

SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN (SPNP) 2014 – 2029

Fourth Monitoring Report – period 1 April 2018 to 31 March 2019

“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

Gosden Green (now known as Parham Place) is complete and the other three housing site allocations in the Neighbourhood Plan (Priors Orchard and Southbourne Fields in Southbourne, and Meadow View in Nutbourne) progressed. They are providing the following new homes:-

Gosden Green – 20 units (of which 6 are classified as affordable)

Priors Orchard – 159 units (of which 62 are classified as affordable)

Southbourne Fields – 125 units (of which 38 are classified as affordable)

Meadow View – 55 units (of which 17 are classified as affordable)

The District Council holds the detailed record of completions on these allocated sites.

Policies 1 and 2: Sites not allocated in the SPNP

The District Council holds the records of “windfall” permissions granted. One site which lies outside the Southbourne Settlement Boundary at Breach Avenue is of note as follows.

Breach Avenue – Proposed development for up to 34 dwellings.

This site lies outside the Settlement Boundary set out in the SPNP. It was opposed by the Parish Council and the District Council decided that its development would be contrary to the policies laid down in the Local and Neighbourhood Plans. The application was refused, but granted at a subsequent appeal in 2017. The District Council challenged the decision in the High Court on the basis that the decision did not give due weight to the overall “aims” of the Neighbourhood Plan including resisting development north of the Stein Road level crossing. The Judge in the High Court concluded (September 2018) that the Inspector was correct in his assessment and that

permission should be granted. The District Council was not satisfied with this judgment and applied for, and was granted, leave to take the case to the Court of Appeal. In the meantime, development cannot proceed.

Land North of Cooks Lane. An outline planning application for 199 dwellings (SB/18/03145/OUT) contrary to the policies in the SPNP was submitted by Rydon Homes Ltd. in November 2018 and refused permission in March 2019.

Policy 3: The Green Ring

Areas of open space are currently being laid out by the developers at Priors Orchard and at Southbourne Fields as part of and linking to the future Green Ring for Southbourne.

The development at Southbourne Fields includes the provision of 14 allotments including individual sheds and a parking area. The Parish Council and the developer (Miller Homes) agreed that the allotments will be managed by the Parish Council. It was also agreed that a water supply will be laid on by the developer, the use to be metered and paid for from allotment rents.

A CIO (Charitable Incorporated Organisation) known as the Southbourne Development Trust was registered with the Charity Commission in September 2018 “for the public benefit in the village of Southbourne and the surrounding area”. The CIO is separate to the Parish Council, and in summary is a non-profit making entity capable of owning and managing assets already created by developers as part of the planning process, or creating or implementing new assets either gifted to the Parish Council or purchased with CIL funds or other grants. These future assets could include landscaped public space, allotments, parks, other components of the Green Ring or other community land assets.

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

A planning application to replace the former Co-operative store on Main Road, Southbourne with five dwellings was refused permission in May 2018. It was considered contrary to Local Plan policies and to Policy 6 of the Neighbourhood Plan (due to the consequent loss in retail floor space) and Policy 4 (due to the unsatisfactory design and layout of the proposed dwellings). In July 2018, the District Council issued a time limited Article 4 Direction so that planning permission would be required should demolition be proposed. This demonstrated strong support from the District Council for SPNP policies. An appeal was lodged in January 2019 against the refusal of the redevelopment proposals. The outcome is awaited. In the meantime the building is unoccupied and being advertised for letting.

Policy 7 : Environment

The Southbourne Environment Group (SEG) and associated volunteers continued its work on local projects, some arising from the SPNP (SPNP Proposal 2 paras 5.8 and 5.9) including :-

Footpath Monitoring – continues to be undertaken by local volunteers to supplement the reduced frequency by WSCC rangers by notifying them of problems in advance of their own survey, and this works well. The WSCC report was received by the Parish Council in the New Year 2019 and referred to a number of pathways that WSCC cleared once, the replacement of some broken signs and a number of improvements made to stiles. The surveys now work on a 15 month cycle to cover different times of the year. Notices continue to be posted on finger posts between Nutbourne Marsh and Prinsted to advise about the sensitivity of winter wading birds and asking dog owners to respect this.

Tree planting and maintenance – 1000 whips were received and distributed in February, 60 being planted along Footpath 212 by the SEG along with the clearance of the adjoining ditch and planting of the stream banks with native species.

Litter picking – Volunteers undertook Parish wide litter picks in April, July and October 2018 and in March 2019 with equipment supplied by the District Council.

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. Two projects at the Bourne Community College were approved in November 2018; the provision of five new classrooms and a floodlit MUGA with associated facilities, and a new Special Support Centre.

Policy 9: Community Buildings

Age Concern Centre, New Road In June 2018, WSCC confirmed in writing that a new lease would be issued to cover the period up to September 2021.

Village Hall Regular maintenance and improvements continued with the assistance of grant aid.

Community Shed at the Village Hall car park. WSCC supplied the equipment to be stored in the shed for use by local Community Groups, and three members of the SEG attended a course on how to use it.

PROPOSALS

Proposal 2: Financial Contributions from Development

Section 106 Agreements continue to secure developer contributions towards some infrastructure arising directly from individual developments. However, the Community Infrastructure Levy (CIL) now secures significant sums based on new dwelling sizes. Due to having a “made” Neighbourhood Plan, the Parish Council will receive 25% of the CIL Levy to spend on the local projects listed in the CDC Infrastructure Business Plan.

PLAN REVIEW

Chichester District Council is reviewing its Local Plan and is proposing that Southbourne Parish accommodates a minimum of 1250 additional dwellings by 2035. The Parish Council decided to review the Neighbourhood Plan so that, in consultation with the local community, there would be direct local influence on how this might be implemented. In April 2018, the Parish Council appointed a Planning Consultancy to advise and assist it with this review.

Local public consultations in the Parish began with an exhibition event in December 2018 at which views were sought on a new “vision” for Southbourne Parish. A second event was held in March 2019 at which three broad options for future growth were highlighted which may be summarised as:- a major expansion to the west of Stein Road, a major expansion to the east of Stein Road, and expansion from a number of small sites distributed more widely throughout the Parish. Work on the review will continue into 2020.

18th December 2019