

Southbourne Parish Neighbourhood Plan Review

Policy SB1 Development within the Settlement Boundaries

Supporting Evidence SB1.EV1 (and 6 plans)

1. Introduction

- 1.1 A combined meeting of the Core and Small Sites Groups was held on 15th February 2020 to consider changes to be made to the SPNP1 Settlement Boundaries as a result of permissions granted since SPNP1 and prospective new development sites in SPNP2. It is unlikely that any additional “Settlement” will be identified in SPNP2.
- 1.2 The Settlement Boundary maps in SPNP 2 need to be to a larger scale than shown in SPNP1 to ensure clarity. Confusion arose over the redevelopment of the property “Dunkirk” in South Lane, Southbourne which led to permission being granted on a site not intended to be within the SPNP1 Settlement Boundary.
- 1.3 Policy 1 in the SPNP2 will need to be firm in resisting development outside Settlement Boundaries. A key phrase was deleted from SPNP1 on the recommendation of the Examiner: “Development proposals outside the Settlement Boundaries will be required to conform to development plan policy in respect of the control of development in the countryside”. It is not known at present what policy will be included in the new Chichester Local Plan and if necessary, it may be necessary to include a stronger policy in the SPNP2 to avoid any interim provision for housing in Countryside Areas embodied in the Local Plan (eg the “Facilitating Appropriate Development” temporary policy introduced for a short period prior to the current approved Local Plan). The housing provision made in SPNP2 must be sufficient to justify “un-planned “ sites being refused permission, otherwise there is little point in preparing a reviewed Neighbourhood Plan.

2. Hermitage

- 2.1 No change.

3. Southbourne (attached plans 1-5)

- 3.1 The three sites allocated for housing development in SPNP1 (2i Land north of Alfrey Close now known as Southbourne Fields; 2ii Loveders Mobile Home Park – now known as Priors Orchard; and 2iii Gosden Green – now known as Parham Place) have either been completed or are under construction. The SPNP1 Settlement Boundaries were drawn to include them. The three development site plans (1-3) are attached to this note should oneill homer wish to up-date their OS Base map.
- 3.2 It was agreed at the meeting that the Southbourne Settlement Boundary will need to be extended to include the Breach Avenue site to reflect the permission granted on appeal (Plan 4 attached – the layout shown is out of date)
- 3.3 For information only, the site of the current Rydon appeal in Cooks Lane is attached (Plan 5 attached) as the Settlement Boundary will need to be extended if the appeal is granted (decision expected in March 2020).

3.4 Any proposals to secure the northern landing pad of the proposed pedestrian bridge over the railway line (an identified CIL project) may require the inclusion of a small part of “Land south of Cooks Lane”, the site lying between Cooks Lane and the railway line (Ref SB3 R3 Small Sites – Site Assessments List – site no. 10).

4. Nutbourne West (attached plan 6)

4.1 The site allocated for housing in SPNP1 (2iv Land at Nutbourne West – now known as Meadow View) is under construction. The new housing (plan 6 attached) is being built within the SPNP1 Settlement Boundary, as intended.

4.2 The new access road from Meadow View to the A259 and the adjoining designated parking spaces lie within the red edged area (shown as Policy 2) as does the associated open space/childrens’ play area/allotments and footpaths around the site. It is likely that all this open space will be designated as a “Local Green Space” under SPNP2 (currently being investigated) because it will be the only public open space in Nutbourne. It may require protection because it was submitted to the Parish Council as a proposed development site under the call for sites (Ref. SB3 R3 Small Sites – Site Assessments List - site no. 14 – extensions to Meadow View, Nutbourne)

4.2 The Settlement Boundary would need to be extended if land to the north of Meadow View is selected as a small “interim” housing site (Ref SB3 R3 Small Sites - Site Assessments List – Site 13 Hamcroft). Only the western part is likely to be acceptable due to the need to retain the gap between Nutbourne West and East.

4.3 The Settlement Boundary would also need to be extended if the Scrap Yard to the west is selected as a small “interim” housing site (Ref SB3 R3 Small Sites – Sites Assessments List - Site 15 – Oaks Farm and Scrap Yard, Nutbourne). The whole of this site may need to be allocated because there will need to be sufficient land to provide for both housing and significant attenuation ponds to benefit the proposed Hambrook Wildlife Corridor and assist in controlling the rate of flow from the Ham Brook southwards through old Nutbourne (south of the A259).

4.4 Concept Plans would be required in SPNP2 detailing proposals for sites 13 and 15, although it should be noted that only one might be selected for SPNP2.

4.4 No further changes are anticipated.

(1/3/20)