

Southbourne Parish Council

Neighbourhood Plan Monitoring Report – period 1 April 2022 to 31 March 2023

POLICIES

POLICY 2: Housing Sites

Southbourne Fields, Southbourne
(allocated in the SPNP – SPNP Policy Compliant)

Development complete

Priors Orchard, Southbourne

(allocated in the SPNP – SPNP Policy Compliant)

Development of the allocated site was close to completion by March 2022, including the open space and play areas.

The developer acquired an adjoining site (unallocated but within the Settlement Boundary) to the east previously used for traveller's pitches, but since vacated. Permission was granted on appeal for the use of this site as a temporary builders' compound in 2020. A lawful development certificate was issued for the use of the land for agriculture in May 2021. The Parish Council raised objection to a subsequent application for 9 dwellings, principally due to the consequent loss of travellers' pitches and the lack of proposed open space. An appeal against non-determination was lodged in May 2022. The hearing was heard in July 2022 and the Inspector's decision is awaited. The appeal was upheld but no progress on the building of the houses have been made.

Meadowview, Nutbourne West

(allocated in the SPNP – SPNP Policy Compliant)

The development was completed although the allotment area on the frontage, retained within the developer's control, was not in use. The parking spaces for neighbouring residents to the west of the access to the A259 has now been made available.

Breach Avenue

(not allocated in the SPNP - 34 units, appeal allowed 2017 – In Parish Council's view not SPNP Policy Compliant)

The development of this site continued. The Parish Council in discussions with the developer secured confirmation of the provision of potential pedestrian/cycleway

access to land to the east, planting on the site boundaries, and a pedestrian access to the development site to the south.

Land North of Cooks Lane

(not allocated in the SPNP - 199 dwellings, appeal allowed 2020 - not SPNP Policy Compliant)

The Parish Council had on-going discussions with the developer Bloor Homes and secured confirmation of the pedestrian access to the Breach Avenue site to the north, and an improved distribution of play areas. A reserved matters planning application setting out the details was submitted in January 2022 has now been made and the development has begun ground works.

Land at Four Acres Nursery, Cooks Lane, Southbourne

(not allocated in the SPNP - 40 dwellings – not SPNP Policy Compliant)

An outline planning application for 40 dwellings was submitted in November 2020. The Parish Council raised objections due to it being contrary to policy outside the Southbourne Settlement Boundary; no provision for the Green Ring; conflict with the CDC Interim Policy Statement on Housing; and for inadequacies relating to wildlife, to the boundary hedgerows and to trees on the site. The application was refused, and an appeal lodged which was subsequently withdrawn in March 2022. The application is now going to planning committee 6 December 2023

Wayside, Land north-west of 139 Main Road, Southbourne

(not allocated in the SPNP – 8 dwellings - not SPNP Policy Compliant)

An application was submitted in September 2020. The Parish Council raised objection due to the site's location outside the Settlement Boundary and some other detailed matters. It has been permitted but work has yet to start. Dec 2023

Willowbrook Riding Stables, Hambrook Hill

(not allocated in the SPNP – 73 dwellings – not SPNP Policy Compliant)

This site lies mainly within Southbourne Parish although the access lies within Chidham and Hambrook Parish. An application was submitted in June 2021. Southbourne Parish Council raised objections because the site is not allocated in the SPNP and lies outside the Southbourne Settlement Boundaries, it is within the proposed Ham Brook Wildlife Corridor, wastewater treatment is not available and nitrate pollution mitigation is unproven. Chidham and Hambrook Parish Council have also strongly objected. The application awaits determination at planning committee December 6 2023.

Gosden Green Nursery, Main Road, Southbourne

(not allocated in SPNP – 29 dwellings) – not SPNP Policy Compliant)

The old greenhouses on the site are currently used for storage and business use. The site lies within the Chichester Harbour AONB. The Parish Council objected to the application due to the effect on the AONB and conflict with other policies in the SPNP. The application was refused in October 2021 due to its poor relationship to

the built-up area, the adverse impact on the AONB and the lack of provision for infrastructure. An appeal was lodged and the was dismissed. August 2023

Land North side of Main Road, Southbourne

immediately north of Tuppenny Barn (not allocated in the SPNP - 110 dwellings – not Policy Compliant)

The developer submitted a request for an EIA Screening Opinion to the District Council in February 2021 which has not yet been determined.

POLICY 3: The Green Ring

(allocated in the SPNP - continuing additions - Policy Compliant)

Additions to the Green Ring continued to be implemented at Priors Orchard and at Southbourne Fields.

POLICY 5: Employment

(SPNP Policy Compliant – appeal decision)

An appeal was lodged in March 2021 against the lack of a decision for the demolition of the old greenhouses used for warehousing and storage at **Gosden Green Nursery** and redevelopment of the whole site for storage and business use. The appeal was dismissed in December 2021 due to unacceptable harm to the landscape and character of the area, the failure to enhance the Chichester Harbour AONB and the effect on protected species, in particular bats.

POLICY 6: Village Centre and Local Shops

(SPNP Policy Compliant)

Former Co-op building

In 2021, following the refusal of a number of planning applications, the property was extensively refurbished, and re-opened for the sale of pet food and other pet products (Pets Corner). Planning permission was not required for the work undertaken. The Parish Council was impressed with the quality of the work, especially the landscaping, which has all helped re-vitalise a very prominent site.

POLICY 7: Environment

(SPNP Policy Compliant)

Local volunteers continued to assist the West Sussex County Council Ranger with monitoring the footpaths, and reporting damage etc. This has been particularly useful due to the cuts in coverage being implemented by WSCC.

Tree planting none were requested this year.

Other projects- Litter picks have begun again, and several residents were supplied with equipment as they wanted to litter pick more frequently.

POLICY 9: Community Buildings

(SPNP Policy Compliant)

A planning application to extend the **Southbourne Surgery** to provide more consulting rooms was permitted in June 2021. Building work has not started.

REVIEW OF THE NEIGHBOURHOOD PLAN SPNP3

Southbourne Parish Neighbourhood Plan Regulation 16 consultation.

Timeline is as follows:

13 April, 2022 – SPC decided to withdraw SPNP2 from examination

10 May 2022 – SPC decided (a) to hand back the housing allocation to CDC and (b) to proceed with SPNP 3 incorporating the approved housing sites at Cook's Lane

6 October 2022 – SPC planning committee agree the recommendation from NPSG to move SPNP3 to Regulation 14 Consultation

5 November 2022 – Drop-in session 10:30 -12:30 St, John's Centre

14 November 2022 – Drop-in session 4pm-6pm Bourne Leisure Centre

26 November 2022 – Drop-in session 12 noon-2 pm Age Concern, Southbourne

1 December 2022 – Drop-in session 6pm-8pm The Sussex Brewery

16 December 2022 – Closure of SPNP3 Regulation 14 consultation

2 March -14 April 2023 – SPNP3 is in Regulation 16

May 2023 – John Slater engaged to examine SPNP3

24 October 2023 – Final report received. With recommendation to proceed to referendum. The Examiner states - I congratulate Southbourne Parish Council on maintaining its desire to continue to update its neighbourhood plan following the set back of Southbourne Parish Neighbourhood Plan 2.

5 December 2023 – SPNP 3 set to go before CDC Cabinet members for approval to referendum – decision awaited

25 January 2024 – Referendum date booked should Cabinet approve.

Southbourne Parish Council

