

Policy SB16 Local Green Spaces

Supporting Evidence SB16.EV3 LGS Consultation Results

(January 2023)

1.0 Consultations with land owners

- 1.1 The owners of 17 proposed Local Green Spaces (LGS) had been consulted extensively in July 2020 when Southbourne Parish Council had initially proposed designating their land as Local Green Spaces. In the light of feedback received all but one of the proposed sites were included in the Pre-Submission Modified Plan 2014-2029 which went to Regulation 14 Consultation in November 2022. Once again all the owners were contacted by e-mail or letter (see Appendix 12 of the Consultation Statement) and informed of the consultation process and advised that they could submit further comments.
- 1.2 Responses from landowners/agents were received as a result of the Regulation 14 Pre-Submission Plan Consultation. These related to Nos. 4, 5, 6, 7, 15 and 17.
- 1.3 All the comments received are summarised in the following table together with the Parish Council's subsequent responses and the actions taken.
- 1.4 The responses received were considered by the Neighbourhood Plan Steering Group at their meeting on 18 January, 2023, as part of their consideration of approving the Neighbourhood Plan for submission. Number 6, Parham Place, has been removed from the proposed designation list but all the other proposed spaces have been retained in the Neighbourhood Plan.
- 1.5 It should be noted that Policy SB20 D states: "Safeguard from development low lying areas outside Settlement Boundaries around Chichester Harbour for climate change adaptation land". Natural England suggested the inclusion of this clause as a high priority and the Parish Council considers this policy is relevant to and supportive of the candidate Local Green Spaces numbers 1 (Prinsted Foreshore), 15 (field south west of Prinsted Foreshore) and 16 (field north east of Prinsted Foreshore).

No.	Location	Response received	Parish Council Response	Action
1	Prinsted Foreshore	No response		Retain designation
2	NE Garsons Road/A259	No response		Retain designation
3	Priors Orchard open space	No response		Retain designation
4	Southbourne Fields open space	Church Commissioners for England (CCE): Objects to 'Southbourne Fields open space' because it intrudes into land safeguarded under a 106 Agreement to the west of Southbourne Fields for the possible future provision of a new road over the railway line (as set out in Proposal 3 of SPNP1).	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.	Retain designation
5	Meadow View open space	Pallant Homes: Objects to SB16 'Local Green Spaces' as they do not consider 'Meadow View' to meet the criteria.	Meadow View is considered to meet the tests of NPPF §102 for the reasons provided in the evidence base.	Retain designation

6	Parham Place open space	Church Commissioners for England (CCE): Objects to the 'Parham Place open space' as it 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.	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.	Remove designation
7	Tree clump west of Stein Road	Church Commissioners for England (CCE): 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.	The Memorial clump off Stein Road is considered to meet the tests of NPPF para. 102 for the reasons provided in the evidence base.	Retain designation
8	(a)Peter Pond and land east of county boundary (b)Brook Meadow	No response No response		Retain designation
9	Land on north west corner of Stein Road and Hartland Court	No response		Retain designation
10	Garsons Road allotments	No response		Retain designation

	between 48 and 50			
11	Flanders Close allotments	No response		Retain designation
12	Manor Way allotments between 47 and 49	No response		Retain designation
13	Smallcutts Avenue allotments between 25 and 27 and 40 and 42	No response		Retain designation
14	Slipper Mill Pond	No response		Retain designation
15	Field south west of Prinsted Foreshore, south of Prinsted Lane	<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</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:	Retain designation

		<p>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 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>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 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</p>	
--	--	---	---	--

			the NPPF (2021) paragraphs 101-103 and quoted in Supplementary Evidence SB16 EV4. There has been no change of circumstances since that time.	
16	Field north east of Prinsted Foreshore	No response		Retain designation
17	Field west of western arm of Prinsted Lane	West Sussex County Council (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.	Retain designation