



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	Elizabeth Burt
Address	Taylor Wimpey Strategic Land Colvedene Court, Wessex Business Park Wessex Way, Colden Common Winchester
Postcode	SO21 1WP
Telephone	01962 676837
Email	Elizabeth.burt@taylorwimpey.com
Organisation (if applicable)	Taylor Wimpey Strategic Land
Position (if applicable)	Land and Planning Manager
Date	18 th July 2017

PART B

To which part of the document does your representation relate?

Paragraph Number	1.1.8	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

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

Taylor Wimpey supports the Neighbourhood Plan's recognition that annual monitoring of the Plan is needed to ensure the Plan remains up to date and is able to meet identified local needs. Chichester District Council has commenced a review of its Local Plan which will provide updated information on housing needs across the District and the amount required for each area. Neighbourhood Plans should be in general conformity with the most up to date evidence on needs and the development strategy for the District and the monitoring and review of the Neighbourhood Plan will provide the mechanism by which this can be achieved.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

N/a

(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.

To which part of the document does your representation relate?

Paragraph Number	Figures 8 and 9, paragraph 4.9.8	Policy Reference:	LD2
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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

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

Policy LD2 and figures 8 and 9 refer to important views which any development is required to maintain or enhance and not to cause unacceptable loss or diminution of these. View 9 is identified on figures 8 and 9 which show a view over a hedgerow from Foxbury Lane. However when viewed from this point on the ground the hedgerow is too high to see over and the site on the other side of the hedgerow is enclosed by trees and planting. The supporting text at paragraph 4.9.8 states that the Flint Chapel forms an important view from the village. Due to the height of the hedgerow the cemetery and chapel cannot easily be viewed from Foxbury Lane and therefore Taylor Wimpey considers the direction of the arrow (labelled 9) does not correctly point in the direction of an important view when taken from Foxbury Lane. The Chapel is much more visible from Cemetery Lane and an arrow from this direction would be more accurate.

Paragraph 4.9.8 also states in relation to the cemetery that “the importance of this view was highlighted by a planning inspector during a recent planning appeal decision”. Taylor Wimpey does not consider a Neighbourhood Plan which should guide development over a number of years, should refer to specific planning application and appeal decisions and interpret Inspector’s comments given that these would have been determined at a point in time and relate to a specific proposal.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Remove viewpoint 9 from policy LD2 and remove the final sentence at the end of paragraph 4.9.8 which refers to a planning appeal.

(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.

To which part of the document does your representation relate?

Paragraph Number	4.11.1 – 4.11.10	Policy Reference:	LD4
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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

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

Taylor Wimpey objects to the identification of Local Gaps within the Neighbourhood Plan and specifically the Infra Gap numbered 1 on Figure 11. There is insufficient evidence or other information presented by the Neighbourhood Plan to justify the designation of a local gap in this location.

The designation of a local gap is considered to be a strategic policy issue which is outside the remit of Neighbourhood Planning and as such it is contrary to national policy. There is also no evidence presented which demonstrates that the existing Countryside policies of the Local Plan are insufficient to control development outside the identified settlement boundaries.

This is supported by the recent Examiners Report into the Odiham and North Warnborough Neighbourhood Plan which concluded that a local gap proposed in the Neighbourhood Plan that was not identified in the Local Plan was not justified and as a result was deleted. The Inspector considered that the existing policies of the Local Plan were sufficient to control development without the need to identify a local gap designation and policy.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Delete the proposed local gaps and the local gaps policy.

(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.

To which part of the document does your representation relate?

Paragraph Number	4.13.1 – 4.13.3	Policy Reference:	LGS1
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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

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

Taylor Wimpey objects to the identification of the western part of the proposed Local Green Space which covers the cemetery and its designation under policy LGS1. The western part of the land is in private ownership and not publically accessible and does not form part of the cemetery nor a local green space. It is separated by a mature tree boundary to the east and does not perform a function as open space. When viewed on the ground this area appears separate from the cemetery and is currently fenced off as grassland.

The NPPF paragraph 77 sets out the specific test that a proposed Local Green Space designation must meet in order to be implemented, stating that:

“The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- *Where the green space is in reasonably close proximity to the community it serves;*
- *Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *Where the green area concerned is local in character and is not an extensive tract of land.’*

In considering the extent to which a Local Green Space designation can cover, the Planning Practice Guidance States designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making. (Paragraph 007 ref 37-007-20140306). It goes on to state that *“...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.”* (Paragraph 015, Ref 37-015-20140306).

There is no clear justification in the Neighbourhood Plan for the inclusion of the western land in the Green Space designation given it is not publically assessable and is in private ownership. Historic England, in their response to the Pre-submission Neighbourhood Plan in April 2016, confirmed that: *“Land adjacent to Chantry Hall, is not far from the Conservation Area but we note that the Conservation Area Character Appraisal does not identify the site as being important to the setting of the Area or in views to or from the Area. Our records show that the development of this site would not affect any other designated heritage assets”*.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Remove the western area of the land identified for Local Green Space around the cemetery.

(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.

To which part of the document does your representation relate?

Paragraph Number	4.14.4, 4.14.8	Policy Reference:	SS3
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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

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

Taylor Wimpey supports the identification of the land at Foxbury Lane as suitable for residential development but objects to the limited number of dwellings allocated by policy SS3 and the requirements for additional open space and a car parking area. The draft policy allocates the site for 6 dwellings, a car park and open space. Taylor Wimpey does not consider this makes best and most effective use of land and does not consider this will achieve sustainable development.

The Neighbourhood Plan at paragraph 4.14.4 states that the allocated sites which include Foxbury Lane have been selected in the most sustainable locations due to their walking proximity and their location adjacent to the existing settlement boundary. On this basis the Plan should therefore be seeking to make the best use of the land to deliver housing in a sustainable location. In addition paragraph 4.7.4 states the site has medium landscape capacity which is identified as having some capacity for development.

Taylor Wimpey considers the proposed layout for the site as shown in the Neighbourhood Plan results in a detached development which is not in keeping with the character of the area. The Neighbourhood Plan states the rationale is to create a rural farmyard idiom. However this is not in keeping with the wider character of the area which consists of some older flint and brick properties with more modern development built closely together without any significant gaps or separation from the village. The proposed layout with open space separating the built development from the village creates a detached feel and does not take the opportunity to integrate the site with the village. In addition paragraph 60 of the NPPF states that "*Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles*".

Overall the site layout plan included in the Neighbourhood Plan is considered too descriptive and constraining. It should be for the planning application process to consider and determine a suitable development proposal for the site. The layout plans and land use criteria for the site should therefore be removed from the Neighbourhood Plan.

The site is able to accommodate a larger number of units and provide a more suitable and sensitive layout than the Plan is proposing. This would make best use of land, at an appropriate density, and enable a more comprehensive and in keeping development which fully adjoins the settlement boundary to be delivered as well as providing the ability to meet the housing needs of the area in a sustainable way.

In order to make best use of a greenfield site, deliver housing to meet needs and to enable a well-designed and comprehensive scheme to be achieved the site should be allocated for a greater number of dwellings, in accordance with surrounding densities to the south and west. The Plan overall seeks to meet its housing requirements of 25 dwellings but this must be seen as an 'at least' figure to ensure the Plan can be sufficiently effective to deliver the required amount of housing. This is supported by the adopted Core Strategy which identifies at policy 5 that the "indicative" housing number for Westbourne is 25 dwellings and states at paragraph 7.26 that "*Policy 5 presents indicative housing numbers to be planned for in each parish. These figures*

should be regarded as providing a broad indication of the potential scale of housing that the District Council and individual parishes will seek to identify through future planning documents.”

The Neighbourhood Plan proposes to deliver 28 dwellings in total but to provide further flexibility and to react to any non-delivery of other sites, increasing the number of dwellings allocated on the Foxbury Lane site would not significantly change the number of dwellings to be delivered in the Neighbourhood Plan area overall but would ensure a sustainable development can be achieved. In addition the Council is undertaking a Local Plan Review which it is expected will need to plan for additional housing in the District. Making best use of land in proposed allocations, such as that at Foxbury Lane, and increasing the number of dwellings to be delivered in Westbourne will result in less need for further land to be identified for housing in the future.

National Planning Practice Guidance covers the issue of viability and states at paragraph 005 ref 10-005-20140306 that Neighbourhood Plans should be based on a clear and deliverable vision of the area and viability assessments should be considered as a tool that can assist with the development of plans and policies. It goes on to state that it should ensure that policies are realistic and provide high level assurance that plan policies are viable. The Foxbury Lane site is proposed to be allocated for 6 dwellings and open space and car parking. A development of such a small number of dwellings and a large amount of land with no development proposed places an overly onerous obligation on the developer to provide extra areas of open space and car parking that are not required to make the development proposal acceptable. The plan does not contain a robust justification for such a small number of dwellings having to provide such a large area of land effectively in kind for open space and car parking that is not directly related to the development or required by it.

Paragraph 204 of the NPPF makes it clear that planning obligations, whether provided on site or through a financial contributions, should only be sought where they meet all of the tests of being necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development. The requirement for a large area of open space and car parking does not meet any of these tests and the requirement to provide these should therefore be removed from the Neighbourhood Plan. It is also noted that in addition to any on site requirements the development will be required to pay Community Infrastructure Levy which can further impact on viability.

Paragraph 4.14.8 refers to the Foxbury Lane appeal and suggests that the Inspector supported the Plan's view that the site has a limited capacity. This is not correct and in any event the appeal decision refers to a specific development proposal and the comments by the Inspector were in relation to the scheme proposed at the time. Any development proposal coming forward would be considered on its merits and in accordance with planning policy and therefore the reference to the appeal decision should be deleted.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

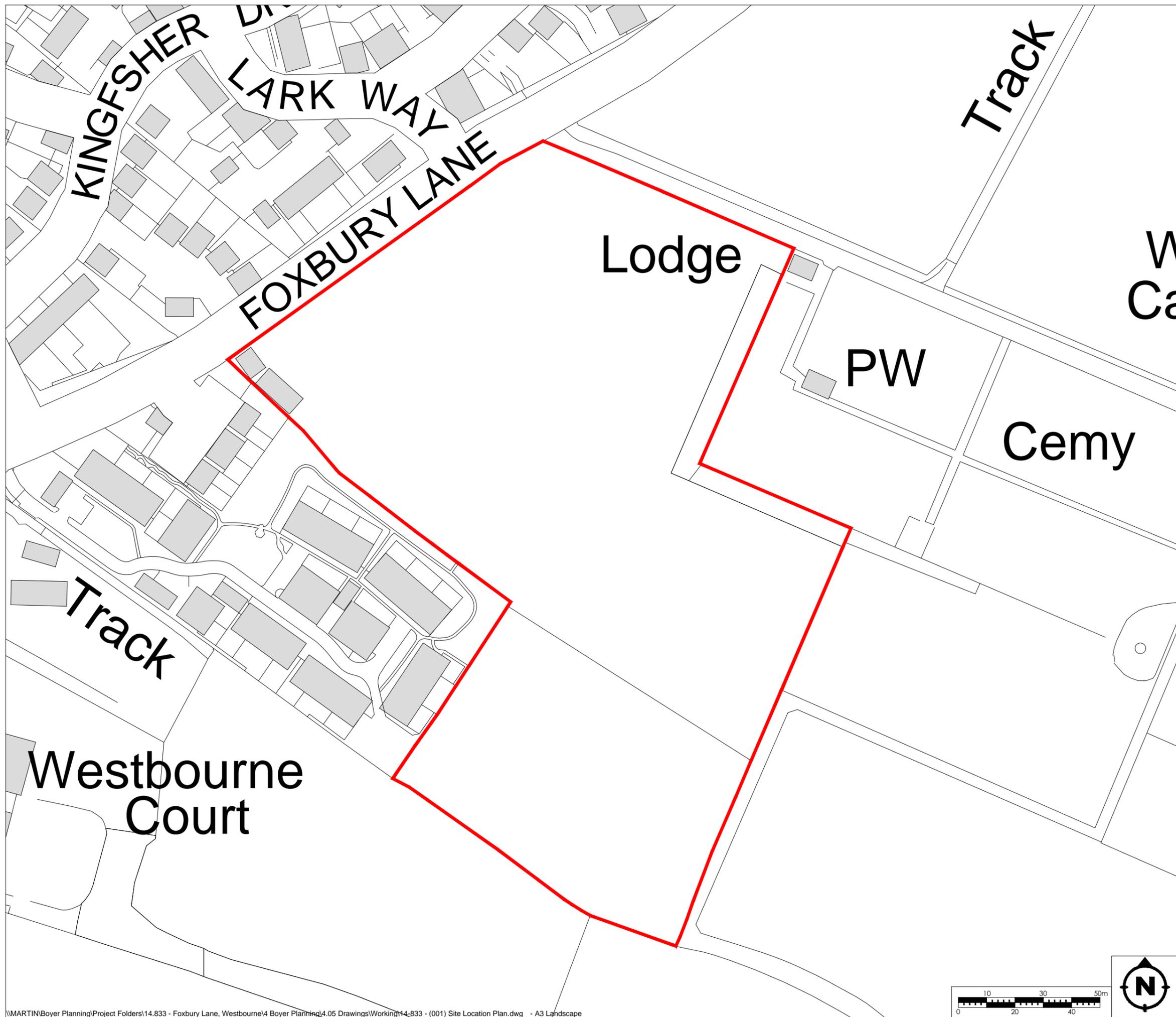
- Remove the requirement to provide additional open space and car parking area as part of a development proposal.
- Remove the layout plans for the site and any descriptions on this.
- Increase the number of dwellings to be allocated on the site.
- Remove the reference to the Inspector's appeal decision on Foxbury Lane.

(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.

LEGEND

 Site Boundary



REV	DATE	DESCRIPTION	DRAWN
-	14/04/15	First issue	BDC

CLIENT
 -
 -
 -

PROJECT TITLE
 Foxbury Lane,
 Westbourne
 DRAWING TITLE
 Site Location Plan

DATE	DRAWN	CHECKED	AUTHORISED
14 Apr 2015	BDC	DP	DP
NUMBER	REV.	SCALE	
14.833/001	-	1:1250 @ A3	



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