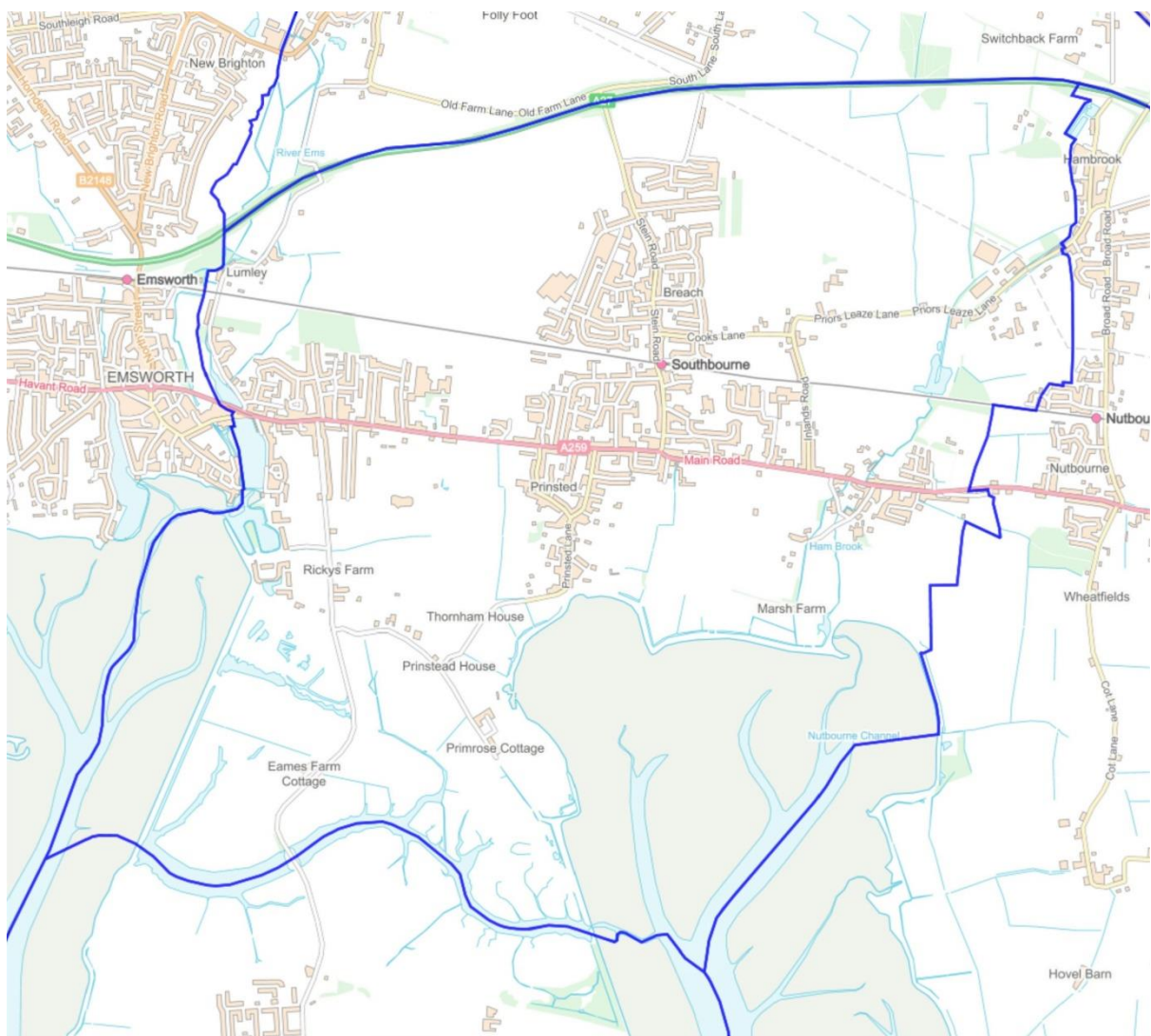
To: Chichester District Council (CDC) (Local Planning Authority)

From: Southbourne Parish Council (SPC) (Qualifying Body)

Neighbourhood Development Plan Title: Southbourne Parish Neighbourhood Plan (Pre-Submission Modified Plan) 2014-2029

This document relates to Southbourne Parish Council (SPC) in West Sussex. The designated boundary of the Parish is indicated on the plan below.

1.0 INTRODUCTION



Map - Parish Boundary

1.1 The Parish of Southbourne is within West Sussex and forms part of the Chichester District administrative area. It comprises six settlement areas: Hermitage, Lumley, Nutbourne West, Prinsted, Southbourne and Thornham.

1.2 Consultation Statement

1.3 This Consultation Statement has been prepared with the aim of fulfilling the legal obligations of the Neighbourhood Planning Regulations 2012, as set out below under “legislative basis”. Consultation with local residents, as well as local community and statutory bodies, has been undertaken by Southbourne Parish Council (SPC) together with the Neighbourhood Plan Steering Group (NPSG) as required by the legislation.

1.4 Legislative Basis

1.5 Planning legislation requires publicity and consultation to take place on all emerging neighbourhood plans. This tends to be late-stage consultation, for example consulting on the draft plan prior to submission. However, early stage informal community consultation and engagement is also required, from the earliest stages of the plan-making process. This helps to demonstrate that there has been a rigorous programme of community and stakeholder engagement throughout the process.

1.6 Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations states that a “consultation statement” means a document which:

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;

(b) explains how they were consulted;

(c) summarises the main issues and concerns raised by the persons consulted; and

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.7 The consultation statement should demonstrate that there has been proper consultation and that representations have been taken into account.

1.8 Background

1.9 The Southbourne Parish Neighbourhood Plan 2014-2029 (SPNP1) was adopted by Chichester District Council (CDC) in December 2015, the Parish Council having worked extensively with the community during its preparation.

1.10 The Parish Council continued to represent the views of residents by responding on their behalf to consultations from the County and District Councils. It aimed to influence emerging

local planning policies as well as advising on local planning applications and infrastructure development proposals in order to benefit the local community.

1.11 The Chichester Local Plan (Key Policies 2014-2029) was approved in July 2015 but CDC was committed to an early review to be completed within five years. This began almost immediately with the first stage of public consultation being undertaken by CDC in June 2017. Southbourne Parish Council became aware that its Neighbourhood Plan would require review to bring it into line with the strategic requirements of the emerging Local Plan review.

1.12 As a result, work on the Southbourne Parish Neighbourhood Plan Review (SPNP2) was initiated in March 2018 and undertaken with the help of the Neighbourhood Plan Steering Group (NPSG). In April 2018 SPC appointed oneill homer as their Planning Consultants. Pre-Submission (Regulation 14) Consultation was undertaken between August and October 2020 after which the responses were analysed and, where appropriate, changes were made to the Plan. Overall there was considerable support for the detailed policies included in the Plan. SPNP2 was submitted to CDC in March 2021 for Regulation 16 Consultation and this was successfully completed in June 2021. The independent Examiner was appointed in November 2021 and following a public hearing held on-line on 14 January 2022 completed his report to CDC in March 2022. His recommendation was that SPNP2 should not progress to the Referendum Stage because it was too much in advance of the adoption of the Local Plan Review.

1.13 At the SPC Meeting held on 13 April 2022 it was decided that SPNP2 should be withdrawn and a joint statement from SPC and CDC explaining the circumstances was issued on 14 April 2022 (Appendix 1). SPC was determined that all the hard work invested in the preparation of SPNP2 should not be wasted and it was committed to finding the best way of protecting the Parish from speculative and inappropriate development in the interim period until the Local Plan comes to fruition. The policies of SPNP2 were not considered by the Examiner but had been widely supported by Southbourne residents.

1.14 As things stand SPNP1 carries little “weight” in the Planning System. However, Government Policy allows a new neighbourhood plan to carry stand-alone weight for two years. So by reviewing SPNP1 SPC aims to provide the parish with some protection as well as influence over the shape and nature of future development in Southbourne.

1.15 It is important to note that the 350 dwellings allocated in SPNP1 have been completed. In addition, over 40 are nearing completion at Breach Avenue and Wayside. Another site at Cooks Lane (199 units) has planning permission but development has not begun and therefore this site is shown as an allocation in SPNP3. In total, some 250 units have been permitted over and above the total provided in SPNP1 and therefore no further housing allocations are made in SPNP3. However, the plan does retain the new (non-housing allocation) policies worked up for SPNP2.

1.16 Organisation

1.17 The Neighbourhood Plan Steering Group (NPSG) comprises 22 members. It includes all Parish Councillors (currently ten), one of whom is also a local District Councillor, the other local District Councillor, the local County Councillor and ten volunteer residents. An Implementation Group consisting of seven Steering Group members was established to implement actions agreed by the Steering Group.

1.18 The SPC Planning Committee has a standing Agenda item for updates and recommendations on the Neighbourhood Plan from the NPSG. The Minutes of the SPC Planning Committee are available on the SPC website and notice boards.

2.0 STRATEGY

2.1 Communications and Consultations

2.2 A key principle that underpins the SPNP Consultation Strategy is that engagement, involvement and consultation should be demonstrably as representative as possible of the residents of the whole parish. This means that event times and venues, as well as information sources, should be accessible to reflect the local demographics. Furthermore, at all consultation events a record would be kept of attendees and their postcodes.

2.3 Southbourne Parish consists of six settlement areas and every effort would be made to ensure that residents from all of these were aware that they had a role to play in shaping the future of the parish even if, as is the case with Hermitage and Lumley, some residents associate themselves more closely with Emsworth in Hampshire. In 2013 the Nutbourne settlement was split into two parts and only Nutbourne West is now in Southbourne Parish.

2.4 The Strategy

2.5 A letter (Appendix 2) outlining the reasons for producing SPNP3 and what SPC was asking residents for in terms of support/feedback would be written by the Implementation Group and hand delivered to every household in the parish within the first week of the consultation process. An email address (southbourneneighbourhoodplan@gmail.com) would be established for consultation feedback.

2.6 A poster/flyer (Appendix 3) would be designed by members of the NPSG and copies would be distributed throughout the parish. Information about the consultation process would be published in various issues of the Village Magazine (Appendix 4).

2.7 Since most of the Policies in SPNP3 are largely unchanged from those in SPNP2, which have already been the subject of extensive consultation, it was decided that four Open Meetings/Drop-in Sessions would be held at different days/times/venues in the parish. These would be attended by members of the NPSG who would be available to respond to any

queries from attendees. The only material on display would be the map of Southbourne Parish and each NPSG member would also have prints of the three maps from SPNP3. Attendees would be asked to sign in on arrival (Appendix 5) and they would be encouraged to complete the Support/Don't Support Feedback Form (Appendix 6). NPSG members attending the Drop-in Sessions would be asked to summarise general feedback from their conversations with residents (Appendix 7).

2.8 The complete SPNP3 with supporting evidence would be made available on the SPC website and hard copies of the plan would be available for borrowing from the SPC Office. Reference copies of the plan would also be available to view at Southbourne Library, Southbourne Village Hall, the Bourne Leisure Centre, Mamawu's Café and the Sussex Brewery. The Neighbourhood Plan Facebook page and the SPC Facebook page (launched in 2020) would be used to promote the progress of the Neighbourhood Plan Review. At the time of writing this document the NP Facebook page ([Southbourne Parish Neighbourhood Plan | Facebook](#)) has 534 likes and 588 follows, whereas the PC Facebook page ([Southbourne Parish Council | Facebook](#)) has 575 likes and 693 follows.

Schedule of Evidence

This contains all those documents (listed below) collected and reviewed in the process of preparing the Southbourne Parish Neighbourhood Plan (Pre-Submission Modified Plan) 2014-2029. Most of them have been issued by the government and/or Chichester District Council. These documents are also listed in Appendix B to the Modified Plan.

Please note that many of the links will take you to web pages or documents outside the Southbourne Parish Council website and for which the Parish Council is not responsible.

Supporting Evidence

This contains the documents, the majority having been prepared by the Parish Council, which include the more local issues considered in preparing the Plan policies. They are listed under the Plan Policy numbers. For example, If you would like to look at the evidence relating to the Local Green Spaces (Policy SB16) the evidence to support that policy can be viewed by clicking on the corresponding link (e.g. for Local Green Spaces click on NP3 SB16.EV1 Local Green Spaces).

Evidence supporting the Neighbourhood Plan as a whole | Evidence supporting specific Policies

SPNP2 Consultation Statement Feb 2021

SPNP2 Consultation Statement Feb 2021- This Statement was prepared in relation to the Southbourne Parish Neighbourhood Plan Review 2019 - 2037 (NP2). It shows how a considerable number of the policies included in NP3 have evolved through the consultation process carried out on NP2.

- Policy SB1 Settlement Boundaries >
- Policy SB2 Land North of Cooks Lane >
- Policy SB3 Local Housing Needs >
- Policy SB5 Design and Heritage- Lumley >
- Policy SB6 Design and Heritage- Hermitage >
- Policy SB7 Design and Heritage- Prinsted >
- Policies SB8 Design and Heritage- Nutbourne West >
- Policy SB9 Local Heritage Assets >
- Policy SB10 Employment >
- Policy SB11 Community Facilities >
- Policy SB12 Land For Educational/Recreational Uses >
- Policy SB13 Green and Blue Infrastructure Network >
- Policy SB14 Biodiversity >
- Policy SB15 Trees, woodlands and hedgerows >
- Policy SB18 Local Greenspaces >
- Policy SB21 Sustainable Travel >

Screenshot of SPC Website showing Supporting Evidence page

2.9 Throughout 2022 the Parish Council held monthly drop-in sessions for Southbourne residents to discuss any issues of concern - including the Neighbourhood Plan – with Councillors. These sessions gave residents the opportunity to keep abreast of the Neighbourhood Plan progress.

2.10 Consultation Timeline

13 April 2022: SPC decide to withdraw SPNP2.

10 May 2022: SPC decide (a) to hand back the housing allocation to CDC, and (b) to proceed with SPNP3, an update of SPNP1 incorporating the approved housing sites at Breach Avenue, Wayside and Cooks Lane together with the other policies from SPNP2 all of which had received substantive support.

6 October 2022: SPC Planning Committee agree the recommendation from the NPSG to move SPNP3 to Regulation 14 Consultation.

1 November 2022: Regulation 14 Consultation on SPNP3 begins.

5 November 2022: Drop-in Session 10.30am to 12.30pm at St John’s Church Centre.

14 November 2022: Drop-in Session 4 pm to 6 pm at Bourne Leisure Centre.

26 November 2022: Drop-in Session 12 noon to 2 pm at Age Concern Southbourne.

1 December 2022: Drop-in Session 6 pm to 8 pm at The Sussex Brewery.

16 December 2022: Closure of SPNP3 Regulation 14 Consultation.

3.0 SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN (SPNP3) – PRE-SUBMISSION MODIFIED PLAN 2014-2029

3.1 The consultation period started on 1 November, 2022, and ended on 16 December, 2022, thus lasting just over six weeks.

3.2 Composition

3.3 The Plan consisted of three key documents:

- (i) THE PLAN (SPNP3) – SPNP Pre-Submission Modified Plan 2014-2029 October 2022
- (ii) Sustainability Appraisal (incorporating Strategic Environmental Assessment (July 2022))
- (iii) Habitat Regulations Assessment.

3.4 Supporting Evidence was made available via the Parish Council website. This included a copy of the SPNP2 Consultation Statement for information.

3.5 Purpose

3.6 The purpose of the consultation was threefold:

- To enable residents to have an overview of the whole Plan including supporting evidence, all of which was available on the Parish Council website. For those residents unable to access the Plan online hard copies of the three key documents were available on loan and reference copies were held at five different locations.
- To share the contents of the Plan with residents and organise four drop-in sessions with members of the NPSG available to answer any queries, listen to individual opinions and gather feedback (Appendix 7).
- To comply with the requirements of Regulation 14 consultation including contacting both Statutory and Community Consultees (lists given in Appendices 8 and 9 and for e-mail see Appendix 10).

3.7 Promotion

3.8 Promotion of the SPNP Pre-Submission Modified Plan October 2022 consultation entailed the following:

- Posters
- Letter from the Chairs of SPC and NPSG hand delivered to every residence in the Parish (Appendix 2)
- Information on the SPC website
- Information on the SPC and Neighbourhood Plan Facebook Pages
- Items in the Village Magazine
- Four Drop-in Sessions

3.9 Contact with Local Green Space (LGS) and Local Heritage Asset (LHA) Property Owners

3.10 In SPNP2 properties were proposed for designation as Local Green Spaces and Local Heritage Assets. Although the properties with LGS/LHA designation in SPNP3 are the same as those included in SPNP2 CDC recommended that the property owners should be contacted again. The LGS owners were e-mailed on 7 November 2022 and letters to the LHA owners were mailed (First Class) on the same day (Appendices 11 and 12).

3.11 Drop-in Session Attendances (Appendix 13)

3.12 The total number of signed-in attendees at the four drop-in sessions was 134 and the number of written responses submitted at the drop-in sessions was 92. Of the responses received 93% (86) supported SPNP3 and 7% (6) objected.

3.13 The local residents who signed in provided post codes making it possible to identify which part of the parish they live in. A reasonably good geographical spread was obtained in relation to the size of the settlements. The majority of attendees (46%) lived in Southbourne but residents from Hermitage (20%), Nutbourne West (13%) and Prinsted (10%) were well represented.

3.14 The written responses received at the drop-ins were also mainly from Southbourne residents (46%) but Prinsted (15%), Hermitage (14%) and Nutbourne West (12%) all made significant contributions to the feedback.



Amanda Tait, Sue Talbot, Jonathan Brown and David James after the last drop-in session

4.0 ANALYSIS OF RESPONSES

4.1 A total of 128 responses were received. These included 112 from residents, six from developers, nine from statutory consultees and one from a local community organisation.

4.2 All the comments received were considered in detail to decide whether or not changes to the Plan needed to be made. The majority of the local residents' comments were submitted on the forms available at the drop-in sessions (92). While brief, having been written at the sessions, they were sufficient to give a reliable guide to the views of those attending. Their content is summarised in Appendix 13. A further 20 local residents submitted generally more lengthy e-mails or letters to the Parish Council, some of which were quite detailed. These are summarised in Appendix 14. Age Concern Southbourne and District was the only community organisation that responded (Appendix 14).

4.3 The most significant elements in the responses received from developers and statutory consultees are considered in Appendix 15, and a number of other suggested minor modifications to the text have been addressed in finalising the Plan document.

4.4 Analysis of Drop-in Session Responses (Appendix 13)

4.5 Although the residents who responded came from different parts of the parish, the issues raised were remarkably similar. This was reinforced by the discussions at the drop-ins and the concerns expressed to the parish councillors and volunteers attending. These discussions were not formally recorded (summaries are set out in Appendix 7) but all the parish representatives were left in no doubt that the overwhelming concern was the lack of infrastructure to support both existing residents and the new homes already being built. These concerns are borne out in the written responses submitted, which are generally brief having been written at the drop-ins, but to the point.

4.6 There were particular concerns about the difficulties in getting appointments at the local doctors' surgery, the contamination of Chichester Harbour by sewage discharges, increasing traffic and poor road maintenance, and the ability of schools to cope. The pressure on the local natural environment, wildlife and climate change were also issues.

4.7 There was a serious level of discontent with housing development being permitted without any cohesive planning to provide accompanying services and protect the environment. Many residents considered that infrastructure should be provided **before** more housing is permitted. The SPC representatives explained that these matters are not within the control of the Parish Council, but residents feel that they are not being listened to by those local authorities and government bodies that are in a position to act.

4.8 Few residents were opposed to any further development in principle and, while not welcoming more housing, they generally accept that more housing may be needed. They consider that the problem lies in not having properly drawn up plans to provide accompanying essential facilities at the right time, and which deal with the supply of housing for those in need and which protect the quality of the local natural environment. Some 51% of respondents expressed this concern in one form or another, with a further 20% specifically putting the lack of infrastructure as their main concern.

4.9 The 86 responses (93%) supporting the Neighbourhood Plan clearly expressed the hope that the Plan might bring more order to the current situation and prevent speculative development making the current situation worse.

4.10 Analysis of E-mail/Letter Responses (Appendix 14)

4.11 Of the 21 responses received by individual letter or e-mail 18 relate to the Plan as a whole, two to Local Heritage Assets and one to a Local Green Space designation.

4.12 In summary, ten respondents expressed support for the policies in the Plan, including Age Concern Southbourne (the only community organisation to respond). Two of these raised supplementary questions (one about a local campsite and one seeking clarification about the green network). A further respondent (a local resident and practising town planner) while

suggesting a number of changes to clarify some policies, supported the overall approach being taken in the Plan and considered that it complies with the NPPF and meets the Basic Conditions requirements.

4.13 The responses from six residents have been classified as “comments” because they did not specifically address the Plan proposals. Three of these opposed further development in principle (even though the Plan is not proposing more housing beyond that already approved) and a further resident acknowledged reluctant local acceptance of more development, but considered large scale development unsustainable due to inadequate infrastructure. One provided a comprehensive list of important factors to be taken into account in drawing up plans and dealing with planning applications, which has been noted. A further respondent raised concerns about failures to implement planning conditions on a local development site, and these are receiving attention.

4.14 Two objections to the Plan policies were received. One acknowledged the amount of work done but considered the process “toothless”, and a second considered the policy on Wildlife Corridors requires changing to incorporate the latest guidance from Natural England and the Levelling Up Bill.

4.15 Proposed Local Heritage Assets (LHA)

4.16 Individual letters/e-mails were sent to all owners/properties proposed for designation as LHAs in the Plan (Appendix 11) . This was in addition to the general notification letter delivered to all households in the parish by the Parish Council. E-mails were received from the owners of two of the properties affected (No. 5 - The Forge, Main Road and No. 10 - Padwick House and Villas, Main Road) asking what the implications of designation might be. The Parish Council sent detailed replies and no objections have been lodged. This correspondence has been recorded as “comments” on the Plan.

4.17 Proposed Local Green Spaces (LGS)

4.18 Similarly, individual letters/e-mails were sent to all owners/properties proposed for designation as LGSs in the Plan (Appendix 12). This was in addition to the general notification letter delivered to all households in the parish by the Parish Council. Objections have been received to six of the designations, five from developers (as set out in Appendix 15) and one from a local resident/owner. All are addressed together as follows for clarity.

4.19 The Church Commissioners have objected to the proposed designations at the “Memorial stand (clump) of beech trees in field west of Stein Road (LGS No.7)”, at Parham Place (LGS No.6) and Southbourne Fields (LGS No.4). In summary, they consider the Memorial stand of trees is already sufficiently protected by a Tree Preservation Order nor does the designation comply with NPPF §102. They consider that designations at Parham Place and Southbourne Fields could compromise vehicular access from the A259 connecting northwards to future development should it be decided to expand on their land to the northwest of

Southbourne village. The Parish Council does not accept the points raised in connection with the Memorial clump or Southbourne Fields. However, it is expected that the reviewed Local Plan will include provision for new development at Southbourne but it is not known how much or where this might be. Without prejudice and in view of the uncertainty, the Parish Council considers it sensible not to compromise at this stage any options that may come forward. Therefore, it is proposed to withdraw the designated Local Green Space at Parham Place (No. 6).

4.20 Pallant Homes has objected to the proposed LGS at Meadow View (LGS No. 5) and West Sussex County Council, as landowner, to the proposed LGS at “Land west of western arm of Prinsted Lane (LGS No. 17)” on the basis that they do not meet the criteria. These objections are addressed in Appendix 15 and it is concluded that the tests of NPPF §102 are met.

4.21 An objection has been received to the designation of “Field south west of Prinsted Foreshore, south of lane (LGS No. 15) by the owner. He considers that the field is already sufficiently protected by existing designations, queries the reasoning behind this further designation and confirms that he has no intentions to change the use, sell or construct anything on the site. These points have been considered and for the reasons set out in Appendix 15 it has been decided to retain the proposed designation.

4.22 Changes Made to the Plan

4.22 The following changes have been made to the Pre-Submission Plan mainly as a result of the response received from CDC. Brief summaries of the reasons for agreeing the recommended changes are included.

4.23 Policy SB1 Development Within and Outside the Settlement Boundaries: SB1 A – Amend policy to include reference to the setting, form and character of each Settlement and to include a requirement for good accessibility to local services and facilities; reference to actual or perceived coalescence deleted. (CDC). - Agreed clause two is confusing, and reference to gaps is beyond the remit of the Neighbourhood Plan.

4.24 Policy SB3 Local Housing Needs: Amend policy and paragraph 5.18 to include reference to First Homes and homes for social rent: and to include the requirement for evidence of “need” in relation to self build and custom build housing. (Up-date and CDC) – Clarification agreed.

4.25 Policy SB4 Design in Southbourne Parish: SB4 A – Amend policy to include reference to layout and character. SB4 C – Amend to propose buildings over two storeys will be resisted if they would be visible from either Chichester Harbour and the coastal path, or from the South Downs National Park. (CDC) - Agreed to protect important views.

4.26 Policy SB7 Design and Heritage in the Prinsted Conservation Area: Amend policy to delete “sustain” and substitute “preserve”. (CDC) - Agreed as complies with wording in Planning Act 1990.

4.27 Policy SB10 Employment Land and text paragraph 5.47: Include reference to CLPKP (2015) in order to protect employment uses. (CDC) – Agreed as strengthens policy.

4.28 Policy SB11 Community Facilities and Local Shops: Include reference in para 5.53 to CLPKP Appendix E – marketing (CDC) - Agreed as strengthens policy.

4.29 Policy SB12 Land for Expanding Education and Recreational Uses: Amend policy to strengthen retention of land for educational use, and to clarify (in a new clause 5 and amended paragraph 5.56) what is required to “Provide evidence that the development will not result in adverse effects on the integrity of the Chichester and Langstone Harbours SPA / Ramsar regarding the loss of functionally linked habitat.” (CDC) - Agreed that clarification strengthens the policy.

4.30 Policy SB13 Green and Blue Infrastructure Network: SB13 A and paragraph 5.61 Amend to clarify that not all components of the green and blue network are shown on the policies maps, and that the route of the Green Ring as shown in the Plan is indicative (CDC and Respondent No. 11 Appendix 14) - Agreed as it enables additional evidence to be presented by the Parish Council as appropriate.

4.31 Policy SB15 Trees, Woodland and Hedgerows: SB15 B Amend to explain mitigation for loss of trees. (CDC) - Agreed as some flexibility required.

4.32 Policy SB16 Local Green Spaces: Amend list of proposed sites and Policies Map Inset 1 to delete the proposed Local Green Space No. 6 at Parham Place. (Church Commissioners for England) - Agreed so as not to prejudice options for future development in Southbourne village.

4.33 Policy SB 17 Achieving Dark Skies: Amend policy to delete the requirement to submit proposals to prevent light pollution with all planning applications. (CDC) – Amendment provides flexibility.

4.34 Policy SB19 Zero Carbon Buildings: Amend policy SB 19 B and C and supporting paragraphs 5.94 and 5.95 to clarify that “Passivhaus” standards rather than Passivhaus buildings required and clarify intentions of policy (CDC) - Need for flexibility agreed.

4.35 Policy SB20 Water Infrastructure and Flood Risk: Amend policy SB20 to include reference to interim solutions (CDC) - Agreed to allow flexibility.

4.36 Policy SB21 Sustainable Travel: Amend to include reference to the Sustainable Accessibility and Mobility Framework. (CDC) - Agreed update.

4.37 Policies Map Inset 1 and Policies Map Inset 2: Indicate the Area of Outstanding Natural Beauty (AONB) on the Policy Maps (Chichester Harbour Conservancy) - Agreed in order to identify AONB area and acknowledge its importance. Policy Maps Inset 1 and 2 amended accordingly.

5.0 CONCLUSION

5.1 Southbourne Parish Council and the Neighbourhood Plan Steering Group, as well as other volunteer residents, have been fully involved in the process of informing and consulting in order to prepare this Modification of the Neighbourhood Plan.

5.2 It is important to note that the majority of the policies in SPNP3 were drafted with the help of the local community during the preparation of SPNP2 when consultation was undertaken at a number of stages throughout the process. The vision, objectives and policies set out in SPNP2 have been refreshed and updated in SPNP3, but the overarching principles embodied in the plan remain the same. These include policies to provide for local housing need where possible; to protect and promote the network of green and blue infrastructure in the parish (the Green Ring; Biodiversity/Wildlife Corridors, Trees, Woodland and Hedgerows; Water Infrastructure and Dark Skies); to support community facilities, local shops and local employment; to promote good design and protect local heritage; and to look to a future “zero carbon ready by design”. No objections have been submitted by the community to these policies in SPNP3 and it is safe to say that they are not controversial.

5.3 The main community concerns relate to failing infrastructure, the granting of planning permissions on unallocated land and the continuing pressure evidenced by the submission of further major planning applications. SPNP3 does not propose additional housing, often the matter of most concern in neighbourhood plans, and a fair measure of support might be expected. In fact, 86% of local residents responding did indeed support the plan. What is perhaps surprising is that many of the responses were not particularly anti-development in principle, but they expressed the need for **properly planned** development which must include the **infrastructure** required to serve the local population.

5.4 SPNP3 has been shown to enjoy overwhelming support from those members of the local community who responded, and further support will be sought at the referendum stage. The SPNP Submission Modified Plan 2014 – 2029 provided to Chichester District Council for the Regulation 16 Consultation accurately reflects the wishes of Southbourne residents and this Consultation Statement shows that it is a plan which has been driven by the community for the community.

Appendices

Appendix 1

Southbourne Parish Neighbourhood Plan

CDC & SPC Joint Statement on the Examiner's Report and Next Steps

13.04.22

Chichester District Council and Southbourne Parish Council are very disappointed with the outcome of the independent examination of the Southbourne Parish Neighbourhood Plan Review. In summary, the Examiner has recommended that the Southbourne Plan (NP2) should not be progressed to the Referendum Stage "in advance of the adoption of the Local Plan Review".

The District and Parish Councils had been working together for some years to review both the Local and Neighbourhood Plans in parallel, with the Local Plan Review proposing to allocate some 1250 new dwellings to Southbourne Parish and NP2 providing the detail of how the development should evolve through the Masterplanning process. Unfortunately, the Chichester Local Plan Review has been delayed and this means that NP2 moved ahead of the Local Plan in the planning process. There are a number of Neighbourhood Plans elsewhere in the UK that under certain circumstances have been successful in moving ahead of Local Plans, but the Examiner in this case did not support that approach. He said that he has "reached this conclusion and recommendation with great reluctance. I am acutely aware of the very substantial time and effort that all those involved in NP2 have put in to the Plan". Having made his recommendation he considered it neither necessary nor appropriate to examine any other parts of the Plan.

The District and Parish Councils are determined that all the hard work invested in the preparation of Southbourne's extremely detailed Plan should not be wasted, in particular the consultations with local residents. The pandemic made these difficult but the Examiner noted the "extensive lengths" undertaken by the Parish Council to try to engage with the local community.

The Parish Council discussed the situation at its meeting on 12th April and decided that in the circumstances it would withdraw the Neighbourhood Plan from any further consideration by Chichester District Council. There are a number of options that need to be considered to take the work forward, and these require careful investigation over the next few weeks. The Parish Council is committed to finding the best way of protecting the Parish from speculative and inappropriate development during the coming months and looks forward to working with CDC while the Local Plan comes to fruition.

Appendix 2 – Letter about Pre-Submission Plan delivered to all residents



Southbourne Parish Council

The Village Hall
First Avenue, Southbourne
PO10 8HN
Telephone (01243) 373667

Consultation on Southbourne Parish Neighbourhood Plan (Pre-Submission Modified Plan) 2014 to 2029

YOUR OPPORTUNITY TO COMMENT

Consultation Period 1 November to 16 December 2022

Dear Resident,

We are fortunate to live in an area surrounded by the natural beauty of The South Downs National Park to the north and Chichester Harbour to the south, both with special protection against further development. Unfortunately, that limits the land available for new housing and you will be well aware of several proposals by developers to build more houses in Southbourne Parish.

In an attempt to manage these developments, parish councils are encouraged to prepare Neighbourhood Plans which support and expand the provisions of the area-wide Local Plan written by the District Council. In Southbourne Parish, Neighbourhood Plan 1 (NP1) was approved for the years 2014 – 2029. It allocated land for 350 new homes, brought forward a long-term plan for a Green Ring and reserved land for a footbridge and separate road bridge over the railway. Those housing developments are now complete and include Parham Place, Priors Orchard, Southbourne Fields and Meadow View.

However, there is continued pressure for more housing in Southbourne, driven by a central government formula. Chichester District Council (CDC) is working on a new Local Plan (LP) that indicates a requirement for an additional 1250 homes in Southbourne Parish. In 2021 and in anticipation of this, Southbourne Parish Council (SPC) proposed Neighbourhood Plan 2 (NP2) which required Master Planning of this huge expansion and included policies that strengthened the 'Green Ring' and proposed much needed infrastructure (for example the railway bridges and new community facilities). Although we started writing NP2 at the same time as CDC started the new LP, our NP2 was deemed to have progressed too far in advance of the delayed LP and it had to be withdrawn from Examination (the penultimate stage of delivering the plan) earlier this year.

Development has already outpaced the allocations made in NP1 and Southbourne Parish now has very little protection against speculative development. In all likelihood, such development would proceed piecemeal, making little or no contribution toward much needed infrastructure. SPC therefore decided it was imperative to get a new NP in place as soon as practicable. So, we are now seeking your support for Neighbourhood Plan 3 (NP3) as an interim measure to provide some protection against speculative developments and until CDC delivers the new LP with confirmed new housing requirements. In essence, NP3 preserves the policies of NP2 that encouraged environmental protection, the Green Ring and zero carbon development. Crucially though, *it does not allocate any*

more land for development (other than that already approved on appeal north of Cooks Lane), since this would again put it out of step with the LP.

So how would a new NP help? The reason for our vulnerability is CDC's out of date LP. Once a LP is more than five years old, the planning system shifts to provide greater support to speculative planning applications unless a sufficient number of houses are being permitted and built. (The requirement to demonstrate a so-called '5 Year Housing Land Supply'.) When there is a new NP, one less than two years old, that housing land supply requirement drops to 3 years. This is much easier to prove, making it more likely we could resist unplanned development.

Since this is the only viable protection against uncoordinated development that SPC can offer until the new LP is delivered, we decided to press ahead with NP3 as quickly as we could. Before we submit NP3 to CDC we are consulting with you, our residents, for 6 weeks (until Friday 16th December 2022). We need your views on the new Plan (NP3) and ask for your support in moving it forward.

The full NP3 and supporting documents can be found on the SPC website at: <https://southbourne-pc.gov.uk/neighbourhood-plan/> Hard copies will also be available to read at the Parish Council office (in the Village Hall), Southbourne Library, the Bourne Leisure Centre, the Sussex Brewery and Mamawu Cafe. The Parish Council office will also have copies that can be borrowed and returned. We are running four 'Drop-in Sessions' where we will be able to discuss NP3 and answer any questions you may have. These are:

| Day | Date | | Time | Location |
|----------|--------|--|-----------------|-----------------------|
| Saturday | 5 Nov | | 10.30am-12.30pm | St John's Church |
| Monday | 14 Nov | | 4pm-6pm | Bourne Leisure Centre |
| Saturday | 26 Nov | | 12pm-2pm | Age Concern |
| Thursday | 1 Dec | | 6pm-8pm | Sussex Brewery |

We hope as many of you as possible will come to one of these sessions so that we can answer any questions you may have and most importantly, get your feedback and opinions. Comments can also be sent by e-mail to SouthbourneNeighbourhoodPlan@gmail.com. This is a plan for your parish so we need your opinions NOW. After the 6 week consultation period, all comments will be carefully considered and taken into account in finalising the NP before it is forwarded to CDC for the next step in the process.

THANK YOU and PLEASE DO GET IN TOUCH either by e-mail or at one of the drop-in sessions.

Lyn Hicks

Chair, Southbourne Parish Council

Jonathan Brown

Chair, Southbourne Parish Neighbourhood Plan Steering Group

SOUTHBOURNE PARISH COUNCIL INVITES YOU TO THE NEIGHBOURHOOD PLAN OPEN MEETINGS

Join the parish council and members of the Neighbourhood Plan steering group to find out more about the neighbourhood plan review consultation



WHERE?

5 NOV 10.30AM - 12.30PM
AT ST JOHNS CHURCH

14 NOV 4 PM - 6 PM AT
BOURNE LEISURE CENTRE

26 NOV 12 PM - 2 PM AT
AGE CONCERN

1 DEC 6 PM - 8 PM AT THE
SUSSEX BREWERY



WHY?

The Parish Council is consulting on a review of the Southbourne Parish Neighbourhood Plan.

An updated plan, will give the community 2 years of extra protection and influence, until a new Local Plan from Chichester District Council comes into force.

Follow us on facebook @ Southbourne Parish Council - West Sussex

Appendix 4 – Village Magazine articles

September 2022 Village Magazine:

Southbourne Neighbourhood Plan Update

Work continues on the latest version of the Southbourne Neighbourhood Plan. This version leaves new housing allocations to Chichester District Council but it should help with achieving environmental aims, among others. Consultation with residents should start after the summer so please keep your eye out for posters, flyers and announcements on our website and Facebook pages for details of drop-in sessions.

November 2022 Village Magazine:

Neighbourhood Plan Consultation

The latest version of the Southbourne Parish Neighbourhood Plan (SPNP3) will be available (on the PC website or as hard copies) for consideration by all our residents from the end of October for about six weeks. During this time we are hoping to hold four drop-in sessions in various locations so please keep your eyes out for flyers/posters, website notes and Facebook posts to find a gathering near you. We need your support for this initiative which will help shape the future development of our parish. Please do let us have your thoughts, ideally at one of the drop-in sessions so that we can discuss and fully understand your views, or by e-mail or post if you prefer.

December 2022 Village Magazine:

Community's views sought on Modified Neighbourhood Plan for Southbourne Parish Council - Public Consultation ends 16 December 2022 at 5pm

Southbourne Parish Council published its 'Southbourne Parish Neighbourhood Plan (Pre-Submission Modified Plan) 2014 to 2029' for Regulation 14 public consultation on 1st November 2022. It seeks to update the original Plan, made in 2015, recognising that the development proposed then has now been completed.

This refreshed Plan (SPNP3) does not allocate any more land for development, other than that already approved on appeal north of Cooks Lane, since this would put it out of step with the current (delayed) Local Plan for Chichester District. It takes an alternative approach to that proposed by the 2021/2022 attempt at updating the Plan – one which sought to make large-scale housing allocations in line with the emerging Local Plan Review – which was withdrawn earlier this year.

The Chair of the Neighbourhood Plan Steering Group, Jonathan Brown, said “we are seeking residents’ support for this Modified Neighbourhood Plan as an interim measure to provide some protection against speculative developments and until Chichester District Council (CDC) delivers the new Local Plan with confirmed new housing requirements. In essence, this update focuses upon policies that encourage environmental protection, the Green Ring and zero carbon development.”

The Chair of the Parish Council, Lyn Hicks, said "this is the only viable protection against piecemeal development that Southbourne Parish Council can offer until the new CDC Local Plan is delivered. We need residents' views on our updated Neighbourhood Plan."

Once the consultation ends, the Plan will be amended to reflect residents' views before it is submitted to CDC. Following a further consultation by CDC and an independent examination, it is anticipated the SPNP3 will be put to a Parish referendum some time in 2023.

All residents of Southbourne Parish, West Sussex, are encouraged to send their views on SPNP3 by 5pm on Friday 16th December 2022. The Plan and its supporting evidence can be found on the SPC website at: <https://southbourne-pc.gov.uk/neighbourhood-plan/>. Hard copies of the Plan are also available to read at the Parish Council office (in the Village Hall), Southbourne Library, the Bourne Leisure Centre, the Sussex Brewery and Mamawu Cafe. The Parish Council office also has copies that can be borrowed and returned.

There will be two more 'Drop-in Sessions' where Councillors and volunteers will be able to discuss the Plan and answer any questions residents may have. These will be held:

| Day | Date | Time | Location |
|----------|-------------|------------------|-----------------------|
| Saturday | 26 November | 12.00 noon -2 pm | Age Concern, New Road |
| Thursday | 1 December | 6 pm-8 pm | Sussex Brewery |

Comments can be posted to the Parish Council office or e-mailed to SouthbourneNeighbourhoodPlan@gmail.com. This is a plan for your parish so we need your opinions NOW.



Jonathan Brown and residents at the first drop-in session

Appendix 5 – Sign-in form

| Name | Postcode | How did you find out about this meeting? |
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To review Southbourne Parish Council GDPR Policy go to: <https://southbourne-pc.gov.uk/wp-content/uploads/2022/07/SPC-DataProtectionPolicy-2019.pdf>

Appendix 6 – Support/don't support form



Southbourne Parish Council
The Village Hall
First Avenue, Southbourne
PO10 8HN
Telephone (01243) 373667

Southbourne Parish Neighbourhood Plan Pre-Submission Modified Plan 2014 – 2029 Consultation (Regulation 14) from 1 November to 16 December 2022

Yes, I support the Plan because

No, I do not support the Plan because

If you need more space please continue on reverse.

Name: _____ Post code: _____

Appendix 7 – Summary of NPSG members’ feedback from drop-in sessions

Drop-in Session 1

SPNP3 Consultation Drop-in 5 November 2022 at St John’s Centre

I had some very nice conversations (bar one) with local residents who live in various parts of the village. Most of them are walkers and cyclists and interested in the local wildlife and environment and appreciate what we are trying to do and most of them will back us. One couple who live by the A259 explained that to cross this road they have to walk up to the one pedestrian crossing we have and requested we try and get another one, say midway between this one and the other one near Thorney Road. It would help them and all the other elderly people cross the A259 safely.

I had other residents complaining that Cooks Lane will become very busy and dangerous whilst the 199 permitted homes are being built and after completion. Particularly with the hedgerows limiting the width of the roads Cooks Lane and Inlands Road will become very busy. I had to inform them of Four Acres as well which surprised them. My near neighbour who complained about the parking in New Road and surrounding roads. asked if the Junior and Infant Schools will be moved nearer to Bourne Community College. (RT)

The conversations I had were about masterplanning (and why we're not doing that in the new NP), the process (how we got to where we are), and specific sites. There were also conversations about the amount of development and lack of infrastructure provision. (JB)

A resident from the residential caravan site at Nutbourne was concerned over the possibility of development at an adjoining site in Nutbourne. He was not really interested in the NP although he was aware of the new development at Meadow View.

I spoke to a lady who was very supportive of the NP especially wildlife protection. I also spoke to a couple from Prinsted whose property is proposed as one of the Local Heritage Assets. They had not received any notification of the LHA in 2020. I explained what the proposal meant and they did not seem opposed to it, as they considered being within the designated Conservation Area and adjacent to a Listed Building was probably more of a constraint to their property anyway. I got the impression that they were well aware of the benefit of retaining the character of their property and would not want to do anything that would damage it. They discussed the housing situation.

Another resident mentioned the difficulty of finding the NP document on the Parish website (which has now been resolved) and was in favour of having a dispersed pattern of housing sites within the Parish rather than a single large designation. I did explain that this decision had now been postponed. She was very supportive of the Wildlife Corridors. (ST)

Drop-in Session 2

SPNP3 Consultation Drop-in 14 November 2022 at Bourne Leisure Centre

I spoke to five residents. The discussion with the first resident revolved around the importance of protecting the biodiversity of our area. He understood what we were trying

to achieve with our Neighbourhood Plan (NP) and said he liked the atmosphere of the village. The second person lives on Farm Lane. She had come to meeting as she was concerned about pollution from Southern Water, the amount of traffic on the A259, safe cycling and concerns over the GP surgery in Southbourne. She is an ex-teacher who is also concerned for her family of four sons and grandchildren. She was very supportive of the NP.

I then spoke to a couple: the wife works at one of the local schools and they live on South Lane. They were concerned about how busy Southbourne had become and the increase in traffic. They were very interested in the traffic calming measures that the Parish Council is looking at putting in place on Stein Road and around the schools. They also showed an interest in protecting the environment and were supportive of the NP.

I then spoke to a resident from Tuppenny Lane who also commented on how busy Southbourne has become, especially on the A259, making it difficult for him and his family to get off their property and onto the road. They have horses and no longer feel safe riding them on the road. He expressed concern about access from the new development at Wayside and said that the post box and wall should have been removed to improve the splay lines. He too was positive about the NP. **(TB)**

A lady who has lived in Park Road for 50+ years had no real questions but felt that parking was a problem around the Park Road/Bourne View area. Another couple, who live in the house at the SW corner of the junction of Cooks Lane and Priors Leaze, had a lot of questions around the basis for NP2 and questioned the need for housing, why in Southbourne and why did NP2 propose so much housing on the east side of the village. They considered the west side much more logical as it could extend the school campus for educational needs and more housing on the west side would not put traffic onto Cooks Lane and affect so many people etc. I explained the history of NP1, NP2 and NP3 and they were supportive of NP3.

A lady and her two sons from Main Road, Hermitage, had a lot of questions mainly on the need for cheaper housing as the two sons were still living at home due to not being able to find anywhere affordable of their own. Her main concern was the sheer increase in traffic on the A259 in the 40 odd years she had been living there. The noise and vibration was becoming intolerable. Unfortunately I couldn't give much hope that this would get any better! They were supportive of NP3.

Next was a young couple who had just moved into Frarydene, Prinsted, and who love the area. They asked a lot of questions about what the NP was trying to achieve and they were supportive of NP3. (They asked if anything in the Plan was likely to affect their intention to extend their property and I said that NP3 did not really go into that detail but planning policies generally would not be a problem provided the plans fitted in with the look of the house and were neighbourly.)

I did make it clear to all that we could not be sure how NP3 would turn out but that the PC was confronted with a choice of doing nothing or at least trying to bring development under a better level of control. Two of the lots of people I spoke to had looked round other major developments in Waterlooville and Whitehouse Farm, Chichester. Both were very impressed by what could be achieved in large-scale developments especially in relation to community facilities and lots of community open space. They would support this

approach being taken in Southbourne. I had to explain that the PC proposed masterplanning was now on the back burner until the Local Plan catches up, assuming that it is not too late. However, it was useful to know that some people can see the benefit of large-scale development sufficient to support community infrastructure. **(ST)**

I didn't get any comments that differed from the first meeting. In summary:

- concerns about the current lack of infrastructure;
- questions about the previous NP - how sites were chosen and what developers were doing in the absence of CDC being able to demonstrate a five year housing supply;
- support for the approach we are taking, i.e. for a stopgap NP that will give us a bit more influence until the Local Plan has caught up with us. **(JB)**

The key points raised by the residents I met were:

- How many more houses can the corridor between A27 to the North and A259 to the South, Chichester to Emsworth accommodate without destroying the natural beauty that characterises this area?
- Infrastructure concerns, in particular:
 - waste water management and raw sewage discharges;
 - additional traffic when A27/A259 are both already busy ("the A259 will be just like it was before the A27 dual carriageway was built");
 - schools already full to capacity and doctors already unavailable.
- No really negative responses to the plan - some reserving position until having read the plan in full - concern as to what CDC will do with allocation numbers and the location of development not given in NP. **(DK)**

Drop-in Session 3

SPNP3 Consultation Drop-in 26 November 2022 at Age Concern Southbourne, New Road

A Prinsted resident had many concerns over housing and infrastructure. He questioned the purpose of the Neighbourhood Plan (NP) and considered that it would not be useful. He also thought that the demonstration over Southern Water and harbour pollution was pointless. Another NPSG member joined the conversation and suggested that criticism should be constructive to be of value. He added that he did not like the original Neighbourhood Plan, which was why he had decided to become involved with the NPSG.

A resident of Manor Gardens wanted to read the NP and while he had no questions, commented on the fact that it was written in legal language. I responded that it has to be written in this way to ensure that it would not be rejected. A resident from Inlands Road had a lot of concerns about transport connectivity, especially for cyclists.

Another Inlands Road resident was concerned that the proposed development at Harris Scrapyard would have poor visibility onto the A259, and also spoke about a communication between Metis and Network Rail where the latter had rejected their planning proposals as it has not included a safe crossing over the railway line. She also spoke about the lack of a drop pavement and safe pathway for people with pushchairs down Inlands Road; and that there was not enough streetlighting. **(TB)**

Nearly all the people I met were appreciative of what the Parish Council is attempting to do but the overwhelming cry, particularly from the recent arrivals in the area, was that there isn't enough infrastructure or facilities at present let alone when further new homes are built which would add even more problems. Two people were going to get in touch with Southern Water but one gentleman had done that some weeks ago but has never received a reply.

So the overall feeling I got was that residents appreciate what we are doing and hope we can slow the building of new homes down as much as possible. But it was clearly emphasised by a couple of new residents (separate ones who have only been in Southbourne for two years) that more infrastructure is urgently needed. **(BT)**

The first resident I met was a former Steering Group member from SPNP1. The main reason for his attending was that he lives in Breach Avenue and is concerned about how the new Breach Avenue development is turning out. His concerns are:

(a) The poor condition of Breach Avenue road surface and shifting kerb stones due to heavy developers' lorries, and a poorly filled trench along the road - will developers be doing repairs before leaving the site? This is what they have told him.

(b) He says his toilet has surcharged on one occasion and the developers are pumping sewage into the local drainage network at night because he suspects the system cannot accommodate the loading during the day - is this allowed?

(c) Is the Parish Council responsible for the maintenance of Breach Avenue? I thought not.

(d) The development was allowed on appeal subject to "suitable vehicular access". He thought that Rydon had agreed to access through their (Bloor's) site. He thinks that this condition has not been met?

(e) He said that when there was a fire in Breach Avenue the Fire Brigade had to knock on doors asking residents to move their cars because they could not get a fire engine down Breach Avenue. So does the development satisfy Fire and Rescue requirements?

The second person was a resident from Farm Lane (Nutbourne) a relatively recent resident. He asked a lot of questions about SPNP3, housing policies, conservation areas etc. as he knew nothing about SPNP1 or SPNP2. He was supportive of the SPNP3 aims. Next there a resident of some 40 years from Manor Way. While he had heard something vaguely about SPNP1 he knew nothing about the Referendum in 2015. He spent a lot of time reading through the SPNP3 Plan document and got the general drift. He said that there was nothing really to object to because the aims were all so broadly worded and the intentions good. Finally a lady resident had lots of questions about housing and was supportive of SPNP3. **(ST)**

My experience was that for the most part, the questions - and concerns - were the same as those from previous drop-ins, i.e. what was going on, what was/is the housing allocation, what the strategy is, concern about infrastructure, etc. There were quite a lot of people who lived in the roads surrounding the Age Concern building who wanted to talk about the parking, and who were really only interested in the Neighbourhood Plan insomuch as it related to that issue.

I talked about the discussions the Parish Council had had over the years with the School and Southbourne Club to see if some accommodation could be reached (a member of the Club assured me that the Club would not consider changing its position). I talked about how we had, in the early days of SPNP2, tried to deal with this issue by building a new access with a proper turning circle via Priors Orchard but this had been stopped when the school changed their mind over concerns about guarding entrances. The roads will allow this idea to come back should things change. I also talked about how we had attempted to safeguard land on the Seawards site between the Railway Line and Cooks lane for parking to serve the station - not directly to do with the school, but being aware of traffic issues. Finally, I did say that if/when there is large-scale development in Southbourne there will be a new school and it can only go north of the railway. In the meantime, a growing population should - if it makes any difference at all - help by causing the catchment area to shrink meaning it's slightly more likely that children would walk to school. SPNP3 is not really able to do anything to address the issue, but SPC is well aware of the problem!

I did speak to a couple of people who were sad that SPNP2 hadn't gone ahead: they felt that young people needed more housing and were supportive of the strategy SPNP2 pursued. They were sad to hear about the examination and supported what we are doing with SPNP3. **(JB)**

Drop-in Session 4

SPNP3 Consultation Drop-in 1 December 2022 at the Sussex Brewery, Main Road

I spoke to four residents and a Westbourne Parish Councillor. The four residents were supportive and grateful for our efforts. Three of the four were only vaguely aware of the NP history and I took the time to take them through the evolution of the plan and the influence an extant plan has/could have over speculative developments noting that there are no guarantees in the planning system! We touched on wildlife corridors but spent much longer on waste water and water runoff from additional paved areas. All were concerned about infrastructure - doctors, schools, roads etc. One couple were very pleased to note the land earmarked for the expansion of Bourne Community College if/when it becomes necessary and were also pleased to see the aspirations for the Green Ring - I explained that with an extant NP we had a better chance of at least reserving such land for that purpose. I stressed that SPNP3 was primarily designed to delay more housing development planning applications until the CDC new LP is in place when we would likely need to refresh the NP

again so that we could achieve a level of masterplanning and get contributions from developers to address some of the infrastructure shortfalls. I also gave some examples of the aspirations that we had included in SPNP2 and would likely return to once the new LP is published.

The fourth resident was familiar with all three Neighbourhood Plans and wanted to share information he had learned about new single living accommodation being built on Thorney Island. I explained that Thorney Island is MOD land and not strictly part of Southbourne Parish but that we were trying to build closer ties with the family communities on the island. He was supportive of that idea and grateful that we are trying to exercise some influence over new developments.

The Westbourne Councillor promised to send a formal note of support for SPNP3 on behalf of Westbourne PC. **(DJ)**

The issues at stake were understood fairly well by all the people I spoke to, due to them reading the letter delivered to residents. I was only able to speak with five people in total because such a lot of questions were asked. The following points were raised.

A lady (CDC employee) who has just moved into Southbourne Fields from Bedhampton asked a lot of questions about the first NP and the then provision for a bridge over the railway on the west side of Southbourne. Also, the current possibility of development of the field to the west and south of the railway (Hallam) and the possibility of an access through Southbourne Fields which is not an adopted road, which concerned her. I explained the position. She fully understood the housing situation as she had just moved from Havant Borough which is also under pressure and has a huge housing allocation. Generally she is supportive of SPNP3.

A couple who moved into Prinsted a couple of years ago were very concerned about the delay to the Local Plan and asked why the delay had occurred, and how long it would take to get a LP approved for Chichester District (answer probably 2 to 3 years). They were also concerned about poor water quality and Southern Water's practices of discharging into Chichester Harbour. They considered that the Parish had taken a realistic stand with SPNP2, and it was refreshing to see a constructive Parish approach seeking to negotiate positive improvements to accompanying infrastructure rather than the usual blanket opposition to absolutely everything. They were very concerned about/opposed to piecemeal development (as opposed to properly planning out large-scale development) and said small sites should be resisted as they do not provide the infrastructure needed in the Parish and they fully supported SPNP3 for opposing it.

A couple who live on Main Road near Tuppenny Barn and next to Parham Place had a lot of questions about all three SPNPs, but we got through it all. They wanted to know about the possibility of a bridge over the railway. They said that the developer at Parham Place had left the new trees out of the ground so long that they were dead before they were planted - they had reported this to the CDC Tree Officer but nothing had been done to replace them and it looked sad seeing the Green Ring arch surrounded by dead trees. They were also critical that the developer's (Crayfern) Sales Representative had described the site to prospective purchasers as "brown field" which it was not, and said that they would be happy to remove their boundary trees if asked - which they most certainly would not as they like their trees. They were very supportive of the natural environment and wildlife, and both of the two proposed Wildlife Corridors. I think they supported the NP. **(ST)**

Appendix 8 – Statutory Consultees

| name | email |
|--|---|
| David Wilson | david.wilson@thameswater.co.uk |
| Planning Inspectorate | plans.admin@planninginspectorate.gov.uk |
| Andy Taylor, Commercial Planning Manager | andrew.b.taylor@sussex.pnn.police.uk |
| Planning Sussex and Surrey Police | planning@sussex.pnn.police.uk |
| John Smart | john.smart@sse.com |
| Terry Davies | terry.davies@sse.com |
| Network Rail | townplanningsouthern@networkrail.co.uk |
| Simon Clavell-Bate, Head of Estates | s.clavell-bate@nhs.net |
| Kevin Owen | kevin.owen@arun.gov.uk |
| Mr David Hayward, Planning Policy Manager | david.hayward@havant.gov.uk |
| Amy Burbridge | amy.burbridge@homesengland.gov.uk |
| Dr Kate Cole, County Ecologist | kate.cole@eastsussex.gov.uk |
| Local Plan | localplan@arun.gov.uk |
| Surrey County Council, Principal Spatial Planning Officer | planning.consultations@surreycc.gov.uk |
| South Enquiries | south.enquiries@stagecoachbus.com |
| Ms Laura Hutson, Planner | planning.southeast@sportengland.org |
| Ms C Mayall | planning.policy@southernwater.co.uk |
| Water Resources Planner Demand Forecast | wre@southeastwater.co.uk |
| Enquiries South East Coast NHS | enquiries@secamb.nhs.uk |
| Ms Lucy Howard, Planning Policy Manager | lucy.howard@southdowns.gov.uk |
| Mr Paul Wilkinson | contact.cct@orr.gsi.gov.uk |
| Mr Paul Best, Strategic Planner | paul.best@networkrail.co.uk |
| Mr Paul Harwood, Principal Route Planner | paul.harwood@networkrail.co.uk |
| Consultation Team | consultations@naturalengland.org.uk |
| Stakeholder and Networks Officer | consultations@marinemanagement.org.uk |
| Mr John Peel, Chairman | contact@coast2capital.org.uk |
| Mr Mark McLaughlin, Principal Planner | mark.mclaughlin@horsham.gov.uk |
| Mr Paul Shorten, Investment & Regeneration Manager | paul.shorten@hca.gsx.gov.uk |
| Historic England | e-seast@historicengland.org.uk |
| Mr David Bowie | david.bowie@highwaysengland.co.uk |
| Ms Elizabeth Cleaver, Assistant Asset Manager | planningse@highwaysengland.co.uk |
| Cllr David Guest | policy.design@havant.gov.uk |
| Western Sussex Hospitals Trust | communications@wsht.nhs.uk |
| Planning Policy | planning.policy@westsussex.gov.uk |
| Mrs Caroline West, Planning Policy and Infrastructure Team | caroline.west@westsussex.gov.uk |
| Manager | planningpolicy@waverley.gov.uk |
| Mr Graham Parrott, Planning Policy Manager | clerk@tangmere-pc.gov.uk |
| Parish Clerk | planning.policy@adur-worthing.gov.uk |
| Planning Policy Manager | planningssd@environment-agency.gov.uk |
| Mrs Hannah Hyland | localplan@easthants.gov.uk |
| Planning Policy | planning@hants.gov.uk |
| Mr Chris Murray, Strategic Planning Manager | |
| Ms Sarah Hunter, Primary Care Development Business | sarah.hunter10@nhs.net |
| Support Officer | caroline.wood@coastalwestsussex.org.uk |
| Ms Caroline Wood, Director | aerodromes@caa.co.uk |

Dr Richard Austin, AONB Manager
Mr Steve Lawrence, Planning Officer
Mrs Linda Park, Planning Officer
Mr David Wilson, Associate Director Planning
Ms Jayne Crowley
Mr Don Lynn
Paul Harding
Andrew Sidgwick

richard.austin@conservancy.co.uk
planning@conservancy.co.uk
linda@conservancy.co.uk
drwilson@savills.com
jane.crowley@scotiagasnetworks.co.uk
don.cd.lynn@openreach.co.uk
paul.harding@gtrailway.com
andrew.sidgwick@gtrailway.com

Appendix 9 – Community Consultees

| | | |
|---|---|--|
| Emsworth Residents Association | Theo Schofield | chairman.era@outlook.com |
| Bourne Community College | Yvonne Watkins | ywatkins@bourne.org.uk |
| Southbourne Infant School | Mrs Partridge | office@southbourneinfants.co.uk |
| Southbourne Junior School | Mrs Louise Gasser | office@southbourneinfants.co.uk |
| Age Concern Southbourne and District | Robert Hayes | ageconcernsouthbourne@gmail.com |
| Southbourne Men's Shed | The Old School, New Road, Southbourne, PO10 8JX | southbournemensshed@gmail.com |
| Southbourne Bowls & Social Club | | southbourneclubsecretary@gmail.com |
| Emsworth Yacht Harbour | Alison Wakelin | alison@emsworth-marina.co.uk |
| Slipper Mill Pond Preservation Assoc | Jo Greenfield | info@smppa.org.uk |
| Brook Meadow Conservation Group | Colin Brotherston -Chair | colin.bmcg@btinternet.com |
| Peter Pond | David Gattrell | d.gattrell@btinternet.com |
| St. John's Church | | admin@stjohnssouthbourne.com |
| Southbourne Free Church | Marion Arkle | southbournefreechurch@yahoo.com |
| New Life Christian Church | Esther Ellis | esther@nlccuk.org |
| Southbourne Surgery | Darren Nickerson | darren.nickerson@nhs.net |
| Mrs. Darling Veterinary Surgery | Mrs P R Darling | mrsdarlingvet@btconnect.co.uk |
| Priors Leaze Veterinary Centre | Roderick Kynoch | priorsleazevets@hotmail.com |
| Green Roots Nursery Pre-School | Gemma Lawson | hello@green-roots.com |
| Loveders Nursery School | Katrina Morris | admin@loveders.co.uk |
| Little Stars Bourne Pre-School | | littlestars@bourne.org.uk |
| Southbourne Dental Surgery | Dr Jonathan Murphy | 01243 377652 |
| Thornham Marina | | info@thornhammarina.com |
| Bourne Leisure Centre | Sam Golder | samgolder@everyoneactive.com |
| Southbourne WI | Maureen Grummitt | maureen.grummitt@gmail.com |
| Southbourne Village Hall | Chris Bulbeck | info@southbournevillagehall.co.uk |
| Southbourne Library | | southbourne.library@westsussex.gov.uk |
| Southbourne Sea Scouts | Katie Jarvis | tillyandkatie@btinternet.com |
| Westbourne PC | Clare Kennett | clerk@westbourne-pc.gov.uk |
| Chidham and Hambrook PC | Clerk | clerk@chidhamandhambrook-pc.gov.uk |
| Chichester Harbour Trust | John Nelson | admin@chichesterharbourtrust.org.uk |
| Ferndale Residential Care Home | | info@ferndalecare.co.uk |
| Glebe House | Irene Pudduck | Glebehouse.manager@shaw.co.uk |
| Prinsted Care Home | Mel Holly | prinstedmanager@springfieldnursing.co.uk |
| Willow Lodge Care Home | Aimee | aimee@englishoak.eu |
| Thorney Island Community Primary School | Chris Hallam | office@ticps.co.uk |
| Southbourne Farmshop | Ben Bulbeck | southbournefarmshop@outlook.com |
| Southbourne Community Land Trust | David Bangert | Davidbangert1963@icloud.com |
| Tuppenny Barn | Maggie Haynes | maggie@tuppennybarn.co.uk |

Appendix 10 – E-mail to Consultees

Dear Sir/Madam

Southbourne Parish Neighbourhood Plan Pre-Submission Modified Plan 2014 - 2029

Statutory Body and Community Consultation (Regulation 14) from 1 November to 16 December 2022

Southbourne Parish Council has embarked on the process of modifying its Southbourne Parish Neighbourhood Plan 2015 (SPNP 2015) for the whole parish. The period covered by this modification is 2014-2029. Clearly we are already part way through this period now, but there is a need to update it given the pressure from Government to plan and build more housing in the area and the fact that Chichester District Council's Local Plan Review has been delayed. As part of the Neighbourhood Plan modification process the Parish Council is required to bring the proposed updated Plan to the attention of people who live, work or run a business in the parish, as well as any qualifying body that might be affected by the proposed Plan. You/your organisation falls within one of these categories.

The elements of the Plan include:

1. the Southbourne Parish Neighbourhood Plan Pre-Submission Modified Plan 2014 – 2029 which sets out draft policies and proposals for the parish;
2. the Habitats Regulations Assessment (HRA);
3. the Strategic Environment Assessment (SEA) and
4. the Biodiversity Report (produced by the Sussex Biodiversity Centre).

These documents, other related documents and supporting evidence can be viewed on the Parish Council website at

<https://southbourne-pc.gov.uk/neighbourhood-plan/>

We would like to invite you to consider our Pre-Submission Modified Plan and respond with any comments (positive or negative) in writing so that we can take your views into account. If you are unable to access the website you can request a hard copy of the Southbourne Parish Neighbourhood Plan (SPNP) Pre-Submission Modified Plan 2014 - 2029 either by writing to:

The Clerk to the Council
Southbourne Parish Council
The Village Hall
First Avenue
Southbourne
PO10 8HN

or by e-mailing SouthbourneNeighbourhoodPlan@gmail.com.

All responses must be received by **5 p.m. on Friday 16 December 2022**.

Responses received after this time will not be considered.

Depending on the responses received, the Pre-Submission Modified Plan will be revised and sent to Chichester District Council for a technical and legal compliance check. The District Council will consult again after which an Independent Examiner will be appointed to consider and recommend changes as appropriate. The final version of the SPNP will be the subject of a local

referendum. If more than 50% of those voting support the SPNP it will be adopted.

Personal data will be processed in accordance with the General Data Protection Regulations and the Parish Council's [General Privacy Notice](#).

Thank you for your involvement.

Yours sincerely

Sheila Hodgson
Clerk to the Council

Appendix 11 - Letter to Local Heritage Asset Property Owners

Southbourne Parish Council logo and address

Dear Resident,

Southbourne Parish Neighbourhood Plan – Pre-Submission Modified Plan 2014 – 2029

Proposed Designation of Local Heritage Assets

This letter is to draw your attention to the Parish Council proposal to include your property as a Local Heritage Asset in the Neighbourhood Plan. The Plan is the subject of public consultation for the period ending on Friday 16th December 2022 and you are invited to comment.

You may be aware that the first Neighbourhood Plan for Southbourne Parish was approved in 2015 (NP1). A subsequent Review (NP2) was the subject of consultation in 2021 when proposed Local Heritage Assets (a Local Buildings List) were included for the first time. NP2 was withdrawn earlier this year. A third Plan (NP3) is now underway, and it incorporates the same buildings and structures proposed for Local Listing in NP2.

The list has been prepared in accordance with government advice (Neighbourhood Plans Roadmap: Locality 2018 and Historic England, Advice Note 7). It includes buildings and structures considered by the Parish Council to be important in the local context but which are unlikely to be significant enough to receive statutory listing. The Local Buildings List is likely to be a material planning consideration when dealing with planning applications. However, permitted development rights are not affected by a building's inclusion on the Local List so it cannot be used to control or prevent any alterations carried out under these rights.

I enclose a copy of the proposed Policy (SB9) and the details that relate to your property for your information. These can also be found on the Parish Council website with other information relating to Local Heritage Assets (Neighbourhood Plan, Evidence Supporting Specific Policies, Policy SB9 Local Heritage Assets). Hard copies are available for inspection at the Parish Office (Village Hall), Southbourne Library, the Bourne Leisure Centre, the Sussex Brewery and Mamawu Café.

Your views will be taken into account by the Parish Council in completing the first draft of NP3. It is hoped that you will support this proposed designation, but if you do have objections and the Parish Council should still wish to designate your property, there will be further opportunity for you to comment during a second public consultation carried out by the District Council. Ultimately the entire Plan, support and objections will be considered by an independent Examiner who will recommend whether the Plan can proceed to a local Referendum.

I will be pleased to receive your comments, together with anything you may wish to say about the Plan as a whole, either by letter, or by email to SouthbourneNeighbourhoodPlan@gmail.com.

Yours faithfully

Clerk to the Southbourne Parish Council

Appendix 12 - E-mail to Local Green Space Property Owners

Dear Resident,

Southbourne Parish Neighbourhood Plan – Pre-Submission Modified Plan 2014 – 2029

Proposed Designation of Local Green Spaces

-

This letter is to draw your attention to the Southbourne Parish Council proposal to include your property as a Local Green Space in the Modified Neighbourhood Plan currently undergoing community consultation. You may be aware that an extensive consultation was undertaken in 2020 when property owners were given the opportunity to comment, and this is to advise you that the Parish Council has retained your property on the list and you now have the chance to comment again by writing to or e-mailing the Parish Clerk at SouthbourneNeighbourhoodPlan@gmail.com no later than Friday 16th December 2022.

The Plan and all the supporting documents can be seen on the Parish Council website (<https://southbourne-pc.gov.uk/neighbourhood-plan/>). The sections relating to Local Green Spaces are listed under “Evidence supporting specific Policies – Policy SB16 Local Green Spaces”.

Yours sincerely

Sheila Hodgson
Clerk to the Council

Appendix 13 - Responses from Local Residents (received at drop-in sessions)

Total Number of Responses from Drop-ins: 92 Responses in support: 86 (93%); Responses objecting: 6 (7%)

| No. | Location | Drop-in at St. John's Centre, Southbourne (10.30 am – 12.30pm, 5 Nov. 2022) Summary of responses received | Main concerns | Support/Object |
|-----|-------------|---|---------------------------------------|----------------|
| 1 | Southbourne | More control, concerned about infrastructure | Infrastructure | Support |
| 2 | Southbourne | Concerned over infrastructure | Infrastructure | Support |
| 3 | Nutbourne | We need a plan | Need for properly planned development | Support |
| 4 | Nutbourne | Need a plan to stop speculative building | Need for properly planned development | Support |
| 5 | Nutbourne | Much improvement needed, doesn't fix infrastructure | Infrastructure | Object |
| 6 | Nutbourne | Support all policies, especially wildlife corridors | Protection of environment/wildlife | Support |
| 7 | Southbourne | Greater protection against speculative building | Need for properly planned development | Support |
| 8 | Southbourne | Higher protection against speculative building | Need for properly planned development | Support |
| 9 | Southbourne | Reluctantly support | Need for properly planned development | Support |
| 10 | Southbourne | Makes sense, damage limitation | Need for properly planned development | Support |
| 11 | Southbourne | Excellent information from councillors | - | Support |

| | | | | |
|----|-------------|--|---------------------------------------|---------|
| 12 | Southbourne | Support with reservations about traffic and infrastructure | Infrastructure | Support |
| 13 | Southbourne | Very informative drop-in session by councillors | - | Support |
| 14 | Southbourne | Will help in negotiating with LPA and developers | Need for properly planned development | Support |
| 15 | Prinsted | It allows for local input | Need for properly planned development | Support |
| 16 | Prinsted | Our councillors know the limitations of the area | Need for properly planned development | Support |
| 17 | Southbourne | It may be as good as it gets | Need for properly planned development | Support |
| 18 | Southbourne | - | Need for properly planned development | Support |
| 19 | Prinsted | It's the only protection we have | Need for properly planned development | Support |
| 20 | Prinsted | We need a coordinated approach and more infrastructure | Infrastructure | Support |
| 21 | Nutbourne | Excellent work by all, consider scatter effect for housing not large area | Need for properly planned development | Support |
| 22 | Prinsted | Anything to slow down massive development without infrastructure is welcomed | Infrastructure | Support |
| 23 | Southbourne | Well thought out | Need for properly planned development | Support |
| 24 | Nutbourne | It's too much of a compromise | Too much building | Object |
| 25 | Nutbourne | I agree with sympathetic planned development | Need for properly planned development | Support |

| | | | | |
|----|--------------|--|---------------------------------------|---------|
| 26 | - | Need to protect village | Need for properly planned development | Support |
| 27 | Prinsted | Need for extra housing but 1250 is too much without infrastructure | Infrastructure | Support |
| 28 | Southbourne | Keen to protect local area from excessive building. Keep to specific area to protect environment | Need for properly planned development | Support |
| 29 | Southbourne | This local council is aware of our local needs | Need for properly planned development | Support |
| 30 | West Ashling | - | - | Support |
| 31 | Southbourne | Well put together and provides a means of meeting the needs of the parish | Need for properly planned development | Support |
| 32 | Prinsted | We need to have any plan. Keeping development north of Main Road (A259) is sensible | Need for properly planned development | Support |
| 33 | Hermitage | There are enough houses already | Too much building | Support |
| 34 | Southbourne | - | Too much building | Support |
| 35 | Southbourne | Planning services BEFORE building needed | Infrastructure | Support |
| 36 | Nutbourne | Need infrastructure first | Infrastructure | Support |
| 37 | Southbourne | We prefer a logical structured development to benefit the community | Need for properly planned development | Support |
| 38 | Southbourne | The plan seems to protect areas for another 2 years | Need for properly planned development | Support |

| | | | | |
|----|-------------|---|---------------------------------------|---------|
| 39 | Southbourne | Protection for another 2 years | Need for properly planned development | Support |
| 40 | Nutbourne | Seems the best option | Need for properly planned development | Support |
| 41 | Nutbourne | Seems the best option | Need for properly planned development | Support |
| 42 | - | It offers some protection | Need for properly planned development | Support |
| 43 | Hermitage | There are not enough facilities to support the CDC proposals | Infrastructure | Support |
| | | <p>Drop-in at Age Concern Centre, Southbourne</p> <p>(12.00pm – 2.00pm, 26 Nov. 2022)</p> <p>Summary of responses received</p> | | |
| 44 | Southbourne | It looks at the bigger picture for Southbourne rather than developers leading | Need for properly planned development | Support |
| 45 | Hermitage | Very comprehensive & essential for sustainable future | Need for properly planned development | Support |
| 46 | Lumley | This is local democracy in operation for the people who live here | Need for properly planned development | Support |
| 47 | Southbourne | This is well thought out but access to Breach Orchard needs to be clarified | Need for properly planned development | Support |
| 48 | Southbourne | Controls unplanned development. NO housing approvals before infrastructure | Infrastructure | Support |

| | | | | |
|----|-------------|--|---------------------------------------|---------|
| 49 | Chichester | We need to have a say in the planning. We cannot sit back and let it just happen | Need for properly planned development | Support |
| 50 | Hermitage | Received the plan and fully support | Need for properly planned development | Support |
| 51 | Nutbourne | It may provide some protection | Need for properly planned development | Support |
| 52 | Hermitage | Well thought out, comprehensive and sensible | Need for properly planned development | Support |
| 53 | Southbourne | - | Need for properly planned development | Support |
| 54 | Nutbourne | Prevents speculative development, but CDC local plan won't | Need for properly planned development | Support |
| 55 | Southbourne | Provides very necessary framework to guide future planning | Need for properly planned development | Support |
| 56 | Southbourne | - | - | Support |
| 57 | Southbourne | Consideration has been made on impact of development but not infrastructure | Infrastructure | Support |
| 58 | Nutbourne | - | - | Support |
| 59 | Southbourne | It pays to regard the natural environment that makes our area so lovely to live in | Protection of environment/wildlife | Support |
| 60 | Southbourne | It's better than leaving it to chance. Well done for trying! | Need for properly planned development | Support |
| 61 | - | TOO MUCH building all round | Too much building | Support |
| 62 | Nutbourne | - | - | Support |

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|----|-------------|--|---------------------------------------|---------|
| 63 | Southbourne | I support the approach taken by the local parish council | Need for properly planned development | Support |
| 64 | Southbourne | Too little too late again | Too much building | Object |
| 65 | Southbourne | There is too much traffic down New Road already | Infrastructure | Object |
| | | Drop-in at Sussex Brewery, Hermitage (6.00pm – 8.00pm, 1 Dec. 2022) Summary of representations received | | |
| 66 | Southbourne | - | - | Support |
| 67 | Southbourne | Protects local area, lack of infrastructure and piecemeal development AVOID | Infrastructure | Support |
| 68 | Lumley | Because it affects my immediate standard of living | - | Support |
| 69 | Prinsted | An overall plan, not piecemeal, is more likely to provide space for infrastructure | Infrastructure | Support |
| 70 | Prinsted | Prefer masterplan than piecemeal. Concerned about lack of infrastructure | Infrastructure | Support |
| 71 | Hermitage | - | - | Support |
| 72 | Hermitage | We desperately need local planning control | Need for properly planned development | Support |

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|----|-------------|---|---------------------------------------|---------|
| | | | | |
| 73 | Southbourne | - | - | Support |
| 74 | Southbourne | We need a strategy to make a coherent plan to support Southbourne and the environment | Need for properly planned development | Support |
| 75 | Prinsted | We need a strategy to make a coherent plan to support Southbourne and the environment | Need for properly planned development | Support |
| 76 | Prinsted | Thank you for all the hard work! Concerned about infrastructure and environment | Infrastructure | Support |
| 77 | Southbourne | - | - | Support |
| 78 | Southbourne | Thank you for all the hard work! Concerned about infrastructure and environment | Infrastructure | Support |
| 79 | - | There seems to be no other choice, will protect from future applications | Need for properly planned development | Support |
| 80 | Hermitage | We need to agree a community plan and not ad hoc speculative building | Need for properly planned development | Support |
| 81 | Hermitage | We need community driven planning and NOT speculative ad hoc building | Need for properly planned development | Support |
| 82 | Lumley | - | - | Support |

| | | | | |
|----|-------------|--|---------------------------------------|---------|
| 83 | Southbourne | Appears best possible way to protect local area for local residents | Need for properly planned development | Support |
| 84 | Hermitage | Local parish plan meets residents' needs, they are the only ones listening to us | Need for properly planned development | Support |
| 85 | Lumley | Provides a considered way forward | Need for properly planned development | Support |
| 86 | Hermitage | Prevents speculative development and listens to residents | Need for properly planned development | Support |
| 87 | Lumley | Decisions need to be taken locally, this is our area | Need for properly planned development | Support |
| 88 | Hermitage | It provides housing in areas that are most suited | Need for properly planned development | Support |
| 89 | Hermitage | - | - | Support |
| 90 | Lumley | - | - | Support |
| 91 | Southbourne | Won't include affordable housing or a bigger GP surgery. We don't need a new school | Infrastructure | Object |
| 92 | Southbourne | Need larger GP surgery, need more affordable housing, expand the current school | Infrastructure | Object |

LOCATION within the parish of residents attending drop-ins and submitting responses

| | Lumley | Hermitage | Southbourne | Nutbourne West | Prinsted | Other | Total |
|--|---------------|------------------|--------------------|---------------------------|-----------------|--------------|--------------|
| Total numbers signed in at the drop-ins | 8 | 27 | 62 | 18 | 14 | 5 | 134 |
| Written responses received at drop-ins | 6 | 13 | 42 | 11 | 14 | 6 | 92 |

(NB Not all attendees signed in)

MAIN CONCERNS EXPRESSED IN DROP-IN RESPONSES

| Need for proper planning | Infrastructure | Too much building | Protection of environment/wildlife | No particular concern identified |
|-------------------------------------|-----------------------|--------------------------|---|---|
| 51 | 20 | 5 | 2 | 14 |

Appendix 14 - Letters and emails from residents (20) and community associations (1)

Those in support: 11

Those objecting: 3

Those making comments: 7

| No. | Location | Summary of Representation | Support/ Object/Comment | Parish Council comments |
|-----|-------------|---|----------------------------|-------------------------|
| 1 | Southbourne | We give our full backing to NP3 for Southbourne Parish. It is becoming urgent due to current applications at Hamcroft and the scrap yard. The main road (A259) is increasingly busy and there is stress on local infrastructure which is becoming increasingly stretched. Can the number of houses bought for second homes be restricted? Buy to let is a different proposition, but local people cannot afford to buy and developers must be made to build smaller and more affordable homes. The lack of the water management infrastructure is a priority. Southern Water cannot cope but will not admit it and its deplorable management of rainwater and the dumping of sewage into the harbour (SB 20) is not acceptable. Developers always take the cheapest option and we have sewage problems on our new estate. It will only get worse, when more houses are built. Hopefully the Southbourne NP3 is approved asap. | Support | - |
| 2 | Not given | A plea to stop rapid development in the Southbourne Parish, the infrastructure does not support this. The stress on the congested roads, sewerage system, road flooding, | Support | - |

| | | | | |
|---|--------------|---|---------|---|
| | | <p>drainage has reached capacity. Any consideration for the wildlife...rapidly diminishing bird, butterfly, insect populations, trees destroyed to make way for these developments. A rapid decline in bats, owls, cuckoos in the area. How terribly sad for all life...the stress for the locals is showing now. Please consider the quality of life for all life.</p> | | |
| 3 | Southbourne | <p>I think it is an exceptional piece of work that deserves every success (despite my living opposite Cooks Lane!). Unfortunately, it seems that CDC's inability to formulate a Local Plan will allow a host of building projects to be permitted.</p> | Support | - |
| 4 | Prinsted | <p>I have read through the Plan. I am supportive, but have no specific comments to make.</p> | Support | - |
| 5 | Not provided | <p>Planning departments must hold developers to account and actually complete housing in line with what has been approved. Two such examples on Southbourne Fields. The first, the slowworm habitat was designed and highlighted with solid plastic fencing. That broke and perished and the developers simply put topsoil over the top. No checks seem to have been made subsequently to ensure the habitat complies with all legislation and planning approval. The developers have failed to make the street lights work correctly, even after 2 years, and there has been an increase in reported crimes in these unlit areas. Again, no accountability. How can this be fair on our public services?</p> | Comment | <p>These are not matters for the Neighbourhood Plan. They will be passed to the District Council for attention.</p> |

| | | | | |
|---|-------------|---|---------|---|
| | | If the developers can simply build houses and run, what is the point of a plan? | | |
| 6 | Prinsted | Further to the consultation regarding the Southbourne Parish Neighbourhood Plan, we consider that there has already been too much development in the local area. Enough is enough! | Comment | - |
| 7 | Southbourne | <p>There are lots of words, much jargon, many concepts, but few facts contained within the Neighbourhood Plan. Shame really given that an awful lot of work has gone into its production for which I congratulate the team who produced it. What I had hoped for was a document that spelt out how many and where new housing units were proposed to be built. Plus, of course, details of the upgraded infrastructure to be provided before any further building took place, along with statements that all new housing units would only be built to the highest environmental standards. So, I am disappointed and really cannot see what it is that I am asked to 'approve'.</p> <p>What is the point of the whole exercise anyway? We had a good Neighbourhood Plan which was highly supported by the community. Not that it made much difference. Developers know that they can drive a 'coach and horses' through such plans, aided and abetted by national government targets. Yes, local residents might object. The local and district council might object also. But, the planning inspector? Developers plan and cost for this 'inconvenience' as the 'out of (last) plan' developments at Breach Avenue</p> | Object | - |

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|---|--------------|---|---------|--|
| | | and north of Cooks lane show! Sorry, not a fan of such an expensive and toothless process. | | |
| 8 | Southbourne | I'm sure that the majority of residents reluctantly accept the imposition of more housing in our area, but the scale and type of developments need to be thought through more carefully. It's possible to integrate clusters of say, up to 25 new dwellings into the community here and there but larger projects are just unsustainable given the limitations of our overloaded local services. No doubt the arguments relating to GPs, school places, traffic flow and drainage have been well expressed already, this is not debatable. But my point is that these services need to be in place before, or at the very beginning of new developments, not considered several years later when capacity is so overstretched that it has broken down completely. What pressure is being applied to government and developers to stop putting the cart before the horse and give as much priority and timely attention to local infrastructure as they do to housing targets? | Comment | The Parish Council can press for the provision and programming of infrastructure but implementation is controlled by central government, County and District Councils. |
| 9 | Not provided | Congratulations to you and the other councillors for a thoroughly researched piece of work. It must have taken hours of (presumably voluntary?) work to assemble such a comprehensive document. One can go on tweaking for ever, but more important to have it ready before the LP is issued, and it's fine. I don't know whether it has to go through a community vote again but, if so, we would be happy to support it. I visited the Sussex Brewery on Friday, | Support | - |

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|----|--------------|---|---------|--|
| | | but it was too crowded to take part. Once again, many thanks for all you do, and we wish the NP fair sailing. | | |
| 10 | Hermitage | I cannot understand why it is thought necessary to build another 1.250 houses in a village like Southbourne. At present the doctors surgery is overwhelmed and cannot cope with the present number of patients. It is extremely difficult to get an appointment to see a doctor. Quite often you can only get a phone call. The facilities cannot already cope with the extra number of people, including schools and the sewage works. Already the traffic on the A259 is nose to tail. | Comment | This Plan is not proposing 1250 new houses. The points raised on infrastructure are noted. |
| 11 | Not provided | In general I applaud the Plan. Having studied it (it took some time to interpret the text vs. the maps!), with a particular interest in the 'green' elements, I have only one, relatively minor comment and one minor question: For me, the sketch of the 'Green Ring' did not relate immediately or easily to the Policies Map Inset 1. On Policies Map Inset 2, is the space between SB5 and SB6 part of the proposed Lumley Wildlife Corridor? Thank you for your help with this. | Support | The 'Green Ring' sketch on page 45 shows the concept as originally presented in the Neighbourhood Plan 2015. This concept has been up-dated and Policy Map Inset 1 shows the current network context as referenced in para. 5.63. The Lumley Wildlife Corridor (Inset 2) is shaded dark green. It does not cover the whole of the area between SB5 and SB6 |

| | | | | |
|----|-------------|--|---------|---|
| 12 | Southbourne | Thanks for the opportunity to study the plan. Always amazed at the scope and quality of the work. Just wish the District powers that be were so efficient. Just a small comment :- Section 5.50 Do we still have both camping and caravanning facilities available in the Parish? I know the caravans still have the main road facility but unsure where the camping one is now.) | Support | The Caravan and Camping site on the main road advertises pitches for both caravans and tents. |
| 13 | Prinsted | We have lived in Prinsted for 9 years. We have considered the documents relating to the draft Neighbourhood Plan and are convinced that the plans are the best that can be achieved in the current interim period pending the CDC publishing its own plan. We appreciate SPC's attempt to impose improvements relating to the infrastructure. We therefore APPROVE the draft plan. We also thank the members of SPC who must have spent so much time in getting to the current state for their work on our behalf. | Support | - |
| 14 | Hermitage | The following matters must be dealt with satisfactorily in considering options for the parish and before planning permissions are granted. Waste water disposal should be properly provided, including reed beds, without relying on discharges to Chichester Harbour. Water resource appraisals and plans should be prepared properly and avoid draining the water table and important water courses. | Comment | The importance of these issues is acknowledged, but many of them are beyond the scope of a Neighbourhood Plan which has to fit into the framework provided by government policy and the District Plan. Where possible, local projects are being |

| | | | | |
|----|-----------|--|-----------------------|---|
| | | <p>Integrated transport plans are required, including appropriate parking provision, solutions to bottle necks and factoring highway maintenance into costings. Proper provision is required for domestic charging of electric vehicles. The climate crisis is serious and carbon footprints must be reduced. Changes in land management and current practices are isolating wildlife and detrimental to the quality and character of the landscape. Piecemeal development fragments habitats and developers' surveys may be inaccurate. Annual habitat monitoring reports are required. Integration of all aspects is vital and must be tackled because all layers of the natural habitat are interlinked.</p> | | <p>undertaken by the Parish Council to contribute to local environmental protection.</p> |
| 15 | Nutbourne | <p>(This local resident declares that his comments are a personal response but he is also a Chartered Town Planner practising in Chichester). Some detail is explored in relation to the Basic Conditions NP3 must meet and it is concluded that national policy has been properly taken into account.</p> <ul style="list-style-type: none"> - The Landscape Gaps identified in the Terra Firma technical assessment should be included on Policy Inset Maps 1 and 2. Policy SB2 should be deleted because the site is already consented leaving the Plan with no housing allocation, and SB3 should be revised accordingly. - SB13(E) should confirm whether the 2 ha reference relates to windfall sites. | Support (and Comment) | <ul style="list-style-type: none"> - The Terra Firma assessment is referenced in Plan para. 5.26. and in the Schedule of Evidence page 74. It is not possible or necessary to include all constraints on the Plan Inset Maps. - The decision to identify the Cooks Lane site in Policy SB2 was made following a specific recommendation from CDC to do so in the aftermath of SPNP2 in spring 2022. Its inclusion will enable CDC to engage the provisions of NPPF §14 in decision making. Although outline approval and reserved matters have been granted for the scheme it |

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|----|-------------|---|---------|---|
| | | - SB20(B&C) should be cross-referenced to the separate requirements of policies SB13 & SB14. | | <p>may not be implemented in the Plan period. No change.</p> <p>- SB13(E) relates to any development site over 2 ha irrespective of its classification.</p> <p>- Noted, but in dealing with development proposals the provisions of the Plan should be considered as a whole.</p> |
| 16 | Southbourne | <p>Any additional developments between Emsworth and Chichester area detrimental to this special area for the following reasons:</p> <ol style="list-style-type: none"> 1. Level of traffic has increased with no exit from the A27 between Havant and Chichester. Problem not being addressed. 2. The sewage system cannot cope with the demands of existing housing and discharges are damaging Chichester Harbour. 3. Developments should never be approved on A1 Agricultural land, which is needed to grow crops and animals to maintain the population. It should be on brownfield sites first. 4. Wildlife corridors and protected areas are needed in this area of outstanding natural beauty, as are views of the South Downs. Habitat surveys submitted with planning applications are frequently inadequate. Fragmentation of habitat is the greatest threat. | Comment | |

| | | | | |
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| | | <p>5. There has been a massive amount of development already in the area. more is not sustainable. Local watercourses are suffering from over-extraction. Carbon footprints must be reduced and the climate crisis taken seriously.</p> <p>6. The reasons why people have moved to this area need to be protected.</p> | | |
| 17 | Nutbourne | <p>The existing CDC Local Plan Strategic Wildlife Corridor Policy 30 is out of date in regard to Natural England research, Env legislation, direction of Govt. travel re Nature Networks, and the Levelling Up Bill etc. The new Local Plan may update it. Core Sites and Buffer Zones are two different things. A Wildlife Corridor must surely be a Core Site supported by Buffer Zones. The guidance for Wildlife Corridor width is clear, and published in 2020. I'm amazed that LP Policy 30 allows for any development in Wildlife Corridors, it is outdated!</p> <p>Can I therefore ask that SPNP3 Policy SB14, para 5.72 be amended to remove reference to 'at least 50 metres' for now, and perhaps substitute with something that ties in with the most recent guidance? I'd be happy to work with others and provide some text. I'm concerned that developers could seize on the '50m' text - the corridor needs to be wider, particularly to support the objection to the Willowbrook application. As the Ham Brook chalk</p> | Objection` | The guidance provided by Natural England was taken into account when Policy SB14 was drafted. No change proposed. |

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| | | stream is so rare, I firmly believe we could justify buffer zones of 500m, as mentioned in Natural England guidance. | | |
| 18 | Southbourne | <p>1 - We received a letter today regarding a proposal to include The Forge building as a local heritage asset in the modified neighbourhood plan. This is actually the first we've heard of this, as the previous owners did not mention the consultation that took place in 2020. Could you please provide any further information?</p> <p>2 - Thank you also for the information, it's all very useful. Am I correct in understanding that should The Forge be designated as a local heritage asset that the main implications would be related to the ease of obtaining planning permission to alter or destroy the building structure? If so I have no objections, as I have no plan nor desire to further modify the exterior of the building beyond the work which was done by the previous owners when they built the house.</p> | <p>Comment</p> <p>No objection to designation</p> | <p><u>Proposed Local Heritage Asset No. 5 - The Forge, 250 Main Road</u></p> <p>1 - Reply and accompanying information sent.</p> <p>2 – Reply to be sent confirming that the owner's understanding is correct.</p> |
| 19 | Southbourne | Thank you for your recent communications. Please could you explain what this actually means and how it will affect us with regards to any future buying and selling. We understand that there was a previous communication from | Comment | <p><u>Proposed Local Heritage Asset No.10 – Padwick House and Padwick Villas, Main Road</u></p> |

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| | | <p>you about this plan but when we bought the property there was no mention of it. We would really appreciate a reply so as to understand what this all means. Do you have any history on our property as we understand it was a cobblers shop at one time and we found on the internet a postcard of the property and it was a sweet shop.</p> | | <p>Reply sent with accompanying information.</p> <p>No further correspondence received.</p> |
| 20 | Prinsted | <p>I am the owner of “Mayfield” on Prinsted Lane and the adjoining field opposite the house south of Prinsted Lane in Prinsted (PO10 8HS). The purchase of my property was completed on 4th March 2022.</p> <p>First (1) We have no plans to change the use of the field, (2) we do not intend to sell the field separately, and (3) we do not plan to construct any buildings on the field. The property (which was purchased as one unit together with the adjoining field) is being used for personal family use only. We plan to maintain the beautiful view from our main house over our field and onto the Prinsted Channel. Nevertheless, I also need to protect the value of our property and surrounding land. I am very concerned that the designation will negatively impact the usage rights, administration, controls, economic value and potential resale value of my land and property. I also do not understand the basis under which my private property (and not others) has been selected to be designated as a “Local</p> | <p>Objection</p> <p>Rachwani</p> | <p><u>Proposed Local Green Space No. 15 – Field South West of Prinsted Lane, PO10 8HS, west of Prinsted Foreshore</u></p> <p>The previous owner objected when he was consulted in July 2020 for similar reasons to the ones now put forward. The Parish Council considered them at that time and decided to retain the proposed designation for the reasons set out below:</p> <p>The fact that the land is privately owned is not relevant. The Prinsted Foreshore seating area (LGS No. 1) and the field north east of the Foreshore (LGS No. 16) are also included in the proposed LGS designation list. These</p> |

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| | | <p>Green Space". I therefore object to the proposed designation of my property (Plot 15) as a "Local Green Space" for the following reasons:</p> <p>1. I believe there are sufficient controls in place imposed by the Chichester Council (including controls within the Chichester Harbour Area of Outstanding Natural Beauty and the "Chichester Harbour Area Conservancy). I do not understand why my private property needs to be governed by additional controls of the Southbourne Parish Neighbourhood Plan. Can you please explain what the implications of this designation would be for me in the near and long term as a practical and cost matter, and what added protections and controls would be in place as a result?</p> <p>2. I would also like to request you to provide an explanation and background on why my field has been designated as a "Local Green Space", while the adjoining fields and properties along the coastal footpath which have equally picturesque views have not been designated as such? There has not been a consistent approach for the designation of Local Green Spaces to private properties.</p> | | <p>three sites combine to provide important views across open fields and over the Harbour from the southern end of Prinsted Lane. The seating area is popular, especially with the elderly and those who are not able to walk further to appreciate the Harbour landscape. The Parish Council considers that the importance of this site, and its part as one of the three, should be recognised and protected, not least due to its proximity to the built up area. The function of Local Green Spaces is set out in the NPPF (2019) paragraphs 99-101 and quoted in Supplementary Evidence SB16 EV1.</p> <p>There has been no change of circumstances since that time.</p> <p>Retain designation</p> |
| 21 | | Community Association - Age Concern Southbourne and District | Support | - |

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| | | <p>The Trustees of Age Concern Southbourne and District support the Pre-Submission Plan 2014- 2029 because it will provide protection from piecemeal housing development until a new Local Plan provides the opportunity to plan properly for any new development in the parish alongside badly needed infrastructure, including facilities for the elderly.</p> | | |
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Appendix 15 - Regulation 14 Analysis: Statutory Bodies

REGULATION 14 ANALYSIS: STATUTORY BODIES

1. Introduction

1.1 This note summarises the representations made by the statutory bodies on the Pre-Submission version of the Southbourne Parish Neighbourhood Plan 3 (SPNP3) during its recent 'Regulation 14' consultation period. It concludes by recommending main modifications to the SPNP so that it may be submitted to the local planning authority, Chichester District Council (CDC), to arrange for its examination and referendum.

2. Representations

2.1 Representations have been received from:

- Barton Willmore on behalf of the 'East Southbourne Consortium'
- Chichester Council District
- Chichester Harbour Conservancy
- Lichfields on behalf of Church Commissioners for England
- Environment Agency
- LRM on behalf of Hallam Land Management
- Historic England
- National Highways
- Pallant Homes

- Reside Group
- Luken Beck on behalf of Seaward Properties
- Southbourne Age Concern
- Southern Water
- Surrey County Council
- West Sussex County Council

2.2 The other adjoining Parishes were consulted but only Westbourne Parish Council has made representations. Natural England was consulted and then prompted for a response, but it chose not to make a representation. This may be taken up by CDC in its finalising of the HRA screening opinion.

3. Analysis

3.1 The representations, notably those of CDC, include suggested minor modifications to the text of the document, as well as those of more consequence. This note focuses only on those of greater substance as all those of minor consequence have been addressed in finalising the document.

| Representation | Representation Summary | Comments |
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| Barton Willmore (on behalf of East of Southbourne Consortium) | <ul style="list-style-type: none"> - Recommends that the Southbourne NP3 accommodates for a level of growth required by the emerging Local Plan, so that the NP and the emerging Local Plan can be made and adopted together, ensuring that paragraph 14 of the NPPF 2021 continues to apply. | <p>CDC will not support an NP that rolls forward the plan period beyond 2029 and makes housing site allocations until its new Local Plan is adopted in 2024. It is expected that the new Local Plan will make any new housing site allocations to meet local housing needs. RECOMMEND – no change.</p> |
| Chichester District Council (CDC) | <ul style="list-style-type: none"> - SB2 - CDC clarifies that the inclusion of the allocation of the Site at Cooks Lane is an option suggested by the CDC for the PC to consider, but that there also are other approaches for NPs to address sites where planning permission has already been granted. - SB12 - concern that the wording in the HRA regarding 'Land for expanding Education and Recreational Uses' could be exploited by house builders and developers. CDC would like to take part of NE's consultation response. CDC would also be looking to WSCC to support the allocation. - The CDC considers references to wildlife corridors identified in the CDC emerging Local Plan to be premature. | <p>The decision to identify the Cooks Lane site in Policy SB2 was made following a specific recommendation from CDC to do so in the aftermath of the withdrawal of SPNP2 in spring 2022. Its inclusion will enable CDC to engage the provisions of NPPF §14 in decision making. Although outline approval and reserved matters have been granted for the scheme it may not be implemented in the plan period. RECOMMEND – no change.</p> <p>Policy SB12 carries forward a commitment from SPNP1 with only very minor modifications. The HRA comment is considered a reasonable judgement to make and relates</p> |

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| | | <p>only to this proposal. However, given it may be open to misinterpretation RECOMMEND that the policy, its supporting text (§5.60) and the final HRA report are modified as per Note 1 below.</p> <p>Policy SB13 is considered non-strategic in so far as this Parish area is concerned. It has been defined and mapped using CDC data and the results of the Parish Council surveys that have been verified and included in the Sussex Biodiversity Record 2022. In the unlikely event the new Local Plan is adopted with a different boundary then that will supersede the proposed boundary. RECOMMEND – no change.</p> |
| Church Commissioners for England (CCE) | <ul style="list-style-type: none"> - Proposes an additional policy to safeguard the land shown as ‘Proposal 3’ on the policy map in the adopted SBNP, for the provision of new road and a crossing of the railway land. - The CCE wish for the PC to consider their land as a Site allocation and has concerns regarding SPNP3 conformity with the emerging LP. - Objects to SB16 'Local Green Spaces' 'Memorial stand (clump) of beech trees in field west of Stein Road' as the trees are already protected by a TPO and the proposal does not meet the NPPF criteria. Also objects to ‘Southbourne Fields open space’ because it intrudes into land safeguarded under a 106 Agreement to the west of Southbourne Fields for the | <p>The safeguarding of land for this purpose relates only to the potential future provision of housing and not to development in the period to 2029. RECOMMEND – no change.</p> <p>CDC will not support an NP that rolls forward the plan period beyond 2029 and makes housing site allocations until its new Local Plan is adopted in 2024. It is expected that the new Local Plan will make any new housing site</p> |

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| | <p>possible future provision of a new road over the railway line (as set out in Proposal 3 of SPNP1). Also consider part of the 'Parham Place open space' may be required for vehicular access should land to the north and west of Southbourne be proposed for future development. The LGS designation may prevent this.</p> | <p>allocations to meet local housing needs. RECOMMEND – no change.</p> <p>On SB16 the Memorial clump off Stein Road is considered to meet the tests of NPPF para. 102 for the reasons provided in the evidence base. The proposed Southbourne Fields Local Green Space does not intrude into the safeguarded strip of land. On Parham Place, when SPNP2 was prepared the development of land to the east of Southbourne was integral to the proposals. SPNP2 has been withdrawn but the forthcoming Local Plan will reopen debate about if/ how much/where new development should be located. In view of these changing circumstances the designation may prejudice options. RECOMMEND – no changes other than the deletion of the Parham Place LGS.</p> |
| <p>Hallam Land Management</p> | <ul style="list-style-type: none"> - Disagrees with the SPNP3 regarding its ambition of 'protection from speculative development', and Policy SB2 regarding the land at Cooks Lane, which has planning permission. | <p>SPNP3 is intended to enable the plan-led system to operate in managing proposals for sustainable development in the period until the new Local Plan is adopted. The absence of that system in recent years has led to considerable greater unplanned, uncoordinated and speculative development being proposed and approved than planned for in SPNP1, to the detriment of the village. RECOMMEND – no change.</p> |

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| | | <p>The decision to identify the Cooks Lane site in Policy SB2 was made following a specific recommendation from CDC to do so in the aftermath of the withdrawal of SPNP2 in spring 2022. Its inclusion will enable CDC to engage the provisions of NPPF §14 in decision making. Although outline approval and reserved matters have been granted for the scheme it may not be implemented in the plan period. RECOMMEND – no change.</p> |
| <p>Pallant Homes</p> | <ul style="list-style-type: none"> - Objects to SB1 ‘Development within and outside Settlement boundaries’ and refers to NPPF paragraphs 79 and 80. - Objects to SB16 ‘Local Green Spaces’ as they do not consider ‘Meadow View’ to meet the criteria. | <p>Policy SB1 reinstates the conventional purpose of a settlement boundary to allow the plan-led system to operate in managing the scale and location of sustainable growth over the plan period. SPNP1 and SPNP3 both provide for a scale of housing growth that is consistent with adopted strategic housing policy and with NPPF §79 and §80. RECOMMEND – no change.</p> <p>Meadow View is considered to meet the tests of NPPF §102 for the reasons provided in the evidence base. RECOMMEND – no change.</p> |
| <p>Reside Group</p> | <ul style="list-style-type: none"> - Objects to Policy SB1 ‘Development within and outside Settlement boundaries’ as they consider it to include strategic policy and duplication of Local Plan policy. | <p>Policy SB1 reinstates the conventional purpose of a settlement boundary to allow the plan-led system to operate in managing the scale and location of sustainable growth over the plan period. Defining such boundaries at a</p> |

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| | | <p>settlement level is not considered the preserve of strategic policy and is encouraged by CLPKP Policy 2. Its wording is considered consistent with CLPKP policies 2, 45 and 46 in respect of determining proposals inside and outside the defined boundaries and is included to ensure this policy objective maintains its weight in decision making (as per NPPF §14) without relying on other provisions of the development plan. RECOMMEND – no change.</p> |
| <p>Seaward properties</p> | <ul style="list-style-type: none"> - Objects to SB1 ‘Development within and outside Settlement boundaries’ as they consider it to include strategic policy and to not be in conformity with the LP. - Recommends the addition of a housing supply policy. | <p>Policy SB1 reinstates the conventional purpose of a settlement boundary to allow the plan-led system to operate in managing the scale and location of sustainable growth over the plan period. Defining such boundaries at a settlement level is not considered the preserve of strategic policy and is encouraged by CLPKP Policy 2. Its wording is considered consistent with CLPKP policies 2, 45 and 46 in respect of determining proposals inside and outside the defined boundaries and is included to ensure this policy objective maintains its weight in decision making (as per NPPF §14) without relying on other provisions of the development plan. RECOMMEND – no change.</p> <p>CDC will not support an NP that rolls forward the plan period beyond 2029 and makes housing site allocations until its new Local Plan is adopted in 2024. It is expected that the new Local Plan will make any new housing site</p> |

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| | | allocations to meet local housing needs. RECOMMEND – no change. |
| West Sussex County (Land) | - Objects to the proposed Local Green Space designation proposed at the Land at Prinsted Lane. | The Prinsted Lane site is considered to meet the tests of NPPF §102 for the reasons provided in the evidence base. RECOMMEND – no change. |

Note 1:

It is recommended that Policy SB12 is modified to include a new clause 5:

The Neighbourhood Plan allocates land to the west of Bourne Community College, as shown on the Policies Map, for outdoor educational and recreational uses, and for any ancillary buildings related to the recreation use, provided they ...

5. provide evidence that the development will not result in adverse effects on the integrity of the Chichester and Langstone Harbours SPA / Ramsar regarding the loss of functionally linked habitat.

Then modify §5.60 as follows:

“... specification and landscape scheme. To demonstrate that the loss of functionally linked habitat will not result in adverse effects as per clause 5 of the policy, a survey of current site use by overwintering SPA / Ramsar birds will be required to assess if the land parcel supports a significant population of designated bird species. These non-breeding bird surveys will need to be undertaken during autumn, winter and spring. If habitat within the site or adjacent land are identified to support significant populations of designated bird species, avoidance measures and mitigation will be required, and the planning application will need to be assessed through a project specific Habitats Regulations Assessment to ensure that the development does not result in adverse effects on site integrity.”

4. Conclusions & Recommendations

4.1 The representations are not considered to have identified matters that the SPNP3 should redress other than in clarifying one specific matter in relation to Policy SB12 as noted above. With some minor modifications to clarify or update some matters, it is considered that it can proceed to the Regulation 15 submission stage.