

SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN (SPNP) 2014 – 2029

Third Monitoring Report – period 1 April 2017 to 31 March 2018

“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: 159 dwellings)

Outline permission for 157 dwellings, including 62 “affordable units”, was granted subject to conditions in 2014 in accordance with the Neighbourhood Plan. During the 2017/2018 monitoring period conditions were discharged, including the materials to be used and noise mitigation measures relating to properties close to the railway and road. Construction commenced. Several minor changes to the layout were approved by the District Council including the addition of two further dwellings (17/02776/FUL) bringing the total to 159 units. The Parish Council had no objection. During the early period of construction, complaints were made about mud on adjoining roads. Residents in Inlands Road complained about construction traffic entering and leaving the site via Inlands Road which was not in accordance with the agreed routeing. These complaints were taken up by the Parish Council with the developer (Seawards) and the District Council, and were resolved.

II Land north of Alfrey Close, Southbourne: 125 dwellings (now known as Southbourne Fields: 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 (Hallam Land Ltd), 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 children’s play area; informal open space; allotments and an attenuation pond (SPNP Policy 2 - II a to c). Sole vehicular access was proposed from the A259 via Alfrey Close. Full details for the development of the site were submitted by the successive developer Miller Homes on 12th June 2017. This included 38 “affordable units” and details of the appearance of the proposed dwellings, parking, open space, allotments and landscaping. The Harbour Conservancy requested clarification of the 10 metre landscaping buffer along the western boundary previously agreed. This was confirmed and a number of other amendments were negotiated by the District Council. The Parish Council had no objections. These proposals were approved on 17th October 2017.

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.

The development included 6 “affordable units”. It was almost complete by the end of May 2017 when it was noticed that the developer (Crayfern) had erected a close boarded fence along the entire length of the eastern boundary which effectively severed the start of the Green Ring from the existing footpaths to the east and north. This was raised with the developer and with the District Council who met on site and agreed a solution. Accordingly, some of the fencing was removed to provide a pedestrian access flanked by ranch fencing at the north eastern corner to link to the existing Public Rights of Way. This was implemented and landscaped within a few weeks.

IV Nutbourne West: 50 dwellings (now known as Meadow View: 55 dwellings)

A fully detailed planning application for 55 dwellings, including 17 “affordable units”, was submitted in November 2016 following a meeting between the developer, District Council officers and representatives of the Parish Council. It included 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 proposals were approved on 12th July 2017.

Conditions were discharged and some minor modifications were permitted during 2017. Two electric charging points for cars are proposed. In accordance with Bat Conservation Trust guidelines, downward facing street lighting is proposed, with two zones free of lighting near the northern and western boundaries. Archaeological investigations revealed two clusters of pits and post holes indicating occupation of the site, albeit probably sporadic, from the Middle Bronze Age to the Middle Iron Age.

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 who, in an offer completely separate to the planning application, undertook to provide two weeks ground works to help deal with local problems. This has yet to be taken up. In addition, the Parish Council continued to pursue solutions to local flooding problems using the grant and specialist advice provided under the WSCC Watershed Scheme. This project continues.

Policies 1 and 2: Sites not allocated in the SPNP

Breach Avenue – Proposed development for up to 34 dwellings.

This site lies outside the Settlement Boundary set out in the SPNP and its development would be contrary to the policies laid down in the Plan. It was the subject of an application for up to 34 dwellings in 2014. It was refused permission and an appeal lodged which was subsequently withdrawn by the appellant.

A second similar application was submitted in 2016 and refused permission because it was contrary to policy. An appeal was lodged and the independent Inspector issued an approval in November 2017.

At the appeal hearing the District Council was unable to demonstrate a five year supply of land for housing and therefore the Inspector discounted all the policies set out in the Local Plan. Therefore, the appeal was decided purely on the SPNP policies. In accordance with Government guidance, the SPNP had not been devised as a “stand alone Plan” and Policy 1 was intended to be interpreted alongside Local Plan policy which required more stringent criteria to be met before permitting development outside

Settlement Boundaries (within the countryside), which this development did not meet. In fact, the SPNP had been amended to delete specific reference to sites outside the defined Settlement Boundaries on the recommendation of the Plan Examiner.

The District and Parish Councils were very concerned about this outcome, and the Inspector's decision continues to be the subject of legal challenge by the District Council and as a result no development can yet be undertaken.

Policy 3: The Green Ring

The start of the Green Ring at Parham Place has been implemented. Other sections are being implemented within the developments at Priors Orchard and Southbourne Fields.

Policy 6 : Village Centre and local Shops – the Co-op

A new Co-Operative store has been completed and opened on the site of the former Southbourne Garage. A planning application to demolish the former Co-op building and replace it with five dwellings was submitted in January 2018. The site is currently being advertised for let. (The planning application was refused permission in May 2018 due to the consequent loss in retail floor space and the unsatisfactory design and layout of the proposed dwellings. An appeal has been lodged).

Policy 7: Environment

The Southbourne Environment Group (SEG) 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 Men's Shed, The Southbourne Community Association, the Neighbourhood Plan Steering Group and many local volunteers.

The volunteer members continue to undertake a number of regular activities in the Parish including:

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 and reported to WSCC for action.

Tree planting and maintenance – 1200 whips distributed and planted by volunteers and landowners and at the Parish Recreation Ground. The ten cherry trees planted either side of Stein Road at the northern end are being maintained by the Southbourne Lions and flowered successfully last Spring. The maintenance and watering of the 10 standard trees planted on village verges by WSCC in 2015/16 has been taken on by residents and volunteers and are doing well.

Litter picking – Parish wide and undertaken three times a year by volunteers with equipment supplied by the District Council.

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

Special events included:-

Greening Southbourne - 26th November 2017. An afternoon of displays and activities to publicise the work of the SEG which included contributions from

Greening Westbourne, Tuppenny Barn, Maybush Copse, West Sussex County Council, Chichester District Council Wildlife, the Chichester District dog warden, Men's Shed, and Chichester Wildfowlers

Policy 8: Education

Contributions towards the provision of education within West Sussex are being made by all developers. 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. (An extension of the lease for a further three years has now been agreed in principle). A substantial contribution from developers' S106 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

It is estimated that the developments at Parham Place and Priors Orchard are due to contribute a total of some £1.5 million pounds towards local infrastructure. The payments are made when the developments reach the stages set out in the Section 106 Legal Agreements.

Section 106 Agreements will continue to be made to cover developer contributions towards infrastructure directly arising from individual developments. However, more recently the Community Infrastructure Levy (CIL) has introduced a different system of dealing with other developer contributions. A list of District-wide agreed projects (the Infrastructure Business Plan - IBP) has been drawn up by the District Council. The Parish Council has submitted projects for inclusion in this list which includes most of the projects set out in the SPNP. 75% of all these CIL funds are allocated by the District Council according to District-wide priorities. However, because Southbourne has a "made" Neighbourhood Plan, the remaining 25% will be allocated to the Parish Council for it to spend on local IBP projects.

Proposal 3: Transport

Southbourne Fields: The Section 106 Agreement made between Hallam Land Ltd and the District Council remains in place and the obligations have passed to Miller Homes. This Agreement recognises the aspiration set out in the SPNP for a new road west of the development eventually bridging the railway line. The legal Agreement provides for the transference of 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.

Priors Orchard: The developer has maintained the commitment under a legal agreement 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.

Southbourne Parish Council
31st December 2018