



Representation Form

Westbourne Neighbourhood Plan

The Neighbourhood Planning (General) Regulations
2012 - Regulation 16

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

Copies of the Westbourne Neighbourhood Plan and supporting documents are available to view on the District Council's website: <http://www.chichester.gov.uk/neighbourhoodplan>.

All comments must be received by 5:00pm on 24 July 2017.

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**

Important Note: All comments will be publicly available, and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by Chichester District Council in line with the Data Protection Act 1998.

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 which paragraph your comment relates to by completing the appropriate box.

| PART A | Your Details |
|-------------------------------------|---|
| Full Name | David Neame |
| Address | West Suite, Coles Yard Barn, North Lane, Clanfield, Hampshire. |
| Postcode | PO8 0RN |
| Telephone | 02392 597139 |
| Email | david.neame@neamesutton.co.uk |
| Organisation (if applicable) | Neame Sutton Limited o/b Southcott Homes (Fareham) Ltd |
| Position (if applicable) | Director |
| Date | 22 July 2017 |

PART B

To which part of the document does your representation relate?

| | | | |
|------------------|------------------------------|-------------------|------------------------------|
| Paragraph Number | See attached Representations | Policy Reference: | See attached Representations |
|------------------|------------------------------|-------------------|------------------------------|

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

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

See attached Representations document

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

See attached Representations document

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.



1. Introduction

- 1.1 Neame Sutton Limited, Chartered Town Planners, are instructed by Southcott Homes (Fareham) Limited (“Southcott Homes”) to prepare representations in respect of the Regulation 16 Submission draft version of the Westbourne Neighbourhood Plan (“the Neighbourhood Plan”).
- 1.2 The remainder of this document sets out Southcott Homes’ representations following the relevant paragraph and policy references within the Neighbourhood Plan identifies where the Basic Conditions have not been met.

2. Representations

Policy OA1: Sustainable Development – OBJECT – Not Reflecting National Policy on Sustainable Development

- 2.1 Whilst Southcott Homes is supportive of the Neighbourhood Plan embracing the general presumption in favour of sustainable development that runs as the golden thread through the planning system in England, the wording of this draft policy is overly restrictive and does not correctly reflect the presumption set out in the Framework.
- 2.2 Amendments have been made but as drafted the policy states that sustainable development will only be permitted if it is located within the settlement boundary or an allocated site.
- 2.3 The definition of sustainable development set out at Paragraph 7 of the Framework and the general presumption in favour contained at Paragraphs 14 and, in relation to housing development, Paragraph 49 of the Framework does not seek to distinguish between development that is inside or outside of a defined settlement. If a proposal meets with the definition of sustainable development and the three dimensions in particular then the Framework directs that it should be approved without delay.
- 2.4 The Appeal decision on land north of Long Copse Lane in Westbourne is a prime example of the correct application of the presumption in favour of sustainable development wherein the Inspector concluded the residential proposal for 16 no. dwellings comprised sustainable development even though it was situated outside of the defined settlement boundary and should as a consequence succeed.

2.5 Furthermore the criteria set out within the policy (Heading 3 (i) – (v)) are overly prescriptive and don't allow sufficient flexibility for individual proposals responding to the individual merits of any given site and goes well beyond the intention of National policy and the adopted Local Plan

2.6 It is therefore considered that the policy should be amended to more accurately reflect the presumption in favour of sustainable development set out in the Framework and that the criteria contained in the policy should either be reworded to allow for sufficient flexibility or removed and placed into the supporting text of the policy.

Policy SS2: Land at Long Copse Lane - OBJECT

2.7 The Parish Council has acknowledged the fact that full detailed planning consented was granted on appeal in December 2015 for 16 no. dwellings on this site and Figure 17 reflects the consented scheme.

2.8 However the policy sets out a series of criteria for the scheme to comply with, which given the fact that full detailed planning consent has already been granted and, at the time of preparing this Representations, the development is nearing completion are considered entirely unnecessary. In effect this site comprises a commitment that the Parish Council can rely upon as part of meeting the minimum dwelling requirement of 25 dwellings in Westbourne over the plan period. The detailed criteria within the policy should therefore be deleted. In fact given the advanced stage of the development it would not seem necessary for the Council to include any reference to the 16 no. units as an allocation, save for the comments made below.

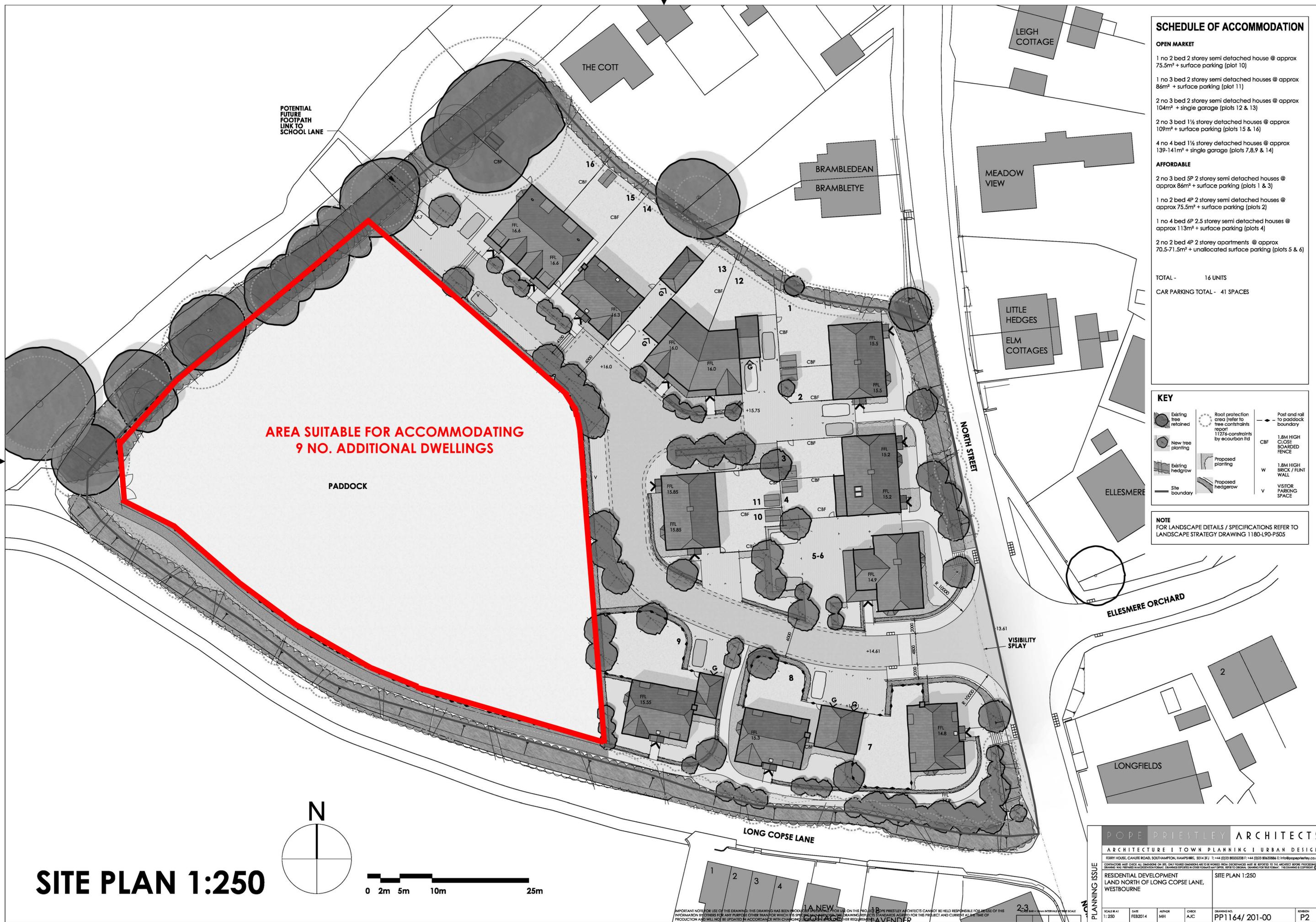
2.9 In addition to the above point Southcott Homes remains of the view that the undeveloped land referred to as a 'paddock' on this site presents an ideal opportunity to allocate a further 9 no. dwellings thereby meeting the Parish Council's minimum dwelling requirement for the plan period in a single location. A scheme for a further 9 no. dwellings would dovetail with the current consented scheme and could utilise the existing consented point of access onto North Street.

2.10 The allocation of the remaining 'paddock' area for 9 no. dwellings would not remove the need for the other allocations identified by the Parish Council in the Neighbourhood Plan at Monk's Hill and Chantry Hall but would instead introduce flexibility to ensure that the minimum level of housing for the settlement can be delivered in a timely manner.

2.11 Furthermore the increased provision would ensure that the Neighbourhood Plan remains up-to-date and resilient for a longer period following adoption given that the District Council is under an obligation, as set out by the Local Plan Part 1 Inspector, to fully review its Local Plan to increase its housing requirement within 5 years of adoption (from July 2015). Indeed the District Council has formally commenced this process and its Issues and Options consultation is currently underway until 03 August 2017. The fact that the evidence base for the adopted Local Plan in terms of housing need is out-of-date will have the inevitable consequence of increasing the dwelling requirements for

District and in turn the settlements along the A259 corridor given the constraints imposed on the District as a whole, which would in turn necessitate a review of Neighbourhood Plans where they fail to meet the increased requirements.

- 2.12 Given the conclusions set out by the Inspector who determined the appeal for 16 no. dwellings on the site it is apparent that the 'paddock' area comprises a sustainable location and a further 9 no. dwellings could be readily assimilated without harm to the character or setting of the settlement at this location.
- 2.13 A plan detailing the proposed allocation site is also attached for ease of reference.
- 2.14 Southcott Homes considers the allocation of the site as proposed would ensure the Parish Council is able to plan positively for the future of the village in accordance with the requirements of the Framework and in recognition of the fact that the housing requirement in the District will need to increase in the near future.
-



SCHEDULE OF ACCOMMODATION

OPEN MARKET

- 1 no 2 bed 2 storey semi detached house @ approx 75.5m² + surface parking (plot 10)
- 1 no 3 bed 2 storey semi detached houses @ approx 86m² + surface parking (plot 11)
- 2 no 3 bed 2 storey semi detached houses @ approx 104m² + single garage (plots 12 & 13)
- 2 no 3 bed 1½ storey detached houses @ approx 109m² + surface parking (plots 15 & 16)
- 4 no 4 bed 1½ storey detached houses @ approx 139-141m² + single garage (plots 7,8,9 & 14)

AFFORDABLE

- 2 no 3 bed 5P 2 storey semi detached houses @ approx 86m² + surface parking (plots 1 & 3)
- 1 no 2 bed 4P 2 storey semi detached houses @ approx 75.5m² + surface parking (plots 2)
- 1 no 4 bed 6P 2.5 storey semi detached houses @ approx 113m² + surface parking (plots 4)
- 2 no 2 bed 4P 2 storey apartments @ approx 70.5-71.5m² + unallocated surface parking (plots 5 & 6)

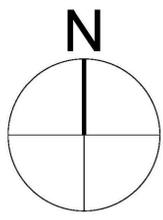
TOTAL - 16 UNITS
CAR PARKING TOTAL - 41 SPACES

KEY

| | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |

NOTE
FOR LANDSCAPE DETAILS / SPECIFICATIONS REFER TO LANDSCAPE STRATEGY DRAWING 1180-L90-P505

AREA SUITABLE FOR ACCOMMODATING 9 NO. ADDITIONAL DWELLINGS



SITE PLAN 1:250

POPE PRIESTLEY ARCHITECTS
ARCHITECTURE | TOWN PLANNING | URBAN DESIGN
FERRY HOUSE, CANUTE ROAD, SOUTHAMPTON, HAMPSHIRE, SO14 3FJ T: +44 (0)23 8033228 F: +44 (0)23 8062886 E: info@popepriestley.co.uk
CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING. DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH CHANGING DIMENSIONS AND IS TO BE USED AS A GUIDE ONLY. DRAWING FOR THE OWNER'S USE ONLY. THE DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM POPE PRIESTLEY ARCHITECTS.

RESIDENTIAL DEVELOPMENT
LAND NORTH OF LONG COPSE LANE,
WESTBOURNE

SITE PLAN 1:250

| | | | | | |
|--------------------|-----------------|--------------|--------------|-------------------------------|----------------|
| SCALE #A1 1:250 | DATE FEB2014 | AUTHOR MH | CHECK AJC | DRAWING NO. PP1164/ 201-00 | REVISION P2 |
|--------------------|-----------------|--------------|--------------|-------------------------------|----------------|

IMPORTANT NOTE FOR USE OF THIS DRAWING: THIS DRAWING HAS BEEN PRODUCED FOR THE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. POPE PRIESTLEY ARCHITECTS CANNOT BE HELD RESPONSIBLE FOR THE USE OF THIS INFORMATION BY OTHERS FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY INTENDED. THE DRAWING REFLECTS STANDARDS AGREED FOR THIS PROJECT AND CURRENT AT THE TIME OF PRODUCTION AND WILL NOT BE UPDATED IN ACCORDANCE WITH CHANGING DIMENSIONS AND IS TO BE USED AS A GUIDE ONLY. DRAWING FOR THE OWNER'S USE ONLY.