



Representation Form

Local Plan Review: Preferred Approach Consultation

The consultation on the Local Plan Review: Preferred Approach will run from 13 December 2018 to 7 February 2019. The document and more information on the consultation can be viewed on our website www.chichester.gov.uk/localplanreview

All comments must be received by 11.59 pm on Thursday 7 February 2019.

There are a number of ways to make your comments:

- Comment on the document on the internet using our online consultation website www.chichester.gov.uk/localplanreview (**Recommended**)
- Complete this form on your computer and email it to us at planningpolicy@chichester.gov.uk
- Print this form and post it to us at: Planning Policy Team, Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY

How to use this form

Please complete Part A in full. Please note anonymous comments cannot be accepted, a full address including postcode must be provided.

Please complete Part B overleaf, using a new form for each separate policy or paragraph that you wish to comment on. Please identify which paragraph your comment relates to by completing the appropriate box.

For more information, or if you need assistance completing this form, please contact the Planning Policy Team by email at planningpolicy@chichester.gov.uk or telephone 01243 785166.

PART A	Your Details	Agent's Details (if applicable ¹)
Full Name		
Address		
Postcode		
Telephone		
Email		
Organisation (if applicable)		
Position (if applicable)		

Is this the official view of the organisation named above? Yes ☐

No ☐

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PART B

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 84 Section 24	Policy Reference:	Strategic policies Countryside and countryside gaps
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support ☒ X

Object ☐

Have Comments ☐

Enter your full representation here giving details of your reasons for support/objection:

5.42 I strongly support the maintenance of individual settlement identities, these communities, Southbourne being one of them need to have input into the formation of Settlement gap policies . in order to maintain the relationship between the Harbour and the Downs this is vital.

5.37 the Coastal plain has huge importance and is also prime agricultural land, the relationship with the Downs and the Harbour is very important, and no account of the proposals to site 1000's of homes on this area has taken account of the impact.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Planning Policy that properly recognises these issues rather than playing lip service to them. Impact assessment of the LP proposals perhaps?

(Continue on separate sheet if necessary)

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Name (<i>print</i>):	Oona Hickson
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Date:	7/2/19
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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 85 Section 26	Policy Reference:	Strategic policies The natural environment
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support ☐

Object ☒

Have Comments ☐

Enter your full representation here giving details of your reasons for support/objection:

Object
Policy is oxmronic
5.52 and 5.53
One cannot protect and support the natural environment and Bio-diveristy, and at the same time build all over the countryside, and the coastal plain in particular.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Local Plan links to the natural Environment Strategy need to be reinstated, as it has disappeared from the draft proposals

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 81 & 110	Policy Reference:	Strategic policies Transport Infrastructure
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support ☐

Object ☒

Have Comments ☐

Enter your full representation here giving details of your reasons for support/objection:

Object

There needs to be a in integrated transport plan for the Area West of Chichester, and infrastructure investment to support this. The transport infrastructure in Southbourne needs to be improved so that all traffic flows do not end up on the A259.
Cycling route and Bridleways need to be improved, as at present all these users are on the A259, and it is not sustainable or safe.
An alternative to the level crossing in Stein Road needs to be developed and this needs to take account of cyclists and horse riders too.
It is not sufficient for CDC to pass on this to WSCC, there needs to be a joint solution found to these issues.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Local Plan links to the natural Environment Strategy need to be reinstated, as it has disappeared from the draft proposals

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 35.36.64	Policy Reference:	S3 development strategy, S4 meeting housing needs AL13 Southbourne Parish
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support ☐

Object ☒ X

Have Comments ☐

Enter your full representation here giving details of your reasons for support/objection:

Object
Strategic policy should be included to consider the area west of Chichester as a whole, and the relationship to Havant BC . The world does not end at Emsworth!
Issues that need to be considered in Supplementary policy include but are not limited to:
Waste Water treatment: traffic congestion and management: Key infrastructure requirements needed before development can commence: landscape protection: Green Blue connection to AONB and SDNP: Housing types and a design code.
Effect of 2250 new dwellings on all infrastructure and services.
Without SPG on this area, you are creating a Wild west for Developers, and this is unacceptable and a derogation of duty in Planning terms.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

A specific SPG for development west of Chichester needs to be developed

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 42 Para 4.36 Para 4 42	Policy Reference:	S6 affordable Housing
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support ☐

Object ☒ X

Have Comments ☐

Enter your full representation here giving details of your reasons for support/objection:

Object
"affordable " housing must truly reflect local income levels. Local people cannot afford local housing.
Developers must deliver "affordable" housing requirement. More social rented housing needed. Starter homes and LCHO will not be sufficient.
On greenfield sites, there should be no issues of viability and therefore the use of the word "appropriate" in subsection 1 should be removed.
Policies that mitigate against second and holiday homes that are left empty most of the year need to be developed so that these are penalised with financially punitive measures.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Affordable Housing SPG strengthened.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 139 Para 7.7 to 7.23	Policy Reference:	DM2 Housing mix
----------------------------	------------------------------	-------------------	-----------------

Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support ☐

Object ☒

Have Comments ☐

Enter your full representation here giving details of your reasons for support/objection:

Object

There appears to be confusion in the percentage provision of 4 bed plus market dwellings. The preferred approach promotes up to 20% the HEDNA 25% and the SDNP 5-10%. This issue requires reconciliation.

Para 7.7 implies that a number of larger houses will be vacated by older persons downsizing, this would only happen if such provision of suitable smaller accommodation is available, and further negates the need for more larger houses with a higher price tag and larger land take.

The ONS predicts that at least until 2041 there will be a rapid rise in single person households, emphasising the effect of an ageing population, and yet the CDC policy on housing mix fails to reflect the need to smaller homes and those suitable for lifetime occupation.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Housing mix needs to be altered to reflect the need for more affordable and smaller accommodation.

(Continue on separate sheet if necessary)

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 127 to 129 Para 6.86 to 6.90	Policy Reference:	AL 13 Southbourne Parish
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support ☐

Object ☒

Have Comments ☐

Enter your full representation here giving details of your reasons for support/objection:

Object

The policy to put a minimum of 1250 dwellings in Southbourne is an outrage. This would be a more than 50% increase in the size of the settlement, and I object strongly to this proposal. Southbourne has been singled out because it is away from Chichester, even though the City is not in my view taking its fair share of housing.

The Government figure of 300 thousand homes a year, has been questioned by the ONS and the figure is actually suggested to be 190 thousand homes a year, so the Council should look again at the basis for the allocation.

The SDNP has not accepted a reasonable housing figure, and the Downland villages are just the playgrounds of second home owners, away from the major settlements.

The setting of the Harbour and the Downs will be ruined forever by these proposals.

Substantial improvements to infrastructure are required in Southbourne, before any new development can be considered.

The areas that require attention include

1. Crossings, particularly in Stein Road and the separation of cyclists, horseriders and pedestrians.
2. Traffic management and flows, and integrated approach is required
3. Wastewater treatment the current site at Thornham requires a substantial upgrade
4. Stormwater discharges into the harbour.
5. Substantial improvements to public open space away from the harbour.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Put more housing in Chichester itself

(Continue on separate sheet if necessary)

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Position (if applicable)	N/A	

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Support ☐

Object ☐ x

Have Comments ☐

Enter your full representation here giving details of your reasons for support/objection:

3.4 most development is proposed for the settlements to the west of Chichester. The spatial strategy should reflect this and I object to the fact that Chichester, as a City is not taking a fair share of housing compared to the small settlements that surround it.

I object to the term East –West Corridor: these settlements including Southbourne have a distinct identity, and that is a perjorative term, and reflective of the CDC approach to this whole exercise to describe the villages that include Southbourne in this way.

3.7. maintaining and enhancing the relationship between the SDNP and the Harbour AONB. How can this be “enhanced” by 1250 houses?

I object to the term Wildlife Corridor implying as it does a narrow strip of land. The Hambrook Wildlife strip needs to be reinstated in the plan.

3.8 “Southbourne’s good transport links”.,Comprise one more stopping train an hour, a level crossing that can remain down for 15 mins at a time, and gridlock the village, and the 700 bus. Hardly that great.

The Services in and around Chichester are much better and thus the majority of development should be concentrated there, as much play is made of Chichester wishing to be a vibrant modern city.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

As a City Chichester should take more of the new development. The relationship between the harbour AONB and the Downs with the SDNP will be ruined forever, if several thousand houses are added to this area.

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