



Representation Form

Southbourne Modified Neighbourhood Plan 2014-2029 Submission Modified Plan (January 2023)

The Neighbourhood Planning (General) Regulations 2012 - Regulation 16

Southbourne Parish Council has prepared a modified Neighbourhood Plan. The modified plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

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<http://www.chichester.gov.uk/neighbourhoodplan>.

All comments must be received by 5:00 pm on 14 April 2023.

There are a number of ways to make your comments:

- Complete this form on your computer and email it to: neighbourhoodplanning@chichester.gov.uk
- Print this form and post it to us at: **Neighbourhood Planning East Pallant House 1 East Pallant Chichester PO19 1TY**

Use of your personal data

All comments in Part B below will be publicly available and identifiable by name and (where applicable) organisation. Please note that any other personal information included in Part A below will be processed by Chichester District Council in line with the principles and rights set out in the UK GDPR (General Data Protection Regulation) and the Data Protection Act 2018, which cover such things as why and for how long we use, keep and look after your personal data.

How to use this form

Please complete Part A in full in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying to which paragraph your comment relates by completing the appropriate box.

PART A	Your Details
Full Name	Stephen Jupp MRTPI
Address	PO Box 839 Chichester
Postcode	PO19 9XQ
Telephone	

Email	steve@planning-solutions.co.uk		
Organisation (if applicable)			
Position (if applicable)			
Date	14-04-2023		

PART B

To which part of the document does your representation relate?

Paragraph Number	5.72	Policy Reference:	
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

<p>Please give details of your reasons for support/opposition, or make other comments here:</p> <p>Plan D appears to introduce wildlife corridors within the Parish but is under the section relating to Policy SB14 which does not mention them. This makes no sense.</p>

<p>What improvements or modifications would you suggest?</p> <p>If the Plan is seeking to introduce wildlife corridors then the supporting text must be in the same section and the policy. As before there must also be consistency with the emerging local plan.</p> <p style="text-align: right;">(Continue on separate sheet if necessary)</p>

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Full Name	Stephen Jupp MRTPI
Address	PO Box 839 Chichester
Postcode	PO19 9XQ
Telephone	

Email	steve@planning-solutions.co.uk
Organisation (if applicable)	
Position (if applicable)	
Date	14-04-2023

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	SB1
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

<p>Please give details of your reasons for support/opposition, or make other comments here:</p> <p>This Policy – through criterion A and B - seeks to adopt the approach set out in the now out of date CLPKP. This is an incorrect approach to adopt. This Policy needs to take into account the latest version of the NPPF along with the Emerging Local Plan. There needs to be provision with the NP to reflect paragraph 79 of the Framework and to allow sustainable development beyond the settlement boundaries, particularly where it involves the re-use of PDL.</p> <p style="text-align: right;">(Continue on separate sheet if necessary)</p>

<p>What improvements or modifications would you suggest?</p> <p>Change wording of criterion A and B to reflect NPPF and emerging LP.</p> <p>Include criterion which:</p> <ul style="list-style-type: none"> (1) reflects paragraph 79 of the Framework; and (2) allows sustainable development beyond the settlement boundaries, particularly where it involves the re-use of PDL. <p style="text-align: right;">(Continue on separate sheet if necessary)</p>

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How to use this form

Please complete Part A in full in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying to which paragraph your comment relates by completing the appropriate box.

PART A	Your Details
Full Name	Stephen Jupp MRTPI
Address	PO Box 839 Chichester
Postcode	PO19 9XQ
Telephone	

Email	steve@planning-solutions.co.uk
Organisation (if applicable)	
Position (if applicable)	
Date	14-04-2023

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	SB3
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

<p>Please give details of your reasons for support/opposition, or make other comments here:</p> <p>This Policy should include live-work units and enable self-build and live/work units to be provided in the countryside provided the location is sustainable and if PDL is used.</p> <p>The Policy also fails to consider the needs to people who want to live in a caravan – either because they cannot afford a dwellinghouse or because they are a gypsy, traveller or travelling showperson.</p> <p style="text-align: right;">(Continue on separate sheet if necessary)</p>

<p>What improvements or modifications would you suggest?</p> <p>Change wording of policy to enable custom / self-build and live/work units to be provided in the countryside is the location is sustainable and if PDL is used.</p> <p>Policy must meet the needs of other groups omitted from the policy.</p> <p style="text-align: right;">(Continue on separate sheet if necessary)</p>

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How to use this form

Please complete Part A in full in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying to which paragraph your comment relates by completing the appropriate box.

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Full Name	Stephen Jupp MRTPI
Address	PO Box 839 Chichester
Postcode	PO19 9XQ
Telephone	

Email	steve@planning-solutions.co.uk
Organisation (if applicable)	
Position (if applicable)	
Date	14-04-2023

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	SB8
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

<p>Please give details of your reasons for support/opposition, or make other comments here:</p> <p>The Nutbourne West Character Area is limited to the settlement boundary, therefore as a matter of principle the policies are ONLY applicable to within that defined area..</p> <p>Criteria i - the issue, or otherwise of the identity and setting of Nutbourne East and West is irrelevant. There is nothing in the supporting text relating to the need to protect the identity and setting of Nutbourne East and West.</p> <p>Criteria iii - If there are important open views to the south to Chichester Harbour from <u>within</u> the Character Area then they should be identified on the proposals map.</p> <p>Criteria iv - Similarly if there are important open views to these other identified areas from <u>within</u> the Character Area then they should be identified on the proposals map.</p> <p>With regard to paragraph 5.43, the last sentence refers to the careful managed of gaps in vegetation along the A259. However, this area is outside the identified Character Area so this text is irrelevant.</p> <p style="text-align: right;">(Continue on separate sheet if necessary)</p>

<p>What improvements or modifications would you suggest?</p> <p>Change wording of policy so that the matters it refers to are specific to the area of land so designated.</p> <p style="text-align: right;">(Continue on separate sheet if necessary)</p>
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How to use this form

Please complete Part A in full in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying to which paragraph your comment relates by completing the appropriate box.

PART A	Your Details
Full Name	Stephen Jupp MRTPI
Address	PO Box 839 Chichester
Postcode	PO19 9XQ
Telephone	

Email	steve@planning-solutions.co.uk
Organisation (if applicable)	
Position (if applicable)	
Date	14-04-2023

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	SB10
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

<p>Please give details of your reasons for support/opposition, or make other comments here:</p> <p>This policy falls to deal with existing employment sites in the countryside.</p>
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<p>What improvements or modifications would you suggest?</p> <p>Include a new criteria C. which relates to existing countryside employment sites and also to enable new employment on existing PDL in the countryside</p> <p style="text-align: right;">(Continue on separate sheet if necessary)</p>
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Please complete Part A in full in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying to which paragraph your comment relates by completing the appropriate box.

PART A	Your Details
Full Name	Stephen Jupp MRTPI
Address	PO Box 839 Chichester
Postcode	PO19 9XQ
Telephone	

Email	steve@planning-solutions.co.uk
Organisation (if applicable)	
Position (if applicable)	
Date	14-04-2023

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	SB13
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

<p>Please give details of your reasons for support/opposition, or make other comments here:</p> <p>This policy appears to introduce wildlife corridors within the Parish. The two supporting documents for this policy [NP3 SB12 EV5 and NP3 SB13 EV1] do not relate to wildlife corridors. The only evidence base for wildlife corridors appears to be the various plans set out in the supporting documents for SB13.</p> <p>It is difficult to ascertain what the policy is seeking to achieve in respect of wildlife corridors.</p> <p>The extent of the proposed wildlife corridor at Nutbourne West far exceeds that shown on the proposals map for the Reg 19 consultation on the local plan – this lack of consistency is wholly unacceptable.</p>

<p>What improvements or modifications would you suggest?</p> <p>Limit the extent of the wildlife corridor at Nutbourne West to mirror that in the emerging local plan, subject to objections made to the extent of it in that consultation.</p> <p style="text-align: right;">(Continue on separate sheet if necessary)</p>
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How to use this form

Please complete Part A in full in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying to which paragraph your comment relates by completing the appropriate box.

PART A	Your Details
Full Name	Stephen Jupp MRTPI
Address	PO Box 839 Chichester
Postcode	PO19 9XQ
Telephone	

Email	steve@planning-solutions.co.uk
Organisation (if applicable)	
Position (if applicable)	
Date	14-04-2023

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	SB16
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

<p>Please give details of your reasons for support/opposition, or make other comments here:</p> <p>Policy SB16 provides arbitrary allocation of land for Local Green Spaces, with some areas appearing to be identified as a means to halt the spread of the development rather than serve a clear local green space purpose.</p> <p>Evidence reveals that site 5 'Meadow View' has been chosen as a means to stop further development, rather than meet any actual identified needs for the wider community. Site 5 is managed by a private management company and the maintenance is funded by the residents for their use. The amount of land used was not required under any planning permission and works under a voluntary arrangement. It was intended to provide an amenity area for the development and, except for the allotments, was for the use of the residents, not the wider community.</p> <p>Compared to other allocations, the area is an extensive tract of land, and its allocation is therefore contrary to the NPPF para 100(c).</p> <p>There is no demonstration that the subject land is 'special' to the local community, contrary to the NPPF para 100 (b).</p> <p>It may well be that the northern side and the children's play area fulfil the aims of the NPF para 100 but the inclusion of the whole of the eastern and western side does not and these areas generate an extensive tract of land condition.</p> <p>As PPG states at ID: 37-015-20140306: "<i>blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.</i>"</p> <p>Also the PPG makes clear at ID: 37-012-20140306 that whilst green areas planned as part of a new residential area can be designated as LGS it MUST be demonstrated that they are "<i>special and hold particular local significance</i>". For Site 5, this has not been demonstrated.</p>
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Finally, the quality of the map in the appendix that identifies these areas is of such a poor quality that it is impossible to identify the precise boundaries and it would appear to include a parking area for specific local residents. There should be a separate, and clearly visible, plan for each of the 16 areas so identified.

Failure to change this allocation will result in a legal challenge by the owners, Pallant Homes Ltd.

If it is designated (in the event that it is successfully allocated after being challenged) then the owner will expect the Parish Council to contribute towards the majority of the maintenance costs.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Delete Area 5, or as a minimum substantially reduce its extent, being limited to the northern edge of the settlement boundary.

(Continue on separate sheet if necessary)

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Organisation (if applicable)	
Position (if applicable)	
Date	14-04-2023

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	SB19
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

<p>Please give details of your reasons for support/opposition, or make other comments here:</p> <p>To require all development to be 'zero carbon by design' immediately is unacceptable and contrary to, and at odds with, the emerging LP. Does this apply to householder applications and changes of use of land; the siting of caravans etc???</p> <p>Criteria D applies to relate to changes of use of land which would not be applicable. There will also be other forms of development where this is not applicable – it is clearly aimed at development involving buildings so the criteria excluding just householder applications should be expanded.</p> <p>A NP cannot state a planning condition will be imposed as that is within the remit of the LPA</p> <p style="text-align: right;">(Continue on separate sheet if necessary)</p>
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<p>What improvements or modifications would you suggest?</p> <p>Amend policy as above and to reflect the emerging LP</p> <p style="text-align: right;">(Continue on separate sheet if necessary)</p>

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Organisation (if applicable)	
Position (if applicable)	
Date	14-04-2023

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	SB20
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

<p>Please give details of your reasons for support/opposition, or make other comments here:</p> <p>Criterion D is unclear – what is meant by ‘low-lying’?</p> <p>The sources referred to at 5.101 are very difficult to ascertain – if a plan is being relied upon it should be inserted in the NP.</p> <p style="text-align: right;">(Continue on separate sheet if necessary)</p>
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<p>What improvements or modifications would you suggest?</p> <p>Make clear what areas of land are covered by criterion D</p> <p style="text-align: right;">(Continue on separate sheet if necessary)</p>

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