

# **SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN (SPNP) 2014 – 2029**

## **Second Monitoring Report – period 1 April 2016 to 31 March 2017**

“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 “made” in December 2015. It has been used by the District Council alongside the Chichester Local Plan to guide development in the Parish.

### **POLICIES**

#### **Policy 2 : Housing Site Allocations**

All four housing site allocations in the Neighbourhood Plan progressed.

##### **I Loveders Mobile Home Park, Southbourne :150 dwellings (now known as Priors Orchard :157 dwellings)**

Outline permission for 157 dwellings was granted subject to conditions in 2014. An unsatisfactory detailed layout was withdrawn following discussions between the developer, District Planning Officers and representatives of the Parish Council. An improved plan was submitted which included provision for access from the A259; the Green Ring; an equipped childrens’ play area and informal open space in accordance with SPNP requirements (SPNP Policy 2 - I a to d). Inlands Road was to be widened to improve safety and pedestrian access provided together with an emergency only vehicular access from the site. The former substantial hedge was to be replaced as appropriate with a new hedge of native species. This scheme was approved subject to conditions in September 2016. The developer maintained the commitment under a legal agreement to provide contributions towards local infrastructure, and to transfer land to the Parish Council without payment to provide for the southern leg of the future possible pedestrian bridge over the railway and a potential footpath link to the railway station.

##### **II Land north of Alfrey Close, Southbourne :125 dwellings**

An outline planning application was approved for up to 125 dwellings in June 2016. There had been an early meeting between the developer, District Council officers and Parish Council representatives and the application was in general accordance with the SPNP. It included provision for the Green Ring; an equipped childrens’ play area; informal open space; allotments and an attenuation pond (SPNP Policy 2 - II a to c). Vehicular access was proposed from the A259 via Alfrey Close. WSCC Highways did not consider a second access from the A259 via the Gosden Green development (now known as Parham Place) was necessary (as shown in the SPNP concept plan E). Therefore it was not included in the planning application. However, the developer and landowner recognised the aspiration set out in the SPNP for a new road west of the development eventually bridging the railway line. They committed, by means of a legal agreement, to transferring the land required for this project to the Parish Council for a minimal sum so it could be built at a future date should the need and funding be found. (SPNP Transport Proposal 3). Detailed proposals for the site were awaited.

### **III Gosden Green, Southbourne : 25 dwellings (now known as Parham Place : 20 dwellings)**

20 dwellings were approved, five less than shown in the SPNP, due to the need to provide sufficient space for a potential through road, the Green Ring and an attenuation pond. Construction was mainly completed early in 2017. The Public Art contribution made by the developer was used with the agreement of the District and Parish Councils to provide several features on this first new section of the Green Ring. A story teller's chair and benches were installed for use by the public, especially children, and a purpose designed arch was commissioned from Alex Smith (Chalkpit Forge, Amberly) to mark the entry to the Green Ring. The development complied with the SPNP (Policy 2 - III). Native species have been planted to supplement the existing hedgerows and financial contributions to local infrastructure have been made under a legal agreement.

### **IV Nutbourne West: 50 dwellings (now known as Nellies Field : 55 dwellings)**

A fully detailed planning application for 55 dwellings was submitted in November 2016 following a meeting between the developer, District Council officers and representatives of the Parish Council. It includes a vehicular access from the A259; a landscape buffer around its boundaries; car parking spaces for some existing properties fronting Main Road; informal open space; footpaths around the site and allotments (SPNP Policy 2 - IV).

The Parish Council, when including this site in the SPNP, recognised the existing flooding problems experienced elsewhere in Nutbourne and undertook to discuss possible solutions and their financing with the relevant bodies. These issues were raised with the developer. In addition, the Parish Council applied for and secured a grant under the WSCC Watershed Scheme to fund investigations and this is underway.

### **Policy 3 : The Green Ring**

The proposed start of the Green Ring at Parham Place has been implemented. Other sections are included in the development proposals for Priors Orchard, and the Land North of Alfrey Close (as set out earlier in this report).

### **Policy 6 : Village Centre and local Shops**

A new Co-Operative store was completed and opened on the site of the former Southbourne Garage. The old Co-Operative building remained empty but there has been no indication of the owner's proposals.

### **Policy 7 : Environment**

The Environment Group was inaugurated in February 2016 and some of its work follows on from SPNP projects (SPNP Proposal 2 paras 5.8 and 5.9). The Group includes representatives from the Parish Council, the District Council Wildlife Officer, Tuppenny Barn, the Friends of Breach Avenue Orchard, the Mens' Shed, Connecting Southbourne, the Neighbourhood Plan Steering Group and many local volunteers.

It has implemented a number of initiatives including :-

Dog Chipping (April 2016) Free dog chipping in the Sea Scout Hut (courtesy local vet Mrs Darling) to raise awareness about the damage uncontrolled dogs can do amongst feeding and nesting birds in the Harbour.

Footpath Monitoring – undertaken by local volunteers to supplement the reduced frequency by WSCC rangers. Records are made of the need to maintain paths, repair signs and remove obstructions.

Tree planting – 1200 whips distributed and planted by volunteers and landowners including at the Parish Recreation Ground. 10 substantial flowering cherry trees funded by the Co-Op, were planted by WSCC either side of Stein Road at the northern entrance to Southbourne, and watered by the Lions – all are surviving. Maintenance/watering of an additional 10 trees planted on village verges by WSCC in 2015/16 – all have survived.

First Aid Course for Volunteers – funded by the District Council to ensure Health and Safety for volunteers is compliant.

Litter picking – (April, June, November 2016) Parish wide and undertaken by volunteers with equipment supplied by the District Council

Recycling – Visit to Ford Viridor Re-cycling Plant to see what can be recycled from household waste and how it is sorted. The information gained will help increase the level of recycled material recovered and reduce contaminated loads.

Courses – including hedge laying and butterfly recognition (based on Tuppenny Barn), attended by Environment Group members.

## **Policy 8 : Education**

Contributions towards the provision of education within West Sussex are being made by the developers at Parham Place and Priors Orchard in accordance with legal agreements. These funds will be within the control of WSCC which will allocate spending as and when local need arises.

## **Policy 9 : Community Buildings**

Discussions continued with the landlord, West Sussex County Council, about the future of the existing Age Concern building in New Road and possible alternative sites. A substantial contribution from developers' 106 Agreements has been earmarked for this project. Funds have also been committed towards the provision of a new all-weather pitch within the Parish.

## **PROPOSALS**

### **Proposal 2 : Financial Contributions from Development**

As at 31 March 2017 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 Legal 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 projects will be eligible for funding from the new system of infrastructure contributions to be made under the Community Infrastructure Levy (CIL) which is replacing the system of Section 106 Legal Agreements. The Parish Council will receive 25% of developers' CIL payments, and will be empowered to allocate these funds in accordance with the list.

22 November 2017