

**Southbourne Parish Neighbourhood Plan (SPNP) 2014 – 2029
First Monitoring Report – period 1 April 2015 to 31 March 2016**

“The SPNP will be monitored by the local planning authority and Southbourne Parish Council on an annual basis as part of the Chichester District Annual Monitoring Reports. ” (SPNP para.3.3).

The SPNP was not “made” until December 2015 and therefore had been formally approved for only 3 months by the end of March 2016. However, the Plan was instrumental in the consideration of planning applications prior to that date because it carried and gained weight during the preparation process. Therefore, all development directly influenced by the SPNP has been included in this note to provide a more accurate picture of progress reached by 31 March 2016.

Unidentified housing sites of up to 6 dwellings have not been included. Un-allocated windfall sites (redevelopment within the Settlement Boundaries) have been included and are expected, in line with District Council estimates, to contribute a further 10% of dwellings over and above the 350 allocated during the Plan period.

POLICIES

Policy 1 : Development within the Settlement Boundaries and compliance with other provisions of the Plan.

Period up to 31 March 2015

Total dwellings : 177 approved on allocated sites, 30 windfalls, 296 refused

By February 2015, some 10 months before the SPNP was “made”, 177 (over half) of the 350 dwellings required within the SPNP Settlement Boundaries were approved on allocated sites (Loveders and Gosden Green in Southbourne). Developer consultations with local residents for a further 125 dwellings on the third and last allocated site in Southbourne took place during March/April 2015 (Land north of Alfrey Close). By January 2015, 296 dwellings had been refused or applications withdrawn on sites not allocated in the SPNP, 184 of which were the subject of appeals. This demonstrates the intense pressure from developers at that time.

Table 1

Sites approved	Details	Plan provision
Land behind Stein Road and Manor Way, Southbourne	Permitted 9/1/14 10 dwellings	Not allocated / windfall site within Southbourne Settlement Boundary
Longlands Road, Southbourne	Permitted 14/2/14 20 dwellings	Not allocated / windfall site within Southbourne Settlement Boundary
Loveders Mobile Home Park, Southbourne	Outline approval 10/12/14 157 dwellings	SPNP allocated site 150 dwellings allocated (+7 dwellings over allocation)
Gosden Green, Southbourne	Permitted 4/2/15 20 dwellings	SPNP allocated site 25 dwellings allocated (-5 dwellings under allocation)
Sites refused/withdrawn		
Land south side of Cooks Lane, Southbourne	Withdrawn 30/6/14 112 dwellings	Not allocated and outside Southbourne Settlement Boundary
Breach Avenue, Southbourne	Refused 22/12/14 Up to 34 dwellings Appeal lodged	Not allocated and outside Southbourne Settlement Boundary
Land North of Four Acre Nursery, Southbourne	Refused 9/1/15 150 dwellings Appeal lodged	Not allocated and outside Southbourne Settlement Boundary

Period 1 April 2015 to 31 March 2016

Total dwellings : None approved, 125 current, 76 refused.

An application for the land North of Alfrey Close was submitted in August 2015. A further 76 dwellings on two large sites were refused in May and June 2015, and one of the previous appeals withdrawn (150 dwellings). The Examiner's Report supporting the housing strategy was published in May and an Addendum checking compliance with the newly adopted Chichester Local Plan was published in August. The second previous appeal (34 dwellings) was withdrawn in September 2015. The Plan headed towards its Referendum in November.

Table 2

Sites approved	Details	Plan provision
None	-	-
Current		
Land North of Alfrey Close	Developer consultations March/April 2015 125 dwellings proposed (submitted August 2015)	SPNP allocated site 125 dwellings
Sites refused/withdrawn		
Hamcroft, Nutbourne	Refused 16/6/15 21 dwellings	Not allocated and outside Nutbourne West Settlement Boundary
Former Four Acre Nursery	Refused 18/5/15 Up to 55 dwellings	Not allocated and outside Southbourne Settlement Boundary
Land North of Four Acres Nursery	Appeal withdrawn June 2015 150 dwellings	(see Table 1)
Breach Avenue, Southbourne	Appeal withdrawn Sept 2015 Up to 34 dwellings	(see Table 1)

Policy 2 : Housing Site Allocations (as at 31 March 2016)

All three of the housing site allocations in Southbourne have progressed towards implementation. Construction has started at Gosden Green, Loveders has an outline permission, and an outline application has been submitted for the third site (North of Alfrey Close). The two approvals met all the SPNP requirements and were accompanied by 106 Agreements which secured local benefits. The current application north of Alfrey Close complies with the principles set out in the SPNP.

I Loveders Mobile Home Park, Southbourne (150 dwellings) Outline permission was granted for 157 dwellings 10/12/14 which provided all the detailed SPNP requirements (Policy 2, a to f), with free land transfers to the Parish Council and financial contributions to local infrastructure under a Section 106 Agreement.

(1 April 2015 to 31 March 2016 - Awaiting submission of full details).

II Land north of Alfrey Close, Southbourne (125 dwellings)

The developer consulted local residents March/April 2015. An outline application was submitted in August 2015 and is in general accordance with the SPNP detailed requirements (Policy 1, a to d). WSCC Highways did not consider a second access from the A259 via the Gosden Green development

was necessary, and therefore it could not be included as a Policy requirement in the SPNP. The application has not included this second access (as shown in the SPNP concept plan E) but the developer proposes transferring the land required to the Parish Council land and it could be built at some future date should the need and funding be found. (see also : Transport Proposal 3)

(1 April 2015 to 31 March 2016 – Current application awaiting decision).

III Gosden Green, Southbourne (25 dwellings) – Detailed application for 20 Dwellings approved 4/2/15 which provides all the detailed SPNP requirements (a to e) and with financial contributions to local infrastructure under a Section 106 Agreement.

(1 April 2015 to 31 March 2016 - Work commenced on site)

IV Nutbourne West (50 dwellings)

(1 April 2015 to 31 March 2016 - Awaiting local resident consultation and submission of application)

Policy 3 : The Green Ring

Administration (1 April 2015 to 31 March 2016)

The Green Ring Partnership Group was inaugurated in May 2015 to initiate and co-ordinate proposals for the Green Ring. Membership includes a wide section of the community with representatives invited from the Parish Council, Chichester District Council (including the Wildlife Officer), Tuppenny Barn, the Breach Avenue Conservation Group, the Neighbourhood Plan Environment Group, all three local Schools, the Mens' Shed, Age Concern, Connecting Southbourne, the Neighbourhood Plan Steering Group.

With the support of the Parish Council the Partnership has established a Charitable Incorporated Organisation (CIO), the Southbourne Development Trust, to implement and manage the Green Ring. Grants have been secured from COMA (Community Assets and Management of Assets – a government funded advice service) to further this. Initial investigations have been sought and are continuing in relation to land acquisition, design and routeing, integration with new development and the urban area, together with some legal and taxation advice which is informing the creation and articles of the CIO.

Green Ring implementation to date arises from development sites in the Parish as follows:-

Gosden Green (1 April 2015 to 31 March 2016)

Construction began early in 2016 to include a small new piece of Public Open Space in the south east corner of the Gosden Green development. This is intended to include a landscaped attenuation pond, bug houses and a signed footpath entry point at its northern end from the existing adjoining public footpath. This area will form part of the Green Ring and is being provided either by the developer as part of the approved plans for the site or from funds for local infrastructure required in the associated Section 106 Agreement. The Parish Council, with advice from the District Council, is discussing with the developer the provision of a usable sculpture in the

form of a story telling ring for local children to be sited between the Green Ring entrance to the site and the attenuation pond, which will form a wildlife meadow in the summer.

Loveders (as at 31 March 2015) (1 April 2015 to 31 March 2016 – nothing further)

This site will provide the new section of the Green Ring from the A259 to the railway line. While it will not be connected directly to the rest of Southbourne until the footbridge over the railway is built, it will provide a circuit route within the site and link both to Inlands Road and the A259.

The approved outline planning permission includes a significant central area of landscaped public open space. It will contain a fully equipped childrens' play area and provide the background to the new footpath links through the site from the entry point on the A259 to the north west corner next to the railway line. A specified area of land at this north west corner is to be transferred to the Parish Council to provide for the southern landing pad of the proposed footbridge over the railway and the start of a potential footpath to the eastern end of the railway platform. This will be provided by the developer either as part of the development or under the related Section 106 Agreement. Other funds from a 106 Agreement have been earmarked to investigate new footpaths in this vicinity. A "public art" contribution is also included within the 106 Agreement for Loveders but it has not yet been decided how it might be spent. The land transfers and financial payments start to be made when the development reaches the stages set out in the Agreement.

Land North of Alfrey Close (1 April 2015 to 31 March 2016)

The developer's plans for the land north of Alfrey Close include a substantial strip of landscaped Public Open Space with footpath along the western boundary of the housing site and a new footpath through the development linking to Garsons Road. The draft proposals also include a fully equipped childrens' play area and allotments. An attenuation pond at the southern end of the open space is shown as both a practical drainage and ecological feature. The landscaped area along the western side of the development would, if approved, provide a substantial part of the Green Ring up to the railway line on the eastern side of the village. (The proposed transfer of additional land to the Parish Council for the provision of a new western road is referred to under Proposal 3 below).

Policy 5 : Employment and Policy 6 : Village Centre and local Shops
(1 April 2015 to 31 March 2016)

No significant applications have been submitted for new business related development. Permission was granted on 15/10/14 for the demolition of the Southbourne Garage (fuel and repairs) and its replacement by a new Co-Operative store. Work on site began earlier this year. The petrol filling station at Nutbourne West remains. While the loss of the garage has probably involved some reduction of jobs, on balance its replacement with a new shop complies with SPNP policy seeking to retain a mix of local shops and services. It is not known what is proposed for the existing Co-Op building.

Policy 7 : Environment (1 April 2015 to 31 March 2016)

An Environment Group first met in February 2016. It intends to initiate and support green initiatives in the Parish. It continues to investigate a number of local projects ranging from promoting wildlife to concern about litter, local footpaths, pollution from traffic fumes, and tree planting. With the support of the Parish Council a temporary tree nursery was created at the Recreation ground to receive 420 small trees supplied by the Woodland Trust in November 2015. These were planted on sites related to the Green Ring by a wide range of community volunteers, a

substantial number being planted at the Bourne College with the help of the students. It has also secured the planting by West Sussex County Council of 10 more substantial trees during the winter of 2015/16 on residential highway verges within Southbourne. Tree planting is likely to become an annual event. A number of courses have been run by Tuppenny Barn (a member of the Green Partnership), including hedge laying, bat and butterfly recognition, which have been attended by Environment Group members.

Policy 8 : Education (as at 31 March 2016)

A substantial contribution has been included in the Loveders 106 Agreement to assist funding an all-weather pitch within the Parish (10/12/14). Financial contributions for the funding for new school places to meet the needs of new residents have been secured.

Policy 9 : Community Buildings (1 April 2015 to 31 March 2016)

Proposals for the replacement of the outworn Age Concern building in New Road have been under discussion for some time with the landlord, West Sussex County Council. Substantial contributions from developers' 106 Agreements are earmarked for this project. Discussions about alternative sites continue.

PROPOSALS

Proposal 2 : Financial Contributions from Development

As at 31 March 2016 it is estimated that the developments at Gosden Green and Loveders are due to contribute a total of some £1.5 million pounds towards local infrastructure. The payments start to be made when the developments reach the stages set out in the Section 106 Agreements.

A list of proposed infrastructure projects has been passed by the Parish Council to the District Council for inclusion in the District Infrastructure Business Plan. These relate to the new system of infrastructure contributions to be made under CIL which **in future** will allow the Parish Council to allocate some developers' funds to these local projects.

Proposal 3 : Transport (1 April 2015 to 31 March 2016)

The developer's planning application for the land north of Alfrey Close includes land identified for the new link road to the west of Southbourne included as Project 3 in the SPNP. The developer is not proposing to build the road, and is not required to do so by the SPNP, but the application sets out the developer's intention to transfer this land to the Parish Council for that purpose. This was included in the planning application after earlier consultations with the Parish and District Councils and the developer maintained this offer even though the status of the project was downgraded in the final version of the SPNP due to the lack of any formally approved and funded road building scheme. It is a considerable achievement for the SPNP because it leaves the door open for the Parish Council to pursue the project. The acquisition of the land would be the fundamental starting point.

Southbourne Parish Council
13 September 2016