

# SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN

PRE-SUBMISSION MODIFIED PLAN 2014 - 2029



PUBLISHED BY

Southbourne Parish Council for consultation in  
accordance with Regulation 14 of the Neighbourhood  
Planning (General) Regulations 2012 (as amended).

**October 2022**

# GUIDE TO READING THIS PLAN

Of necessity, the Modified Southbourne Parish Neighbourhood Plan (the 'Modified Plan') is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

## 1. INTRODUCTION & BACKGROUND

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This section explains the background to the proposed Modified Plan.

## 2. THE NEIGHBOURHOOD AREA

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This section details many of the features of the designated Neighbourhood Plan area.

## 3. PLANNING POLICY CONTEXT

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This section explains how the combination of Government planning policy and the planning policies of Chichester District Council has shaped the proposed modifications to the Neighbourhood Plan.

## 4. COMMUNITY VIEWS ON PLANNING ISSUES

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This section explains the community involvement that has taken place so far.

## 5. VISION, OBJECTIVES & LAND USE POLICIES

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This key section firstly provides a statement on the Modified Plan Vision and Objectives. It then sets out the series of modified and new policies to achieve those objectives. There are also Policy Maps at the back of the plan to show where the policies apply in the Parish.

## 6. IMPLEMENTATION

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This section explains how the Modified Plan will be implemented and how future planning applications will be guided by its policies. It suggests projects which might be supported by the Community Infrastructure Levy. Finally, it covers a number of issues which although relevant are outside the legal scope of neighbourhood plans.

# CONTENTS

## FOREWORD

## LIST OF POLICIES

|    |  |    |
|----|--|----|
| 1. | INTRODUCTION & BACKGROUND              | 2  |
| 2. | THE NEIGHBOURHOOD AREA                 | 7  |
| 3. | PLANNING POLICY CONTEXT                | 12 |
| 4. | COMMUNITY VIEWS ON PLANNING ISSUES     | 15 |
| 5. | VISION, OBJECTIVES & LAND USE POLICIES | 17 |
| 6. | IMPLEMENTATION                         | 65 |

|                        |    |
|------------------------|----|
| POLICIES MAPS & INSETS | 67 |
|------------------------|----|

|   |    |
|---|----|
| <b>Appendix A – Modification Proposal Statement</b> | 71 |
|---|----|

|  |    |
|--|----|
| <b>Appendix B – Schedule of Evidence</b> | 74 |
|--|----|

|  |    |
|--|----|
| <b>Appendix C – List of Local Heritage Assets (Policy SB9)</b> | 76 |
|--|----|

|  |    |
|--|----|
| <b>Appendix D – List of Local Green Spaces (Policy SB16)</b> | 77 |
|--|----|

## TABLE OF PLANS

Plan A: The Designated Southbourne Neighbourhood Area

Plan B: Old Map of Southbourne

Plan C: Green Ring Concept Plan

Plan D: Southbourne Parish Wildlife Corridors

## TABLE OF FIGURES

Figure 1: Neighbourhood Plan Basic Conditions

Figure 2: Sustainable Accessibility and Mobility (SAM) Framework

## FOREWORD

***This is the third Neighbourhood Plan (SPNP3) prepared for Southbourne by the Parish Council. The following paragraphs explain why the Parish Council has decided to prepare it.***

***The Parish Council (SPC) hopes that the local community will look at this Plan, consider what it proposes for the Parish and support it. If you do not agree with the proposals it would be helpful to know why and what changes you would like to see. This is your Plan, whether you live in Southbourne or are a stakeholder, and we need your views. Further details about the consultation process are set out under "What happens next" at the end of this Foreword.***

***Your support for SPNP3 is sought.***

## Introduction

*The first Neighbourhood Plan (NP) for Southbourne Parish (SPNP1) was made in 2015 and enjoyed a good measure of success. A comprehensive review of that Plan (SPNP2) was completed in consultation with the public and submitted for Examination in 2021. Its success was frustrated by getting too far ahead of Chichester District Council's delayed review of the District-wide Local Plan (CDC LP) and the Examiner did not recommend it should proceed to Referendum. The policies remain unexamined and unenforceable.*

*The Parish Council has considered its position and has decided that a further Neighbourhood Plan should be prepared to cover us until the District's new Local Plan is adopted. This is SPNP3 - the document you are reading now - and it includes all the ground breaking policies of SPNP2 which were not considered by the Examiner.*

*The outcome is uncertain, as with many planning matters, but whatever the result, the Parish Council will continue to press developers to provide crucial infrastructure and protect the precious natural resources of the parish.*

## **What happened to the original Southbourne Parish Neighbourhood Plan (SPNP1)?**

The first Neighbourhood Plan (SPNP1) allocated land for 350 homes in Southbourne Parish for the years 2014-2029, in line with the CDC Local Plan which covered the same period and which was also adopted in 2015. These sites have been built (Parham Place, Southbourne Fields, Priors Orchard & Meadowview). SPNP1 also, amongst other proposals, brought forward a long term plan for a Green Ring and reserved land for a footbridge and a separate road bridge over the railway line.

## **Why is there continued pressure for more housing in Southbourne?**

A national formula sets targets for new housing which have to be met by local authorities. CDC is working on a revised LP for the whole District which has to allocate land for many more houses. Most of these will have to be built along the A259 or around Chichester, between the South Downs National Park (SDNP) and the Chichester Harbour Area of Outstanding Natural Beauty (AONB), both of which have special protection. To date CDC has not been able to complete the LP review and a number of complex issues remain outstanding. Moreover, CDC has struggled to demonstrate sufficient planning permissions to satisfy the government's requirement for a 5 year supply of land for new housing. As a result, the whole area is vulnerable to speculative development (as we have seen with the planning appeals allowed for the sites at Breach Avenue and Cooks Lane).

## **What is the status of SPNP1?**

In the current circumstances the effect of government policy is that SPNP1 carries little weight in the Planning system. However, government policy allows a new NP to carry stand-alone weight for 2 years. In reviewing SPNP1, SPC aims to provide the parish with some protection as well as influence over the shape and nature of future development in Southbourne.

## **What was the strategy for SPNP2?**

Neighbourhood Plans must be compatible with area-wide Local Plans. CDC's LP Review currently proposes about a further 1250 dwellings in Southbourne Parish and SPC undertook a review of its NP accordingly. In so doing, the new NP (SPNP2) set out to create a framework for master planning a development of some 1250 units and introduced policies to strengthen the Green Ring, a 'green and blue infrastructure network', deliver much needed physical infrastructure (including bridges over the railway line and new community facilities) as well as promoting zero carbon buildings. SPC considered that without SPNP2 there was a serious risk of large scale piecemeal development being permitted, with no master planning and minimal developer contributions of land and money towards important infrastructure. Work on SPNP2 started at the same time as the CDC LP review but the LP has since been seriously delayed.

## **Why did SPNP2 fail at examination?**

All NPs have to pass examination by an independent Examiner. The Examiner concluded earlier this year that SPNP2 could not be based on the LP review because CDC had not been able to progress it sufficiently. In particular, the 1250 housing figure had not been finally tested. Instead, he compared the housing policies in SPNP2 with those in the LP of 2015, which remains the adopted LP until the CDC Review is complete. He concluded that because SPNP2 was attempting to deliver housing on a much larger scale than the 350 units proposed in the LP 2015, SPNP2 should not proceed. He considered that SPNP2 should await approval of the reviewed LP. He did not address any of the other detailed policies in SPNP2.

The Examiner did not however take any account of the parish's consequent vulnerability to speculative development in the intervening period, which could be for two years or more. SPC formally 'withdrew SPNP2 from Examination' to preserve the work done on the new and updated policies that had not been examined. This gave SPC the option to try a different approach.

## **What approach is SPNP3 taking?**

As an interim measure, SPC intends to submit a revised NP based on the LP 2015 so that there is at least a temporary NP in place for 2 years, providing some protection and influence for the period between now and the new LP coming into force. The benefit of having a recently agreed NP is that CDC is only required to demonstrate a 3 year supply of land for housing (rather than the normal 5 years). This should be quite straightforward and should enable it to defend the parish against speculative development.

## **What is the difference between SPNP3 and previous versions of the Neighbourhood Plan?**

The new NP takes as its starting point Southbourne's 2015 NP. It does not allocate land for housing in an attempt to comply with the emerging LP Review, so the policy promoting the area for development to the east of the village has been removed. It recognises the permissions that have been granted at Breach Avenue, Cooks lane and Wayside since the original NP was made. It proactively seeks to influence new development - including the site at Cooks Lane, which already has outline planning permission (i.e. the principle of development is already approved) but not full permission. It does not allocate any other new sites because Southbourne is already accommodating over 250 dwellings more than the 350 allocated in the LP 2015.

SPNP3 retains the new (non-housing allocation) policies worked up for SPNP2 i.e. policies that protect the character of our communities, recognise the importance of the wildlife corridors and protect the environment including through zero carbon housing incentives.

## What happens next?

The draft SPNP3 is now at its first formal consultation stage (Regulation 14) so we are asking the local community and other stakeholders for their views. We want your feedback on the policies and the strategy. This builds on the consultation carried out on SPNP2 in 2018-2020, and seeks to deliver the priorities identified by the community at that time, but without allocating land for development on the scale anticipated in the reviewed Local Plan.

The dates for the Consultation period and other details will be published on the Parish Council website and Facebook pages. The Plan and all the supporting documents will be available for viewing on the Parish website, and some paper copies will be supplied on request. A letter summarising the Plan content will be circulated. If you have questions, please come to one of the Parish Council drop-in sessions specially arranged to deal with the Neighbourhood Plan and we will do our best to answer them. All comments, should be sent to the Parish Council either by email (SouthbourneNeighbourhoodPlan@gmail.com) or letter (The Village Hall, First Avenue, Southbourne, PO10 8HN) and they will be carefully analysed and addressed.

Once this consultation period ends, SPNP3 will be revised to take account of community feedback and it will be submitted to CDC to carry out its own stakeholder consultation (Regulation 16). The Plan will then go to Examination, and finally, to a Parish referendum.

## Will this protect Southbourne?

Nothing is guaranteed. The planning system is complicated and subject to serious conflicting pressures. National policy promotes large scale housing development which puts infrastructure under strain and environmental protections at risk. This new Plan (SPNP3) is intended to 'tide us over' until CDC's new LP comes into force. When that happens, there is no doubt that CDC will identify Southbourne Parish for substantial future development. In the meantime this new NP should provide greater protection from piecemeal development than at present and a better chance to influence what happens in our parish.

We hope for your support and look forward to receiving your feedback.

**Jonathan Brown**

**Chair**

**Southbourne Parish Neighbourhood Plan Steering Group**

# LIST OF POLICIES

|   |           |
|---|-----------|
| <b>POLICY SB1: DEVELOPMENT WITHIN AND OUTSIDE THE SETTLEMENT BOUNDARIES</b> | <b>23</b> |
| <b>POLICY SB2: LAND NORTH OF COOKS LANE, SOUTHBOURNE VILLAGE</b>            | <b>24</b> |
| <b>POLICY SB3: LOCAL HOUSING NEEDS</b>                                      | <b>26</b> |
| <b>POLICY SB4: DESIGN IN SOUTHBOURNE PARISH</b>                             | <b>28</b> |
| <b>POLICY SB5: DESIGN AND HERITAGE IN LUMLEY</b>                            | <b>30</b> |
| <b>POLICY SB6: DESIGN AND HERITAGE IN HERMITAGE</b>                         | <b>32</b> |
| <b>POLICY SB7: DESIGN AND HERITAGE IN THE PRINSTED CONSERVATION AREA</b>    | <b>34</b> |
| <b>POLICY SB8: DESIGN AND HERITAGE IN NUTBOURNE WEST</b>                    | <b>35</b> |
| <b>POLICY SB9: LOCAL HERITAGE ASSETS</b>                                    | <b>37</b> |
| <b>POLICY SB10: EMPLOYMENT LAND</b>   | <b>38</b> |
| <b>POLICY SB11: COMMUNITY FACILITIES AND LOCAL SHOPS</b>                    | <b>40</b> |
| <b>POLICY SB12: LAND FOR EXPANDING EDUCATION &amp; RECREATIONAL USES</b>    | <b>42</b> |
| <b>POLICY SB13: GREEN AND BLUE INFRASTRUCTURE NETWORK</b>                   | <b>44</b> |
| <b>POLICY SB14: BIODIVERSITY</b>  | <b>47</b> |
| <b>POLICY SB15: TREES, WOODLAND AND HEDGEROWS</b>                           | <b>50</b> |
| <b>POLICY SB16: LOCAL GREEN SPACES</b>                                      | <b>52</b> |
| <b>POLICY SB17: ACHIEVING DARK SKIES</b>                                    | <b>53</b> |
| <b>POLICY SB18: SPECIAL PROTECTION AREAS AND RAMSAR SITES</b>               | <b>55</b> |
| <b>POLICY SB19: ZERO CARBON BUILDINGS</b>                                   | <b>57</b> |
| <b>POLICY SB20: WATER INFRASTRUCTURE AND FLOOD RISK</b>                     | <b>60</b> |
| <b>POLICY SB21: SUSTAINABLE TRAVEL</b>                                      | <b>62</b> |



## 1. INTRODUCTION & BACKGROUND

1.1. Southbourne Parish Council (SPC) is proposing to modify the Southbourne Parish Neighbourhood Plan 2014 – 2029 (the 'Original Plan') for the area designated by Chichester District Council (CDC) on the 5 March 2014. The area coincides with the parish boundary (see Plan A on page 6).

1.2. The plan shows the Parish boundary in relation to the two adjoining parishes in Chichester District – Westbourne to the northwest, and Chidham and Hambrook to the east – and the settlement of Emsworth in Havant Borough, Hampshire. The Parish contains the distinct settlements of Southbourne as the largest village, together with Hermitage, Lumley, Prinsted and Thornham, all lying along the A259 road. The settlement of Nutbourne lies to the east of the village of Southbourne, also mainly running along the A259. While the western part of Nutbourne is within Southbourne Parish (referred to for administrative reasons as 'Nutbourne West'), part of it lies within Chidham and Hambrook. The larger settlement of Emsworth lies alongside the western boundary of the parish to the west of the bridge at Hermitage and west of Slipper Mill Pond and Peter Pond.

1.3. The purpose of this modification process is to modify, replace and delete policies of the Original Plan, which was made by CDC on the 15 December 2015 following a successful referendum. The Parish Council has been mindful of the modification process and guidance introduced in 2017. It considers that some of the proposed modifications will 'change the nature of the plan' and the Modified Plan will therefore go to a referendum.

1.4. Once approved at referendum, the Modified Plan will continue to be part of the statutory development plan for the Parish alongside the Chichester Local Plan Key Policies 2014 – 2029. The emerging Chichester Local Plan 2019 – 2037 will in due course replace the adopted Local Plan and the Parish Council may review the Modified Plan again after that.

1.5. Neighbourhood Plans provide local communities with the opportunity to shape the future development of their areas. Once approved at referendum, the Modified Plan will carry full weight in how planning applications are decided. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed by planning policies if they are not directly related to planning. Although there is scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all of the relevant basic conditions (see Figure 1 overleaf).

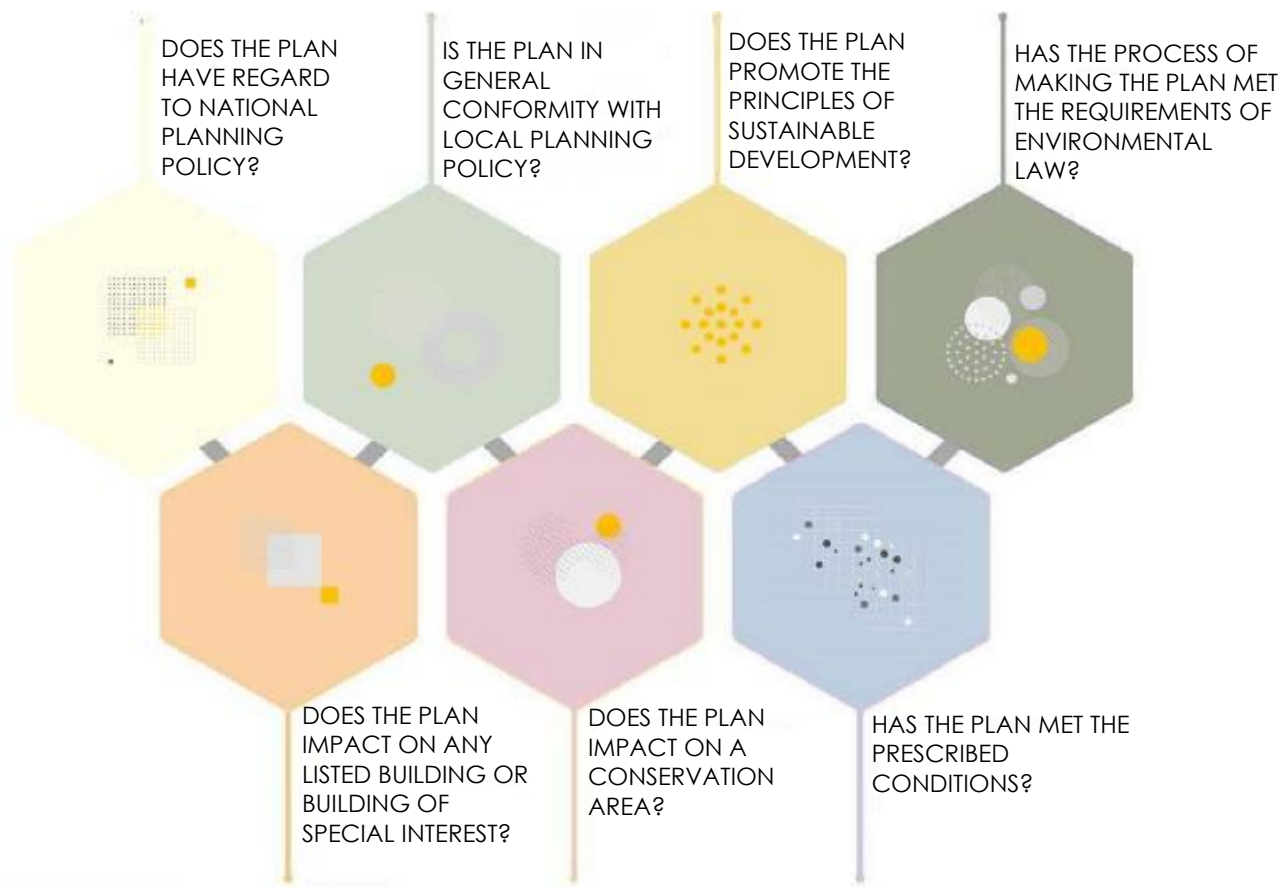


Figure 1: Neighbourhood Plan Basic Conditions

## THE PRE-SUBMISSION MODIFIED PLAN

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1.6. The Parish Council has carried out its review, engagement and modification processes in two stages. Firstly, from 2018 to early 2022 it tested the option of using the Modified Plan (SPNP2) to plan for the scale of growth proposed in the emerging Local Plan for the period to 2035. This reached as far as the examination stage but with CDC still testing the housing supply strategy of the delayed Local Plan Review, the Parish Council could not secure the support of the Examiner for that version and the Modified Neighbourhood Plan was withdrawn from the examination.

1.7. As a result, the Parish Council commenced work on this new modified version (SPNP3) in April 2022. This time, the Modified Plan (SPNP3) retains the plan period of the Original Plan to 2029 and contains a smaller number of changes to that Plan. These changes are mostly in the form of a set of new policies to reflect changes in national planning policy by providing more breadth and depth to the original policies, especially in respect of design, heritage, the natural environment and climate change.

1.8. The Parish Council is consulting on this Pre-Submission version of the Modified Plan for the statutory six week period. Comments received from local people and from statutory bodies, landowners and other organisations will be reviewed and further modifications may be proposed as a result. A separate Consultation Statement will be published at the submission stage that will set out these changes and describe the overall process of formal and informal consultations carried out as part of this exercise.

1.9. Once these final changes have been made, the Modified Plan (SPNP3) will be submitted by the Parish Council to CDC. CDC will then undertake Regulation 16 Consultation and arrange for the examination and referendum.

## STRATEGIC ENVIRONMENTAL ASSESSMENT & THE HABITATS REGULATIONS

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1.10. A Strategic Environmental Assessment (SEA) of the Modified Plan has been undertaken in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). The Parish Council has followed these regulations and has chosen to undertake the SEA as part of a wider Sustainability Appraisal (SA). The draft SEA report (known in the regulations as the 'Environmental Report') has been prepared by independent consultants, AECOM, as part of the Government's Neighbourhood Plan Support Programme. It is published alongside the draft modified plan for consultation and comment.

## HABITAT REGULATIONS ASSESSMENT (HRA)

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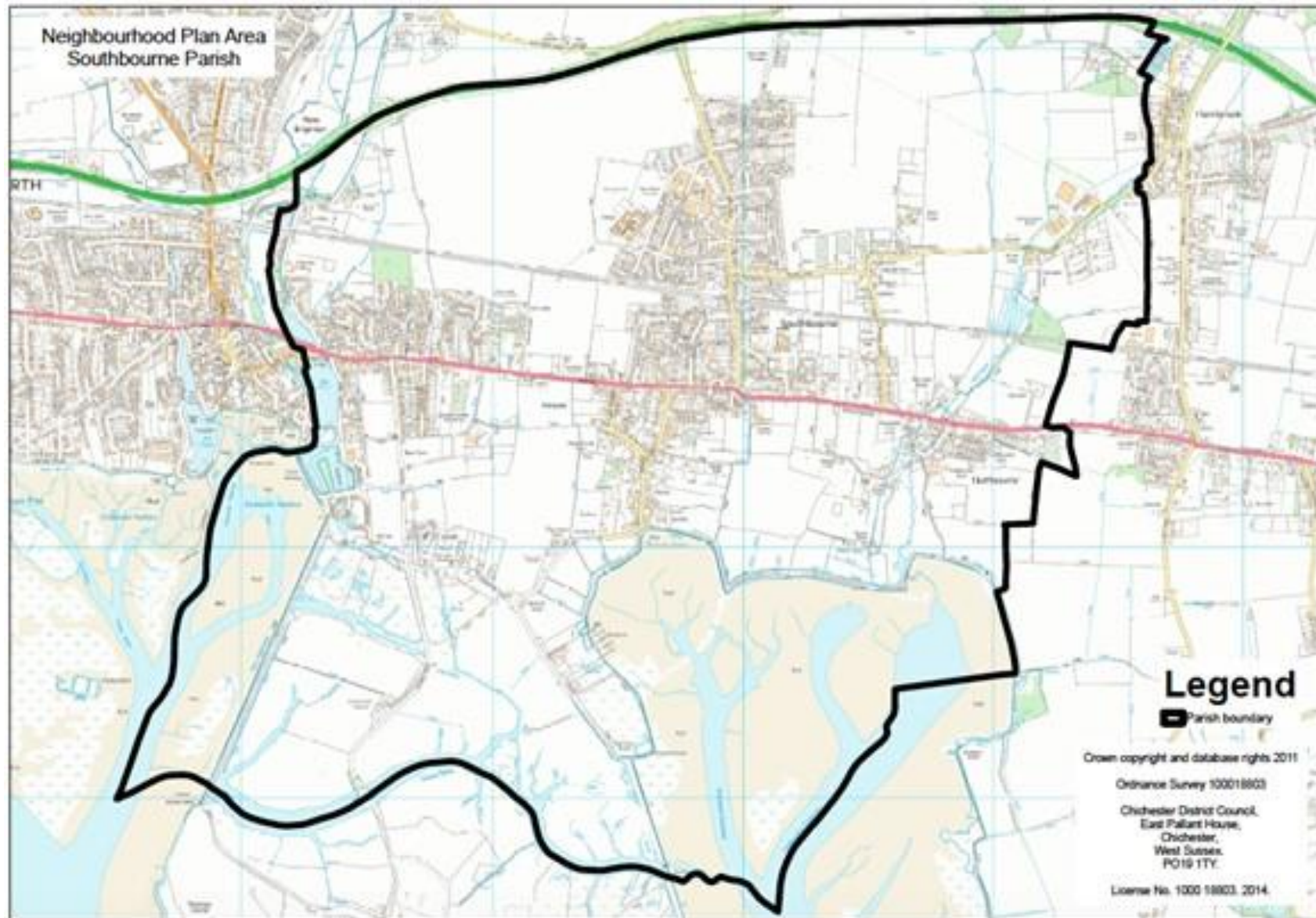
1.11. CDC advised that there had been significant changes in circumstances relating to the Special Protection Areas in the District since the Original Plan. As a result, the Parish Council has obtained from AECOM a technical report to inform CDC on how the plan complies with the Conservation of Habitats and Species Regulations 2017 (as amended). The Regulations require CDC as the 'competent authority' to screen for the potential of the modified plan to have 'likely significant effects' (LSE) on the Chichester and Langstone Harbour Special Protection Area (SPA) and the Solent Maritime Special Area of Conservation (SAC).

1.12. The technical report has also been issued to CDC and Natural England for their comments alongside the draft modified plan and draft SEA report. The report confirms that the Modified Plan will not have any significant effects.

## FURTHER INFORMATION

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1.13. Further information on the modified plan and its evidence base can be found on the project website at:  
<https://southbourne-pc.gov.uk/neighbourhood-plan/>



Plan A: The Designated Southbourne Neighbourhood Area

## 2. THE NEIGHBOURHOOD AREA

### AN INTRODUCTION TO THE PARISH OF SOUTHBOURNE

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2.1 The parish of Southbourne is located at the western edge of Chichester District within West Sussex, extending from Chichester Harbour in the south to the A27 road at its northern boundary. The statistical basis of the MODIFIED PLAN has to relate to the former parish boundary as used in the previous (2011) Census. It contains the settlements of Hermitage, Lumley, Nutbourne West, Prinsted, Southbourne and Thornham. This report relates to the SPNP area as designated by CDC in March 2014.

2.2 The parish provides a range of services and contains a number of facilities that reflect its size and location. These include three places of worship, two public houses, two small supermarkets (one containing a post office), two farm shops, three hairdressers, a petrol station, one Chinese takeaway, a café, chemist, doctors' surgery, dentist, two vets, petshop, greengrocer, electrical appliance retail/repair shop, undertaker, library, leisure centre, two marinas and a village hall. The parish is served by infant, junior and secondary schools which are located in Southbourne together with a recreation ground containing a pavilion, children's playground and Adult Fitness Equipment (AFE) area. There are three nursery schools and an equipped children's play area in Thistledown Gardens, Hermitage. There are three new children's play areas incorporated in the new developments at Meadow View, Priors Orchard and Southbourne Fields that have come forward through Policy 2 of the Original Plan (SPNP1).

2.3 Links to other locations via public transport from the parish are reasonable, with the main Brighton to Portsmouth railway line running east-west. Trains stopping at Southbourne and Nutbourne stations provide connections to Chichester, Littlehampton and Bognor to the east, and also run west to Havant, Portsmouth and Southampton. Connections can be made to Gatwick, Guildford and to rail terminals at London Bridge, Victoria and Waterloo. Bus services also provide local connections as well as journeys further afield along the south coast.

### A BRIEF HISTORY OF SOUTHBOURNE

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*(extract from Southbourne Pictorial History, 2018, with additional input from David Holman)*

2.4 The name Southbourne did not exist until around 1878 when the ecclesiastical parish was formed out of Westbourne. It included Nutbourne, Prinsted, Hermitage and Gosden Green. The church of St John the Evangelist was built in the Early English style and was consecrated in 1876, and became the parish church for Southbourne. It is not known what the population was when the parish was formed but in 1901 it was given as 1,012, and in 1931 it was given as 2,175. In 2011, at the time of the last census for which data is currently available, there were 6,265 people living in the parish.



2.5 Although the ecclesiastical parish only came into existence in the late nineteenth century, the area has an ancient history. Recent archaeological investigations have revealed substantial material evidence of human settlements and activities from the Bronze Age to the Medieval period and beyond. It has an association with Harold Godwinson, whose reign ended at the Battle of Hastings, and a pilgrim's way – called the Old Way - went from Southampton through Chichester to Canterbury, attested on the Gough Map of c. 1360. The main road which runs through the parish is even older, being part of the ancient Roman road which connected Chichester and Portchester, which were both Roman settlements. The road later became known as the Cosham to Chichester Turnpike, a form of toll road, which was established around 1720.

2.6 The road, and later Turnpike, undoubtedly led to the establishment of several pubs along the road, of which two survive today in Southbourne. The Traveller's Joy was a coaching inn built around 1656 (although parts of the building are still older), and the Sussex Brewery was established around 1749. The Miller family were, incredibly, landlords of the Sussex from 1749 to 1978.

2.7 The arrival of the railway brought about the end of the toll road, as the loads which hitherto had been conveyed by horse now went by rail. Initially there was no station between Bosham and Emsworth, but in 1906 small stations known as halts were opened at both Nutbourne and Southbourne, influencing the future development of the parish.

2.8 Ancient names quite often crop up in today's naming of places in the village. Lodgebury Close is named after a gate which marked the boundary between the Manors of Prinsted and Westbourne, which were part of the parish of Westbourne. Another such gate existed at Gingerbread Farm, which is said to have got its name around 1840 from a man named Mansbridge who had a bakery in Westbourne and made such good gingerbread men that he purchased the farm with his proceeds and renamed it, although this story may be apocryphal. In another example, a man named Loveder or Loveders resided in the parish in the nineteenth century, leaving his name for that part of Nutbourne and two fields situated in the Clovelly Road area were named Upper Smallcutts and Lower Smallcutts, now preserved as Smallcutts Avenue.

2.9 One of the most dramatic changes to the local landscape arose from the agrarian revolution, which saw land being enclosed from the end of the eighteenth to the mid-nineteenth centuries. This would have affected the local people and its impact is still visible with boundaries between fields and footpaths marking out old field patterns.

2.10 During World War One the construction of an airfield began in the northern part of the village. It was intended for it to be a "Training Depot Station" for a Handley Page 0/400 heavy bomber unit of the United States Army Air Service. It covered 247 acres and was to be completed by 1st November 1918, and by early August of that year, roads, water, sewerage and power services were virtually complete. The station was manned but aircraft never flew from it, presumably because the War ended on 11th November 1918. Sometime between 1922 and 1923 thirty three trees were planted in honour of US service personnel, although the

reason for this memorial has been lost. Local children knew them, however, as the 'memory trees' and they were told to respect them. They lie on a field north of Gingerbread Farm. These trees form an important feature of an otherwise open landscape and have recently been protected by a Group Tree Preservation Order. A school, now the Bourne Community College, was built on the site of the former airbase in 1956.

2.11 Around this time there were many small businesses in the parish. Spencer's of Nutbourne were wheelwrights, undertakers and wagon builders. They occupied the site which, at present, is home to a caravan sales company. The Jordan family had a blacksmith's forge at the bottom end of Farm Lane. There were brick fields at what is now Garsons Road which were closed during World War Two. There were, although none now remain, four grocery shops, a butcher's shop and a post office in Nutbourne. There were also two motor repair garages in Nutbourne but these no longer exist although the sites still have a motoring connection. They are the petrol station on the main road and the car sales establishment at the southern end of Inlands Road.

2.12 During World War Two many people from Portsmouth, Southampton and even London came to live in the area as it was considered to be safe from the effects of air raids. However, owing to the close proximity of Thorney Island RAF base and the other military establishments that had sprung up around the district, there was still a certain amount of danger. Later, many regiments from Britain and abroad were stationed in and around Southbourne in preparation for D-Day.

2.13 During the 1960s, when the agricultural industry was declining, quite a large amount of land formerly used for crop growing was developed into large residential housing estates, leading to a great influx of people from other areas. During and after World War Two many council houses were built in Southbourne, the earliest of which date from 1939 in Garsons Road and Cooks Lane.

2.14 Until the 1960s Southbourne was mainly an agricultural area, with market gardens and fruit farms being quite prolific. In those days the industry was labour intensive and provided a great deal of work for local people. Although the majority of those employed were men, during the summer months many women were employed to help harvest the crops, as attested by the older inhabitants of the village.

2.15 The Parish also contains three boatyards. The largest, Emsworth Yacht Harbour, on the county boundary with Hampshire, has a number of other businesses within the site, most of which are marine related. Thornham Marina located on the harbour shoreline south of Prinsted also has a number of marine related businesses within the site. Finally, Payne's Boatyard, the smallest of the three, lies immediately north of Thornham Marina.

2.16 The civil parish of Southbourne was formed in 1967, along with the Parish Council shortly afterwards. The electoral roll dated 10th October 1966 showed Southbourne as being in the civil parish of Westbourne, but being a separate ward, which included Nutbourne. The following year the electoral roll, dated 10th October 1967, showed the village as being in the



parish of Southbourne, with Nutbourne as a separate ward. Since that time the boundaries have changed again and now only Nutbourne West lies in Southbourne.

2.17 Since 2000 the village has expanded with the addition of several new small to medium sized developments. People have been moving into Southbourne for decades, and this will continue, which will present challenges as well as opportunities. In recent years the nature of businesses in the parish has changed, including the establishment of children's nurseries and the opening of the Tuppenny Barn organic smallholding (in 2015). Southbourne has reasonable transport links by rail and road, which is why it has been selected to accommodate new housing. The Original Plan allocated sites for the 350 new houses required by the Chichester Local Plan, and these are now built out. The new developments have provided three fully equipped children's play areas, allotments, and public open spaces as well as contributing to the Southbourne Green Ring.





### 3. PLANNING POLICY CONTEXT

3.1 The Parish lies within Chichester District in the County of West Sussex and includes part of the Chichester Harbour Area of Outstanding Natural Beauty (AONB) and presents long distance views of the South Downs National Park (SDNP). There are adopted and emerging policies and proposals that have a significant influence over the strategy and detailed content of the Modified Plan.

#### NATIONAL PLANNING POLICY

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3.2 The National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) are important guides in the preparation of neighbourhood plans. At examination, the Modified Plan will need to demonstrate that it 'has regard' to the NPPF and has followed the guidance of the PPG. The latest version of the NPPF of July 2021 contains a range of policy provisions that are relevant to the Modified Plan.

3.3 Firstly, its §14 will maintain the full weight of the Modified Plan in decision making for up to two years after it is remade, provided the plan has allocated housing land to meet its identified housing requirement, unless CDC cannot demonstrate a three-year supply of housing land or has failed its housing delivery test. In this respect, the housing allocation provisions of the Original Plan for the Parish have already met that requirement for the period to 2029. However, CDC has advised the Parish Council that it should make provision for the Cooks Lane scheme, which has yet to be implemented, in this modified Plan (see Policy SB2 for further details).

3.4 The following paragraphs of the NPPF are also especially relevant:

- Achieving sustainable development
- Neighbourhood Planning
- Delivering a wide choice of high quality homes
- Building a strong, competitive economy
- Promoting healthy safe communities
- Open space and recreation
- Local green spaces
- Well-designed places
- Planning for Climate Change
- Conserving and enhancing the natural environment
- Habitats and Biodiversity
- Conserving and enhancing the historic environment

3.5 The supporting text to each policy highlights where one or more of these paragraphs has been used to inform the policy. The separate Basic Conditions Statement published alongside the submission version of the Modified Plan will also explain in detail how each policy has taken them into account.

3.6 The Modified Plan must be in 'general conformity' with the strategic policies of the development plan, which consists of the following adopted plans: the Chichester Local Plan: Key Policies 2014-2029, the Chichester Site Allocation Development Plan 2014 – 2029, the West Sussex Waste Local Plan 2014, the West Sussex and South Downs Joint Minerals Local Plan 2018.

### **The Chichester Local Plan Key Policies 2014 – 2029 (CLPKP)**

3.7 Most of the Local Plan's policies are relevant to Southbourne but some are especially important in setting the context for the Original and Modified Plan:

- Policy 1 Presumption in Favour of Sustainable Development
- Policy 2 Development Strategy and Settlement Hierarchy
- Policy 3 The Economy and Employment Provision
- Policy 4 Housing Provision
- Policy 5 Parish Housing Sites 2012- 2029
- Policy 6 Neighbourhood Development Plans
- Policy 7 Masterplanning Strategic Development and the Chichester Design Protocol
- Policy 8 Transport and Accessibility
- Policy 9 Development and Infrastructure Provision
- Policy 20 Southbourne Strategic Development

3.8 The combination of its policies 2 and 20 set the essential strategic spatial policy framework for the Original Plan and continues to do so for the Modified Plan. Policy 2 identifies Southbourne village as a sustainable 'settlement hub' and location for medium scale housing growth in the District. Policy 20 translates that goal into specific provisions, which the Original Plan implemented through its policies, i.e. allocating land for 350 homes with supporting local facilities and green infrastructure (in the form of the 'Green Ring').

3.9 Its Policy 5 required provision also to be made for another 50 homes elsewhere in the Parish, which the Original Plan implemented through its allocation of land for that number of homes at Nutbourne West, to the east of the main village. As with the allocations in Southbourne village, this allocation has been since been granted planning permission and has been built out.



### The Emerging Chichester Local Plan Review

3.10 While the Modified Plan must be in general conformity with the strategic policies of the adopted Local Plan, it can also reflect the 'reasoning and evidence' of the emerging Chichester Local Plan Review. Parts of its evidence base have been drawn on and supplemented to inform the Modified Plan. However, the emerging proposals, which indicate that Southbourne village may still be a sustainable location for further housing growth and other uses, are still far from being scrutinised at an examination and have therefore been given no further consideration. Furthermore, the Examiner of Southbourne's (now withdrawn) 2021 Neighbourhood Plan Review, which attempted to make provision for 1250 dwellings proposed in the emerging Local Plan Review concluded that to do so would be "quite inconsistent with the [made] Local Plan and not in general conformity with it."

### West Sussex Minerals and Waste Plans

3.11 The West Sussex Waste Local Plan 2014 (WLP) and the West Sussex Joint Minerals Local Plan 2018 (JMLP) form part of the development plan for Southbourne. Areas of the plan area are safeguarded under Policy M9 of the JMLP and Policy W2 of the WLP. Further information can be found in the Minerals and Waste Safeguarding Guidance.

## 4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 The Parish Council has consulted with the local community during the course of preparing the Original Plan and of reviewing and modifying that plan since 2018. The Modified Plan is based upon the results of these consultations, which have included meetings, open days and community surveys.

4.2 There were three sets of public consultations before the SPNP2 Pre-Submission Consultation. The first took place in December 2018 in the Village Hall. Plans were displayed showing the proposals set out in the Original Plan and the housing layouts being implemented as a result. The display included a map identifying the sites available for further development submitted to CDC by landowners and developers (the HELAA). These two drop-in sessions were attended by 209 residents. The reasons for reviewing the Original Plan were outlined by Jonathan Brown (then SPC Vice Chair) and Robert Hayes (then NPSG Chair) and attendees were asked to submit their views on what factors they thought were important for the future of Southbourne. Information was submitted relating to three main topics – housing, infrastructure and the environment.

4.3 The second set of open consultation meetings took place in March 2019 in the Village Hall and a total of 254 people attended. The purpose of these sessions was to enable residents to consider future options for growth, when the Parish Council was considering allocating land in the modified plan to accommodate that growth. A total of 191 questionnaires were returned and attendees were also asked to prioritize key matters for growth in the parish.

4.4 The third consultation was held in December 2019 at the Bourne Leisure Centre and Bourne Community College. The two sessions were attended by 260 people, who were asked to complete a questionnaire.



2 Consultation events Dec 2018, Mar 2019 & Dec 2019

4.5 The first statutory consultations on the draft modified plan in 2020 and in 2021 continued to show an engaged and informed local community.

## 5. VISION, OBJECTIVES & LAND USE POLICIES

### VISION

“Southbourne will be a community as well as a place, recognised and admired as an exemplar of modern living in a rural Sussex setting. It will be the focal point for the Bournes area, a valued harbour community within the Chichester Harbour Area of Outstanding Natural Beauty and a gateway to the South Downs National Park.

Southbourne will be an inclusive, mixed community, enjoying healthy, nature-loving, zero carbon living.”



5.1 In modifying the Original Plan its Vision and Objectives have been refreshed and updated to reflect new priorities, legislation and regulations (not least the amendments to the Climate Change Act 2008), and changes to National Planning Policy and Guidance and the publication of the new National Design Guide in October 2019.

5.2 In January 2021, the Government published a number of consultations including their proposals for the 'Future Buildings Standard' in preparation for the transition to zero carbon buildings and proposals for a new National Design Code to guide "local standards of beauty, quality and design". The NPPF was amended in 2021 to reflect these proposals.

5.3 The refreshed vision for Southbourne Parish recognises the focus upon the village of Southbourne as a growing settlement hub while conserving and enhancing the local distinctiveness, character and cohesion of the other settlements.

5.4 The renewed vision for Southbourne Parish is straightforward but ambitious. The vision well reflects the 'word cloud' derived from community ideas generated during the December 2019 consultation session.

5.5 To achieve this vision five broad objectives have been identified. They describe in practice what Southbourne will be once the vision has been delivered.



# OBJECTIVES

A STRONG, INTEGRATED COMMUNITY THAT ALL RESIDENTS WILL FEEL  
PART OF & BE PROUD OF

A GREAT PLACE TO LIVE & WORK

SENSITIVELY PLANNED, WITH OUR LANDSCAPE & HERITAGE  
PROTECTED & CELEBRATED

A SETTLEMENT THAT SITS COMFORTABLY & SUSTAINABLY IN ITS SUSSEX  
LANDSCAPE, APPLAUDED FOR ITS PROTECTION & MANAGEMENT OF  
ITS ENVIRONMENTAL ASSETS, ITS PROMOTION OF THE HEALTH &  
WELLBEING OF RESIDENTS INCLUDING ITS VISIONARY GREEN RING &  
FOR ITS STATUS AS A HAVEN FOR NATURE & WILDLIFE.

ADAPTED & PREPARED FOR CLIMATE CHANGE & ZERO CARBON  
LIVING

## A STRONG, INTEGRATED COMMUNITY THAT ALL RESIDENTS WILL FEEL PART OF AND BE PROUD OF

We will make the most of our distinctive location, nestled between the South Downs and the sea, to harness the investment accompanying new development so that facilities and services benefit everyone – new and existing residents alike - thus ensuring that as it grows Southbourne is inclusive, green, healthy and zero carbon, with improved opportunities for everyone in the parish.

## A GREAT PLACE TO LIVE & WORK

Southbourne is a mixed community where current and new residents meet and interact as they go about their business and leisure. There will be sufficient new homes, of a variety of types, tenures and sizes that meet the needs of existing and future residents, including 'Self-Build' homes and new affordable homes some of which will be managed by a Community Land Trust. We aim for these to be delivered at the right time and to exemplary energy efficiency standards so that homes have a light environmental footprint, are cheap to heat and pleasurable to live in. Housing should suit the needs of all ages and be affordable to live in so that local people have the opportunity to continue to live and work locally should they wish. New, flexible work spaces will be created that will provide opportunities for small-medium sized businesses and home-workers, sharing facilities and serving the changing needs of the economy and modern living and working practices.

## SENSITIVELY PLANNED, WITH OUR LANDSCAPE & HERITAGE PROTECTED & CELEBRATED

We cherish our archaeology, built and natural environment and while places evolve over time, many incremental changes can have a detrimental effect on the look and feel of a place. New developments must be well designed and must safeguard and complement the existing structure and heritage of the settlements in our parish. Settlement expansion must embed the highest quality design and protect and enhance the rural setting and the Chichester Harbour AONB and make the most of footways, cycleways and bridleways to connect residents to the landscape.

A SETTLEMENT THAT SITS COMFORTABLY & SUSTAINABLY IN ITS SUSSEX LANDSCAPE, APPLAUDED FOR ITS PROTECTION & MANAGEMENT OF ITS ENVIRONMENTAL ASSETS, ITS PROMOTION OF THE HEALTH & WELLBEING OF RESIDENTS INCLUDING ITS VISIONARY GREEN RING & FOR ITS STATUS AS A HAVEN FOR NATURE & WILDLIFE.

Central to the vision – and physically to the enlarged settlement of Southbourne – is the Green Ring, an accessible and attractive route for pedestrians and cyclists. It will be made up of a series of linked green spaces, some of substantial size, to serve the local community and to provide protected space for nature and the preservation of biodiversity in the heart of Southbourne. Attractive, multifunctional shared spaces will keep Southbourne vibrant and encourage a community sense of pride, ownership and care. Linked green and blue spaces, parks and other natural areas will promote daily exercise and active travel (including walking and cycling) and will support the access to and use of public transport.

But it is not all about the Green Ring. Southbourne will be home to a green infrastructure network as well as two Wildlife Corridors running the length of the Lumley Stream and the Ham Brook (two of the few remaining chalk streams in the world), providing protection and connectivity for species travelling between the AONB and the South Downs National Park and enhanced habitat to support biodiversity in the face of climate change and human population growth.

In all respects the Plan prioritises sustainable, long-term solutions for the natural and physical infrastructure needs of the parish, including transport. Landscaped areas secured for recreation or conservation should be integral to new development proposals, not an afterthought, with early planting and maintenance to ensure they flourish in the long term. The highest quality place-making should be embedded into every aspect of the design of this major development, recognising that we have a responsibility to conserve and enhance our natural surroundings for future generations.

#### ADAPTED & PREPARED FOR CLIMATE CHANGE & ZERO CARBON LIVING

We are legally required to contribute to the UK target of reducing carbon emissions to 'net' zero by 2050<sup>1</sup>; we are morally bound, as well as driven by self-interest, to follow the ever-growing mountain of evidence that we must reach this goal as soon as possible. We recognise that we must all play our part and this will mean transformational investment in 'zero carbon living', working in harmony with the environment to ensure Southbourne is climate resilient and future-proof. This in turn means strengthening and improving our green and blue infrastructure, planning to create opportunities that make walking and cycling the natural first choice for short journeys and capturing development value to cover future community investment.

<sup>1</sup> **Net-zero** refers to balancing the amount of emitted greenhouse gases with the equivalent emissions that are either offset or sequestered.

5.6 The land use policies form the most essential part of the plan. They are used to inform decisions on planning applications, alongside other relevant policies of the Chichester and West Sussex development plan.

5.7 It is proposed to modify the Original Plan by (also see Table A below):

- retaining and modifying Policies 1 and 8
- sub-dividing and/or replacing the other seven policies with a suite of 15 new policies with the same overall intent and applying to the same areas
- amending Policy 2 (as the originally allocated sites have been implemented in full)
- adding five new policies covering new issues
- re-coding the policies with a 'SB' prefix

| Modified Plan Policy Numbers & Titles                        | Original Plan Numbers |
|--|-----------------------|
| SB1 Development within and outside the Settlement Boundaries | 1                     |
| SB2 Land North of Cook's Lane, Southbourne Village           | NEW                   |
| SB3 Local Housing Needs                                      | NEW                   |
| SB4 Design in Southbourne Parish                             | 4                     |
| SB5 Design and Heritage in Lumley                            | 4                     |
| SB6 Design and Heritage in Hermitage                         | 4                     |
| SB7 Design and Heritage in the Prinsted Conservation Area    | 4                     |
| SB8 Design and Heritage in Nutbourne West                    | 4                     |
| SB9 Local Heritage Assets                                    | 4                     |
| SB10 Employment Land   | 5                     |
| SB11 Community Facilities and Local Shops                    | 6 & 9                 |
| SB12 Land for Expanding Education and Recreational Uses      | 8                     |
| SB13 Green and Blue Infrastructure Network                   | 3 & 7                 |
| SB14 Biodiversity  | 7                     |
| SB15 Trees, Woodland and Hedgerows                           | 7                     |
| SB16 Local Green Spaces                                      | 7                     |
| SB17 Achieving Dark Skies                                    | NEW                   |
| SB18 Special Protection Areas and Ramsar Sites               | 7                     |
| SB19 Zero Carbon Buildings                                   | NEW                   |
| SB20 Water Infrastructure and Flood Risk                     | 4                     |
| SB21 Sustainable Travel                                      | NEW                   |

5.8 All of the new policies of the Modified Plan relate to the development and use of land in the designated Neighbourhood Area and will operate for the plan period to 2029. They focus on specific planning matters that are of greatest interest to the local community, especially in seeking to address climate change and its impacts, the shortage of affordable housing, protecting and enhancing biodiversity and in providing essential green and community infrastructure.

5.9 There are many parts of the parish that are not affected by these policies, and there are many other policy matters that have been left to the emerging Local Plan to cover, most notably in respect of planning any further growth in the Parish beyond 2029.

5.10 Each policy is numbered and titled, and it is shown in bold. Where necessary, the area to which it will apply is shown on the Policies Map attached to this document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies. The text also identifies the most relevant policies of the Chichester Local Plan Key Policies (CLPKP) document.

## **POLICY SB1: DEVELOPMENT WITHIN AND OUTSIDE THE SETTLEMENT BOUNDARIES**

**A. The Neighbourhood Plan defines the Settlement Boundaries of Southbourne/Prinsted, Nutbourne West and Hermitage/Lumley/Thornham on the Policies Map. Within the Settlement Boundaries, development proposals will be supported if they:**

- **respect the setting, form and character of each settlement as defined in their respective design policies in the Neighbourhood Plan;**
- **avoid actual or perceived coalescence between settlements; and**
- **ensure good accessibility to local services and facilities.**

**B. Development proposals outside the Settlement Boundaries are restricted to those which require a countryside location or meet an essential local rural need or supports rural diversification in accordance with development plan policy on development in the countryside and the alteration, change of use or reuse of existing buildings in the countryside.**

5.11 Settlement boundaries are used in CLPKP Policy 2 to provide an essential tool for the management of development, principally to prevent encroachment of development into the countryside. This policy modifies and renames Policy 1 'Spatial Strategy' of the Original Plan but continues to direct future development in the Parish to within the established settlement boundaries of Southbourne/Prinsted, Nutbourne West and Hermitage/Lumley/Thornham.

5.12 The modified policy now restates the precise settlement boundary provisions of Policies 2, 45 and 46 of the Local Plan to clarify how development proposals will be determined within and beyond the boundaries. The Policies Map has been modified so that the boundaries reflect development schemes consented and / or built since the Original Plan and the boundary of the Cooks Lane site provided for in Policy SB2.

5.13 As noted in Section 3 above, no further provision has been made in the Modified Plan for housing site allocations as there is no additional requirement for new homes in the plan period that has not already been met by the Original Plan (SPNP1). That supply of 350 homes in the parish (including 300 homes at Southbourne village as per CLPKP Policy 20) has since been supplemented by consented housing schemes that will deliver at least 239 more homes before 2029.

## **POLICY SB2: LAND NORTH OF COOKS LANE, SOUTHBOURNE VILLAGE**

The Neighbourhood Plan allocates land North of Cooks Lane, Southbourne, as shown on the Policies Map, for a residential scheme of 199 homes. Development proposals will be supported, provided:

- The scheme comprises a variety of house types to suit a wide range of households, including at least 70% of homes of 2 or 3 bedrooms type suited to first time buyers, families and downsizers;
- 30% of the homes are affordable housing, of which 70% are for affordable rent and 30% for intermediate market housing;
- There is a network of natural public open space that supports a range of informal and formal recreation activities, including one or more areas of equipped play of at least 637 sq.m. in total area;
- The scheme layout allows for the potential of future pedestrian connectivity to land to the east and north of the site and to the South Downs National Park;
- The landscape scheme includes a north-south swale alongside the spine road through the development, to assist surface water drainage and a buffer of at least 15m width to the north and eastern site boundaries to form an effective part of the established Southbourne Green Ring and of at least 5m width to the western boundary;
- The scheme delivers a net biodiversity gain of at least 12%, which includes the replanting of the ancient hedgerow to Cooks Lane from the site frontage to another suitable location within the site boundary, and it can be demonstrated to be nutrient neutral; and
- Financial contributions are made towards Recreation Disturbance Mitigation in respect of the Chichester Harbour Special Protection Area; towards the cost of highways works to Chichester Bypass and to the A27/Emsworth Road/A259 Warblington junction; and towards the cost of delivering a new 3G sports pitch at Bourne Community College.
- Ensuring that full heritage impact assessments are completed at the planning application stage to help to understand the significance of the heritage features, including programmes of archaeological survey and investigation in locations with a potential archaeological resource, with any findings appropriately reported and documented on the local historic environment record in line with best practice guidance.

5.14 On the advice of CDC, this new policy has been included in the modified NP relating to the land North of Cooks Lane site, which received outline planning consent on appeal in March 2020. The scheme is now at the reserved matters stage. The policy derived from the development parameters defined by the planning consent (18/03145) and from the key principles proposed in the reserved matters application (22/00157). The Parish Council proactively engaged with the applicant in this process. In the event that a scheme is not implemented, the policy is intended to set out the key development principles for any subsequent proposal.

5.15 The site comprises 11 Ha on the north east edge of Southbourne village for a housing scheme and incorporates all of the development principles and parameters defined in the scheme granted outline planning consent in March 2020. The scheme of 199 homes supplements the 350 homes allocated in the made Plan and other schemes granted consent since the making of the Plan in 2015, all of which totals almost 600 homes in the plan period to 2029.

5.16 The scheme will make an important contribution to meeting housing need in the District and will enable another section of the Southbourne Green Ring to be established in that part of the village, for the benefit of the whole community. Although the scheme is well advanced in the development management process, there is no certainty that the consent will be implemented. The inclusion of this policy in the Modified Plan is intended to demonstrate the continued commitment of the Parish Council to delivering a positive vision of the village. In doing so, it has recognised the need to plan proactively for growth but has balanced this against CDC's conclusion that large scale development would be inconsistent with the CLPKP.



## **POLICY SB3: LOCAL HOUSING NEEDS**

**A. Proposals for residential development will need to consider a mix of housing types and tenures to reflect the identified local housing needs in the Parish and demonstrate how the types of dwellings provided will help ensure a balanced mix of housing for Southbourne. These should include discounted market sales homes; other affordable routes to home ownership; affordable rent; and plots for self build or custom build homes in order to provide homes for newly forming households in the Parish.**

**B. The provision of 2 or 3 bed dwellings suitable for younger households is encouraged to meet the significant local need for smaller dwellings, as are accessible purpose-designed C3 dwellings and extra-care accommodation to enable people to downsize and remain in the Parish. The precise housing mix will be determined on a site-by-site basis.**

5.17 The Plan supports the development of market and affordable housing in Southbourne to contribute to achieving a mixed, balanced sustainable community. This will prevent the need for young people, or households who have a strong local connection to the parish, moving away due to lack of appropriate housing in the parish.

5.18 The policy delivers the strategic intent of Local Plan Policy 34 which requires a minimum of 30% of affordable homes on development schemes of more than 10 dwellings. It will enable a key objective of the Plan to be achieved by providing opportunities for our younger people and families to meet their housing needs locally and to enable our older people to remain in the parish. It also maintains flexibility to take account of site specific factors that may affect viability. For all housing, the Parish Council support the application of the Nationally Described Space Standards to ensure family housing is fit for purpose, in addition to which they also support the provision of adequate gardens and shared green space.

5.19 The Southbourne Housing Information Note produced by CDC in June 2019, summarised the housing position in Southbourne based on the conclusions of the CDC Housing and Economic Development Needs Assessment and recent neighbourhood plan surveys. The former confirmed “a very significant need for smaller housing for older people to downsize and starter homes for young couples wishing to set up home for the first time” and these requirements are reflected in the policy. The District struggles to retain and attract younger working age households. Its housing stock is biased towards more expensive, detached residences and it has too few well-paid jobs. Despite an overall increase of around 7000 in the district's resident population, the actual number of 20-39 year old residents fell between 2001-2011. Affluent older people do support a wide range of local jobs, but Chichester is becoming increasingly reliant on a dwindling pool of working age residents and a large number of in-commuters to support its economy.

5.20 In early 2020 the CDC Housing Delivery Team was commissioned by the Parish Council to comprehensively assess the housing needs of the parish of Southbourne. The return of 31% of all those surveyed - equating to 989 households - is statistically significant.

5.21 The main finding was that Affordable Housing need is greater than that identified by the CDC Housing Register - 161 households, as opposed to 49 households actually registered with the Council. The survey recorded three times the need that is recorded by the Housing Register. The Survey provided a wealth of data on aspirations and needs. The need for smaller homes is apparent which might be at odds with the housing mix proposed in the Local Plan.

5.22 The affordability gap is chronic across the District, and the assessment in Southbourne confirms this too. As well as those wishing to form households, there is a need for accommodation for those wishing to downsize and also need for adapted accommodation and appropriately located Extra-Care facilities.

5.23 The policy also requires the active consideration of the provision of self-build and custom build housing which should contribute towards meeting the need for low cost housing that reflects the needs of those living in Southbourne Parish now and in the future. The housing needs of people wishing to build their own homes is one of the types of housing need which paragraph 61 of the NPPF seeks to address. To that end local authorities are required to keep a register of people seeking to acquire serviced plots within the area for self-build and custom build properties, and to grant enough planning permissions to meet the identified need.

## **POLICY SB4: DESIGN IN SOUTHBOURNE PARISH**

**A. Development proposals will be supported, providing their scale, density, massing, height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the architectural and historic character of the area. Buildings of an outstanding or innovative design which promote high levels of sustainability or help raise the standard of design will be supported as long as they fit with the overall form and layout of their surroundings.**

**B. All proposals should demonstrate high quality design. Development that fails to take the opportunities available to enhance the local character and quality of the area, or that undermines the landscape character of the gaps between settlements, will not be supported.**

**C. Within the Chichester Harbour AONB and its setting, detailed consideration should be given to the distinctive character and qualities of the AONB consistent with the aims of the AONB Management Plan. Buildings taller than 2 storeys are likely to be visible from the harbour and coastal path and may also be visible from the South Downs National Park. Proposals will be expected to demonstrate how their individual or cumulative effect has avoided significant harm to the AONB or to the long views from the SDNP.**

5.24 This policy is one of a number related to design and heritage matters (policies SB4 – SB9) that flesh out the broad intentions of Policy 4 'Housing Design', which they replace in combination. As anticipated by NPPF §128 and the National Design Guide, design quality should be considered throughout the evolution and assessment of proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations.

5.25 Southbourne Parish lies within the Southbourne Coastal Plain Landscape Character Area (SC5) which runs along the northern boundary of the Chichester Harbour AONB. The relatively flat open character of the area allows long views to and from the Harbour. The A259, which crosses the parish in an east-west direction marks the boundary of the AONB. The settlements of Thornham/Lumley/Hermitage, Southbourne/Prinsted and Nutbourne West are separated by narrow gaps which provide important visual relief to the built-up areas.

5.26 In addition, the Chichester Harbour AONB Landscape Character Assessment (April 2019), the Chichester Landscape Capacity Study and the Chichester Landscape Gap Assessment (both May, 2019) describe the pressures from development on the AONB and its setting and the landscape effects that could result from the development of taller buildings given the flat relatively open character of the area and the modest gaps between settlements.

5.27 Planning Practice Guidance establishes how development within the setting of AONBs should be dealt with<sup>2</sup>:

*'Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account.'*



3 St John's Church

<sup>2</sup> PPG 042 Reference ID: 8- 042-20190721

## **POLICY SB5: DESIGN AND HERITAGE IN LUMLEY**

**A. Development proposals in the Lumley Character Area, as shown on the Policies Map, will only be supported if the nature and location of the proposal has regard to the following essential characteristics of the area:**

- i. The loose knit rural nature of the area particularly around the Grade II listed Lumley Mill;**
- ii. Its predominantly farmland setting;**
- iii. The importance of the established trees and hedgerows in forming enclosure in the south west of the area and the enclosure of Lumley Road in the wider landscape;**
- iv. The significance of well-established trees that provide a setting to Lumley Terrace and Flint Cottages; and,**
- v. The regular plot sizes of the Grade II listed Lumley Terrace and Flint Cottages and their regular two- storey brick under tile pitched roof form and vernacular features.**

5.28 This policy manages design quality in the Lumley Character Area. In doing so, it sets out a series of characteristics that are considered to be essential features that contribute to the defining character and distinctiveness of Lumley as described in the Lumley Character Appraisal in the supporting evidence. The policy is intended to complement the provisions of the NPPF and CLPKP Policy 47.

5.29 Not every characteristic will be relevant to an application and the policy does not set out a prescriptive list of design features that must be incorporated into every scheme. Rather, applicants are expected to acknowledge, understand and respond to the characteristics that are relevant in justifying their proposals.

5.30 The Lumley Character Area is bordered to the west by the County boundary. Below a pond at Lumley Mill, near the south of the hamlet, a channel diverts from the River Ems and Lumley Stream – a chalk stream - runs southwards towards Brook Meadow Local Nature Reserve and Peter Pond, both of which are designated as Local Green Space by policy SB16. With the exception of a small number of farms and outlying buildings, all the other buildings cluster around this former mill race.

5.31 The Grade II\* listed Lumley Mill is the defining feature of the north of the character area, built in the 1760's and being the most northerly of the Emsworth mills, but largely destroyed by fire in 1915 with only the restored Miller's House remaining.

5.32 In the south western corner of the character area lies Lumley Terrace (numbered 1-8) and the Flint Cottages (1-2 Lumley Road) which are both listed. Lumley Terrace dates to the early Nineteenth Century and the houses are two storey, built from painted brick with a gable at each end and a wider one in the centre. Nos 2 and 3 retain their original marginal glazing. Flint Cottages are also two storey houses with coursed flints set in galletting with white brick dressings and quoins.



4 Images from Lumley Character Appraisal



## **POLICY SB6: DESIGN AND HERITAGE IN HERMITAGE**

**A. Development proposals in the Hermitage Character Area, as shown on the Policies Map, will only be supported if the nature and location of the proposal has regard to the following essential characteristics of the area:**

- i. The significance of Slipper Mill Pond and Peter Pond in providing visual amenity on the western edge of the area;**
- ii. The views south and north from Hermitage Bridge and the views westward from Slipper Road towards the Emsworth Conservation Area;**
- iii. The importance of retaining established trees and public open spaces at Mill End given the limited open space within the settlement and particularly to the south of the A259;**
- iv. The importance of re-providing a consistency of open space in new development;**
- v. The use of brick, flint and clay tiles in the early cottages and terraces either side of Main Road;**
- vi. The openness of the south of the area and the uninterrupted views towards Chichester Harbour.**

5.33 This policy manages design quality in the Hermitage Character Area. In doing so, it sets out a series of characteristics that are considered to be essential features that contribute to the defining character and distinctiveness of Hermitage as described in the Hermitage Character Appraisal in the supporting evidence. The policy is intended to complement the provisions of the NPPF and CLPKP Policy 47.

5.34 Hermitage is an early settlement that has seen most development since about 1900. The original settlement lay along what is now the A259 and south of which is the Chichester Harbour AONB. Over recent years the settlement has expanded to fill much of the land between the old settlement and Lumley to the north, Gosden Green to the east and Thornham to the south. To the west is the County boundary and the Slipper Mill Pond which divides Hermitage from the Emsworth Conservation Area on the western side of the county boundary.

5.35 The 20th century development has come forward in a piecemeal fashion, taking place on large parcels of land at any one time. Little remains of the earliest buildings in Hermitage so that only a few Georgian and Victorian buildings now form the oldest

examples. There are brick terraces which date from about 1900 and inter-war and post-war council housing, but much of the development in the 1950s, 1960s and later, took place away from the A259. From the 70s and 80s (and ongoing) there has been a lot of infill building along the A259 and to the north of it.

5.36 The area is now given over to residential use with a wide variety of building styles; in this respect it reflects the character of Southbourne Parish as a whole. Blocks of development have taken place over time so that now Hermitage does not appear cohesive, having a wide variety of dwellings grouped in distinctive areas. As a result, the layout is diverse with some parts laid out in terraces with long, narrow gardens, sometimes to the front, sometimes to the rear, occasionally both. Other houses are set on more open plots, especially where bungalows are more prevalent.



5 Images from Hermitage Character Appraisal



## **POLICY SB7: DESIGN AND HERITAGE IN THE PRINSTED CONSERVATION AREA**

**A. Development proposals should sustain and enhance the special architectural and historic interest of the designated Prinsted Conservation Area, as shown on the Policies Map, and its setting within the Chichester Harbour AONB.**

**B. The significance of the Conservation Area and its setting are defined by the key characteristics and recommendations of the Prinsted Conservation Area Character Appraisal and Management Proposals and the design guidance set out in the Chichester Harbour AONB Joint Supplementary Planning Document, to which all proposals must have full regard.**

5.37 Prinsted is low lying and on the coastal plain which marks the boundary between the South Downs and the English Channel. The five metre contour passes through the southern edge of the conservation area, with the historic part of the village being built on slightly rising land above this.

5.38 All of the Prinsted Conservation Area lies within the Chichester Harbour AONB designated in 1964 because of its unique blend of landscape and seascape. The AONB contains four channels – Emsworth, Thorney, Bosham and Chichester – and Prinsted lies at the head of the second.

5.39 This policy directs applicants bringing forward proposals within the Prinsted Conservation Area or its setting to the design principles and guidance contained in the 2007 Conservation Area Character Appraisal and supplemented by the 2017 Chichester Harbour AONB Joint SPD. Together, these documents define the significance of the village. The latter has been adopted as supplementary planning guidance by CDC and remains in force. The policy is intended to complement the provisions of the NPPF and CLPKP Policy 47.



6 Images from Prinsted Conservation Area Appraisal

## **POLICY SB8: DESIGN AND HERITAGE IN NUTBOURNE WEST**

**A. Development proposals in the Nutbourne West Character Area, as shown on the Policies Map, will only be supported if the nature and location of the proposal has regard to the following essential characteristics of the area:**

- i. the separate identity and setting of Nutbourne West and Nutbourne East;**
- ii. the enclosure created by the hedgerows, treelines and designed landscaped areas on the northern edge of the settlement;**
- iii. the open views to Chichester Harbour to the south;**
- iv. panoramic views southward of Bosham Church and the Chidham Bellcote from the coastal path, westward to the spire of St John's Church, views across Nutbourne Marshes from Farm Lane to the harbour's edge, and views northward to the National Park and Walderton Hill and Bow Hill.**

5.40 This policy manages design quality in the Nutbourne West Character Area. In doing so, it sets out a series of characteristics that are considered to be essential features that contribute to the defining character and distinctiveness of Nutbourne West as described in the Nutbourne West Character Appraisal in the supporting evidence. The policy is intended to complement the provisions of the NPPF and CLPKP Policy 47.

5.41 Nutbourne West is the part of Nutbourne that lies within Southbourne parish and is known as Nutbourne West for planning purposes. It is strategically located on the Main Road close to the Ham Brook, tidal mill and adjacent harbour with a rural hinterland at Inlands and Priors Leaze extending to the northern boundary of Southbourne Parish. Along with Prinsted, it was the major economic hub of the group of old villages and hamlets that in 1967 became the Civil Parish of Southbourne. Nutbourne's cultural and historic significance is of considerable local importance and stretches beyond the more narrowly-defined Settlement Boundary that is referenced in planning documents.

5.42 The advent of the modern A27 in the 1980's, while making life more bearable for those living alongside what was to become the A259, led to the loss of non-local through traffic and the inevitable decline in local economic activity, resulting in today's predominantly residential character. The loss of local retail outlets means that Nutbourne West residents look to Southbourne for everyday needs and services, but the historical significance of Nutbourne West to the Southbourne area is crucial.

5.43 Although development has unfolded both along the A259 and throughout the core settlement for the past two centuries, Nutbourne West still retains enough unmodernised old village houses and its original road layout to ensure its village character. The wide variety of architectural styles used have in the main employed enough traditional materials, vernacular features, low rooflines and where possible generous plot sizes for Nutbourne West to support this. The presence of enough mature trees also contributes to the rural feel, as does the easy access by footpath in all directions to the surrounding countryside. These attributes should be considered in any future planning policies and decisions. Similarly, to retain its village identity the few remaining landscape gaps along the A259 should be carefully managed e.g. opposite the four listed houses at the boundary between Southbourne and Chidham and Hambrook Parishes.

5.44 So important economically to its past, the Ham Brook chalk stream that runs through its heart constitutes Nutbourne West's perhaps most significant contribution to the future. Although only a modest 1.7 miles long, the Ham Brook is one of only 200 chalk streams in the UK, thus the rich and unique biodiversity of the stream and its adjacent habitat cannot be underestimated. For this reason the Neighbourhood Plan supports its designation as a Wildlife Corridor to ensure a blue-green link between the protected landscapes of the South Downs National Park and the Chichester Harbour AONB and Ramsar Sites. The continued and guaranteed viability of the Ham Brook Wildlife Corridor constitutes perhaps Southbourne Parish's most essential contribution to the biodiversity of the whole area from the South Downs to the coast, and thus must be respected in any future development.



7 Images from Nutbourne Character Appraisal

## POLICY SB9: LOCAL HERITAGE ASSETS

**The Neighbourhood Plan identifies Local Heritage Assets, as listed in Appendix C, by way of their local architectural and historic value. Development proposals that may effect the significance of a Local Heritage Asset must take that significance into account in demonstrating that the scale of any proposed harm to or loss of the heritage asset is justified.**

5.45 The policy identifies a number of ('non-designated') heritage assets in the parish that, whilst not statutorily listed, have some local heritage value for the purposes of applying CLPKP Policy 47 on the historic environment and §203 and §204 of the NPPF. The owners of the heritage assets properties have already been notified of the proposed inclusion on this list and their responses have been considered in the SPNP2 Consultation Statement.

5.46 In addition to the two Grade II\* listed buildings, Lumley Mill and The Old House in Prinsted Lane, the area has an attractive historic environment with 38 statutory listed buildings or groups of buildings, around half of which fall within the Prinsted Conservation Area. However, CDC does not yet hold a list of Local Heritage Assets outside of the City. The policy therefore seeks to provide clarity on the status of these assets in Southbourne to ensure that development proposals acknowledge their local value.

## **POLICY SB10: EMPLOYMENT LAND**

**A. Proposals to intensify employment sites within the settlement boundaries in established employment use (Classes E, B2 and/or B8) including Clovelly Road/Park Road Industrial Estate will be supported provided it can be demonstrated that they can be accommodated without causing significant harm to local amenities.**

**B. Proposals for new employment uses (Classes E and/or B2) on brownfield land within the settlement boundaries will be supported to reflect changing trends in employment, provided it can be demonstrated they will achieve a minimum employment density of 1 full time equivalent (FTE) job per 40 m<sup>2</sup> net internal area and that they accord with all other relevant development plan policies including those intended to safeguard tourism development.**

5.47 This policy replaces Policy 5 'Employment' but carries forward its intent in encouraging proposals for economic development that will lead to a more efficient use of land in terms of the number of FTE (full time equivalent) jobs they support. This can be achieved by intensifying existing sites and by reusing suitable land in another use for job creation. The modified policy also reflects the 2020 Use Class Order changes to the definition of commercial, business and service uses.

5.48 The CDC Housing and Economic Development Needs Assessment did not provide information at parish level and therefore did not identify the economic needs of the parish. The District Council advised, however, that employment land allocation would focus on the existing locations of Chichester, Havant and Portsmouth. Hence, the policy is intended to reflect the change in working practices rather than the uncertain demand for more traditional employment uses. Southbourne does, however, have some well-established and suitably located employment sites that may have the potential to intensify through extending existing buildings or infilling. In such cases, suitable improvements may be made under permitted development rights.

5.49 Other previously used land within the parish may be better suited to employment uses than their current uses and could assist in improving the number of jobs in the parish by providing local employment opportunities. However, the land resource is scarce, and the opportunities are likely to be rare and so it is vital that they make best use of the land. The former Homes & Communities Agency's 'Employment Density Guide' of 2015 estimates that the majority of small business workspace and light industrial propositions (that would be suited to the parish) would require less than 40 m<sup>2</sup> of net internal floor area per FTE job. Lower job density employment uses – warehousing for example – are too land intensive for the small number of generally lower value-added jobs they create and will not benefit from the support of this policy. The current requirement in Southbourne for commercial space is relatively low. The Clovelly Road and Park Road estates are generally doing well,

despite their age. However, total vacancy rates as of August 2019 for commercial space in B use classes in Southbourne was 11% (excludes retail).

5.50 The Parish also contains two marinas and acts as a tourism destination. Camping and caravanning accommodation is available in the Parish which provides seasonal local employment and economic benefits. The Parish Council shares the District Council's position in CLPKP Policy 30 on tourism that supports the retention of such sites in principle and their loss will only be supported where there is no proven demand for the facility and where, in the first instance, "the focus of consideration of alternative uses should be on employment-led development" in line with the principle underpinning this policy and where the land can no longer make a positive contribution to the local economy.



## **POLICY SB11: COMMUNITY FACILITIES AND LOCAL SHOPS**

**A. The retention and enhancement of local services and community facilities including shops, pubs, food outlets, health and commercial services will be supported. Proposals involving the loss of facilities will not be supported unless it can be demonstrated that they are no longer financially viable in line with the provisions of the relevant Local Plan policies.**

**B. In addition, proposals to change the use of a facility or part of a facility that is surplus to requirements must demonstrate that all reasonable steps have been taken to retain its present use and community value as a viable concern.**

**C. Proposals to extend an existing community or retail facility will be supported, provided they are consistent with the relevant policies of the development plan. Expansion of retail facilities must be accompanied by adequate parking.**

5.51 This policy replaces Policy 6 'Village Centre and Local Shops' and Policy 9 'Community Facilities' but carries forward their intent. It seeks to protect community facilities and local shops in the parish from a change of use to a non-commercial use, either through the determination of planning applications or in the consideration of impact of applications for prior approval (where the change of use is considered permitted development).

5.52 The existing facilities and local shops are popular with the local community, though with regard to the latter, their number has declined over the last few years. As the population of Southbourne village, in particular, will grow considerably in the plan period, it is expected that the demand for the remaining convenience shops and local services will also increase.

5.53 This policy is intended to afford protection for community facilities and local shops to ensure that in the long-term their community or retail value is not lost without good reason. It also encourages the improvement of facilities to ensure they remain viable, but other planning policies will still need to be addressed. Its intent is broadly in line with CLPKP Policy 38 on community facilities.

5.54 The Neighbourhood Plan Steering Group have been collecting evidence on community facilities within the neighbourhood area that are valued by the community and offer a valuable resource to support community life. Whilst some facilities are very well known, others are less so, and are coming under pressure for a change of use. The purpose of this policy is therefore to secure these assets in the long term for the benefit of the people of Southbourne and surrounding parishes and to apply a test of viability, which otherwise would not exist, to give added protection to them.

5.55 In respect of the loss of facilities, the 'General Requirements of Marketing' defined in the adopted Local Plan or successor guidance will apply. These require that advice is sought from CDC prior to the commencement of a marketing campaign and that the type and scale of marketing should be commensurate with the scale of the facility proposed to be lost and that evidence should be provided that the facility has been "vigorously and exhaustively marketed for between a year and 18 months".



8 Sussex Brewery

## POLICY SB12: LAND FOR EXPANDING EDUCATION & RECREATIONAL USES

**The Neighbourhood Plan allocates land to the west of Bourne Community College, as shown on the Policies Map, for outdoor educational and recreational uses, and for any ancillary buildings related to the recreation use, provided they:**

- 1. are accessed from the existing access to the College site off Park Road;**
- 2. any disturbance to the amenity of local residents by way of noise and light pollution is avoided or satisfactorily mitigated; and**
- 3. make provision for the layout and landscape scheme to contribute to the delivery of the Green Ring as defined in Policy SB13 in such a way that it incorporates measures to mitigate the loss of habitat for the Solent's wader and brent geese populations; and.**
- 4. are of a layout and design that avoid wherever possible or minimise the use of impermeable surfacing to manage the volume and velocity of surface water run-off.**

5.56 This policy allocates land adjoining the existing secondary school in Southbourne village for an extension to the operational area of the school. The Bourne Community College has extended its present playing field to build an All Weather Pitch/Multi Use games Area with fencing and lighting for use by the College Students and the local community but population growth could see further need to be met.

5.57 The field to the west of the present playing field is presently owned by West Sussex County Council (WSCC) and is ideal for additional pitches. Given the existing under-provision of formal sports facilities in the parish and the proposal to ensure the local community has access to the new facilities, such a proposal has been very much welcomed. The NPPF (§95) is also strongly supportive of school proposals and requires that planning authorities should "give great weight to the need to ... expand ... schools".

5.58 The policy accords with CLPKP Policy 48 in respect of development in the countryside that serves as a gap preventing the coalescence of settlements, as it is not the intention to amend the defined Southbourne settlement boundary in this location. The provision of the proposed pitches, games area, fencing and lighting is therefore appropriate, subject to careful consideration of any likely harmful local amenity effects and of the appropriate provision of new structural landscaping and tree/hedge planting.

5.59 The policy accords with CLPKP Policy 38 for community facilities, which states that, "the district planning authority will permit the provision of new or extended community facilities including ... education and community recreation facilities in the rural area where ... the site adjoins a settlement policy area boundary ... and the proposal is of a size, form and appearance consistent with the character and environment of the site, its surroundings and the adjacent settlement." The policy also requires that there is no better location within the settlement boundary for this purpose, which is the case in this parish.

5.60 However, in making the allocation, the policy requires that future proposals use the existing road access to the school site and seek to minimise any adverse impacts on local amenity, especially in terms of light and noise pollution, given the reasonably close proximity of residential areas. The site also aligns with the longer term route of the Green Ring in this location. In response to the SEA and HRA recommendations, and aligned to the Green Ring goals, the policy also seeks to address the potential for harmful surface water run-off and biodiversity effects through the careful design of the layout, specification and landscape scheme.

## **POLICY SB13: GREEN AND BLUE INFRASTRUCTURE NETWORK**

A. The Neighbourhood Plan designates a Green Infrastructure Network, as shown on the Policies Map, for the purpose of promoting ecological connectivity, outdoor recreation and sustainable movement through the parish and into neighbouring parishes and for mitigating climate change. The Network comprises the continued establishment of the 'Green Ring' around and through the village of Southbourne, and a variety of green spaces, ancient woodland, trees and hedgerows, water bodies, assets of biodiversity value including the Lumley Stream and Ham Brook (both rare chalk streams), children's play areas and off-street footways, cycleways and bridleways.

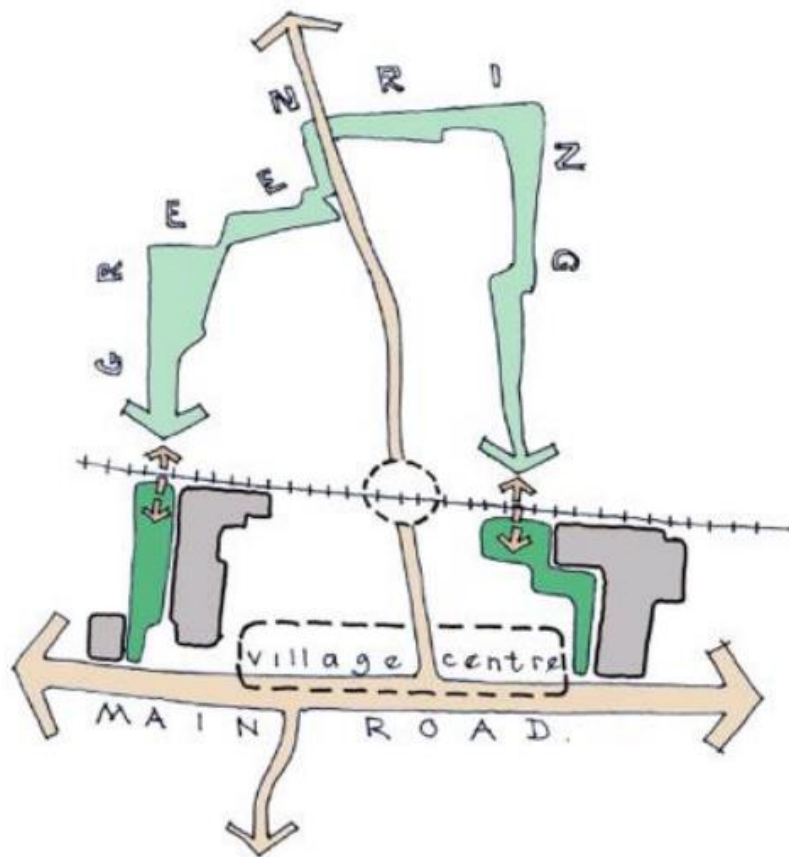
B. Development proposals that lie within or adjoining the Network are required to have full regard to creating, maintaining and improving the Network, including delivering a net gain to general biodiversity value, in the design of their layouts, landscaping schemes and public open space and play provisions.

C. Proposals for any part of the Green Ring must have equal regard to accessibility to the Network for both existing and new residents. In this respect, the Green Ring will form a central and defining multi-functional landscape feature of any new development, creating opportunities for the whole community to enhance outdoor sport, recreation and play, improve pedestrian and cycle connectivity to existing amenities and any proposed future community hub, schools, the railway station and footbridge access over the railway line.

D. Proposals that will prejudice the completion of the Green Ring or lead to the loss of land lying within the Network and that will undermine its integrity will not be supported. Development proposals that will lead to the extension of the Network to create additional recreational opportunities will be supported provided they do not adversely affect the character, environment and appearance of the Chichester Harbour AONB, result in adverse effects on the integrity to the Chichester Harbour SPA, and are consistent with all other relevant policies of the development plan.

E. Proposals of a gross development site area of more than 2 Ha should incorporate woodland and/or wetland planting on-site of a species and standard that will effectively store/sequester carbon, as verified by the Woodland Carbon Code, unless it can be demonstrated that the soil or other site feature cannot accommodate this planting.

5.61 This policy builds upon the foundations laid by Policy 3 'Green Ring' of the Original Plan and is consistent with the provisions of CLPKP Policy 52 on Green Infrastructure and Policy 54 on Open Space, Sport and Recreation by defining a multifunctional network of green infrastructure assets. These will be maintained and added to throughout the Neighbourhood Plan area and will be the means of improving local biodiversity through connecting habitats and, in places, of sequestering carbon through woodland planting as well as promoting walking, cycling and sport and recreation. The Network also incorporates the Lumley Wildlife corridor and the proposed Ham Brook Chalk Stream Wildlife Corridor.



**Plan C: Green Ring Concept Plan**

5.62 The Green Ring, as illustrated by the above concept sketch taken from the Original Plan, aims to provide a means of mitigating pressure on the sensitive areas within the AONB by providing an alternative compellingly attractive, seasonally dynamic walking, cycling and relaxing route served by benches sited to promote rest and reflection as well as sport and recreational features and other areas designed to promote spontaneous social interaction. It will also contribute to resolving the significant open space, sport and recreation deficit in the Parish. The Open Space, Sport and Recreation Background Paper (in the evidence base) concludes there is a need for at least 11.56 hectares of new open space to meet shortfalls in play space, sport and recreation facilities, allotments and amenity open space.



5.63 The policy requires that all development proposals that lie within the Network, or that adjoin it, should consider how they may improve it, or at the very least do not undermine its integrity of connecting spaces and habitats. The Policy Map shows the full extent of the Network, which allows applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network, for example in complementing existing biodiversity value through the design of the landscape scheme and including new wetland. At the very least, the policy requires that proposals that will undermine the existing value of the Network will be refused permission.

5.64 The Network, and particularly the 'Green Ring', will become more valuable over time, providing local residents with enhanced recreational opportunities and benefitting visitors and local tourism. Although the majority of these features are physically adjoined to enable habitat connectivity, some features of the Network are not. This does not devalue their integral biodiversity or recreational value and at some point in the future an opportunity may arise to achieve similar connectivity.

5.65 One feature of the Network is to provide a safe equestrian link connecting along the route of footpath number 251/1 (which crosses the A27 on a small bridge) and which is proposed to be upgraded to a 'bridleway' in the Infrastructure Business Plan (IBP/791) with a connection south to Priors Leaze Lane and to connect into bridleway connections in Chidham and Hambrook Parish.

5.66 Storing ('sinking' or 'sequestering') emitted carbon in plant life can reduce atmospheric carbon dioxide that is increasing global temperatures. The more that storage capacity in the local area is increased, the greater the contribution to reducing the pace of temperature increases. Clause E of the policy requires that all development schemes of a gross site area of 2Ha or more must contribute to carbon sequestration ('sinking'). A 'carbon sink' is a natural or artificial reservoir that accumulates and stores some carbon-containing chemical compound for an indefinite period. The landscape scheme of such proposals is likely to be of a scale that should enable woodland planting of a type and long-term management that meets the Woodland Carbon Code standards for this purpose.

5.67 The policy complements CLPKP Policy 40 that relates to sustainable design and construction. Aside from carbon capture, woodland planting could also secure nitrate mitigation, biodiversity and recreational benefits in line with the Natural England guidance on nitrate neutrality (version 5 June 2020). It also sits alongside policies SB14 (Biodiversity) and SB19 (Zero Carbon Buildings) of the Neighbourhood Plan. Together, they are intended as local actions aimed at tackling climate change. The Fund will be set up in the absence of a district-level carbon offsetting fund.

## **POLICY SB14: BIODIVERSITY**

**A. Development proposals should take account of the protected and other notable biodiversity species in the neighbourhood area. Development proposals which would affect any of the natural assets will only be supported where:**

- **They either avoid (through locating on an alternative site with less harmful impacts), adequately mitigate, or, as a last resort, compensate for any significant harm to biodiversity they will cause;**
- **The land does not lie within or outside a Site of Special Scientific Interest, and which the proposals are not likely to have an adverse effect on it (either individually or in combination with other developments), unless it can be demonstrated the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest); and**
- **They will not result in the loss or deterioration of ancient woodland and ancient or veteran trees, unless there are wholly exceptional reasons and a suitable compensation is made.**

**B. Development proposals should contribute to, increase and enhance the natural environment by providing additional habitat resources for wildlife and demonstrate that any potential impacts upon priority species and habitats have been fully assessed and mitigated to deliver at least a 10% net gain in biodiversity.**

5.68 This policy replaces Policy 7 'Environment' of the Original Plan and reflects the priorities of the Government's 25 year Environment Plan which includes embedding an 'environmental net gain' into development proposals. The Southbourne Biodiversity Report prepared by the Sussex Biodiversity Records Centre (published as a separate document) provides an extensive list of legally protected and notable species in the parish. This policy expects that all development proposals in the parish in due course will avoid harm to these habitats and species and will achieve a net biodiversity gain.

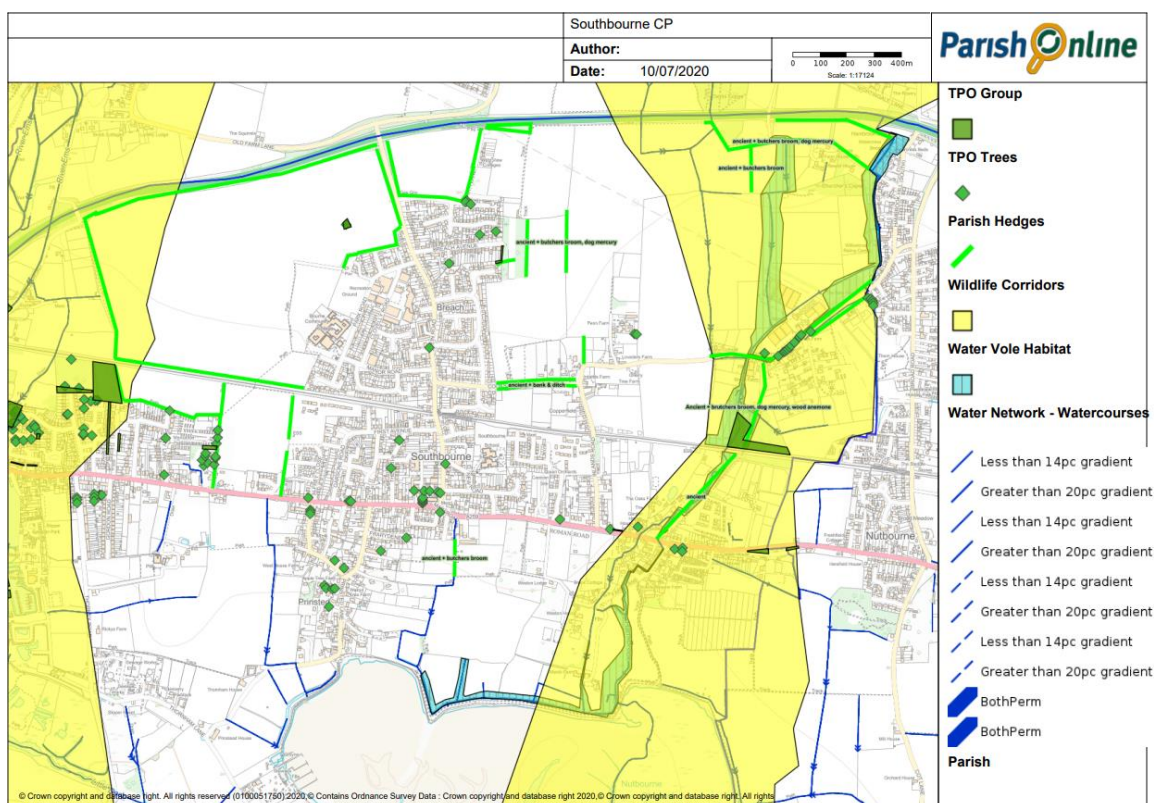
5.69 Natural England welcome this commitment. It brings into development plan policy the relevant provisions of §180 of the NPPF on biodiversity and it provides local emphasis to CLPKP Policy 49 in respect of promoting biodiversity. In addition, it identifies protected and other notable species in the neighbourhood area. This policy emphasises the importance of all development proposals avoiding harmful impacts on the many environmental assets of the parish.

5.70 The parish contains extensive environmental assets and lies within the zone of influence of significant nature conservation designations which play a major role in shaping the environmental and landscape setting of Southbourne. The Chichester and Langstone Harbours Special Protection Area/Ramsar/SSSI, the Chichester Harbour AONB,

the Nutbourne Marshes, Eames Farm and Brook Meadow<sup>3</sup> Local Nature Reserves, and Slipper Mill Pond and Peter Pond Local Wildlife Sites. These are all environmental assets of designated international, national and/or local importance.

5.71 The parish is also home to a variety of legally protected wildlife species, including water voles, dormice and woodland bats. It also hosts a range of native species of birds such as the barn owl and lapwing. In addition, there are Solent Wader and Brent Geese support areas between Southbourne and Lumley, and east of Prinsted, as well as further low use areas at the southern end of Prinsted. A number of bat surveys were undertaken in June and September 2019 the results of which are recorded in the evidence base.

5.72 The location of the key assets are illustrated on the biodiversity policy map, which inform the location of Parish Wildlife Corridors which encompass those proposed by CDC i.e. the Lumley Stream Wildlife Corridor (which to the north of the Parish lies largely within the Westbourne to Compton Biodiversity Opportunity Area) and the Ham Brook Chalk Stream Wildlife Corridor. This data illustrates the sensitivity of the parish. The Lumley Stream and Ham Brook are highly sensitive and protected assets and are two of only approximately 200 chalk streams left in the world, most being in southern England. It will be expected that significant buffer areas of at least 50 meters either side of these assets will remain undisturbed and maintained in line with guidance issued by the Sussex Wildlife Trust<sup>4</sup>. This will ensure, for example, that in the area of Nutbourne West the corridor will have sufficient width to act as a functional corridor.



Plan D: Southbourne Parish Wildlife Corridors

<sup>3</sup> Brook Meadow LNR straddles the Southbourne/Emsworth Parish boundaries

<sup>4</sup> Chalk Rivers and Streams; Sussex Wildlife Trust [Link](#)

5.73 The Natural Environment and Rural Communities (NERC) Act 2006 is designed to help achieve a rich and diverse natural environment. Section 40 under the NERC Act 2006 carries an extension of the earlier Countryside and Rights of Way Act (CRoW) biodiversity duty to public bodies including Parish Councils and Local Authorities to ensure due regard to the conservation of biodiversity. This duty aims to raise the profile of biodiversity across the public sector and ensure that biodiversity conservation is at the heart of policymaking and implementation, as in this case.

5.74 Section 41 under the NERC Act 2006 requires the Secretary of State to publish a list of habitats and species of principal importance for the purpose of conserving biodiversity in England to which public bodies are required to have regard. The Sussex Biodiversity Report confirms that a number of Section 41 habitats and species are present in Southbourne which should be given priority when implementing the Section 40 duty.

## **POLICY SB15: TREES, WOODLAND AND HEDGEROWS**

**A. Development proposals will, wherever possible, ensure the retention of trees, woodland and hedgerows. Particular regard will be given to the protection of these features within the setting of settlements, the protection of ancient woodlands and historic hedgerows and the amenity value of trees within built-up areas.**

**B. Proposals that will result in the loss of trees which have visual and/or amenity value in the Prinsted Conservation Area or mature trees or hedgerows elsewhere in the Parish, either as part of a landscape scheme or as part of the construction works of a development, will not be supported.**

**C. Where the loss of mature trees or hedgerow is proven to be unavoidable, the proposals must make provision on site for like-for-like replacements and of similar ecological function and maturity to re-establish the loss of biodiversity as quickly as possible. Where like for like replacement of a fully mature tree is not achievable then consideration should be given to an increased number of less mature specimens (but not whips) in order to maintain some approximation of ecological value and function.**

**D. Landscaping and tree and hedgerow planting schemes will be required to accompany applications for new development where it is appropriate to the development and its setting.**

5.75 Southbourne Parish Council and Southbourne residents are justly proud of - and protective of - the wild and natural assets throughout the parish. The biodiversity of Southbourne has survived largely intact. And in one year alone 5500 records of flora and fauna of interest have been recorded and verified. However, Southbourne has been hard hit by tree and hedgerow removal in the past few years, in some cases with permission and some without.

5.76 With the declaration of a Climate and Ecological Emergency it is more imperative than ever that development is planned carefully and with the utmost regard to any tree, hedgerow and woodland already present on a site. These places and species are wildlife strongholds and the loss of habitat, some of which has been established for hundreds of years, cannot be replaced instantly by new planting. It is expected that planting schemes within a development must further add to, extend, or create new areas of natural native species to increase the biodiversity future of that area.

5.77 Within the Prinsted Conservation Area any tree over 75mm in diameter, at 1.5m above ground level, is automatically protected. Elsewhere in the parish any loss or removal of mature trees or hedgerows must be proven to be unavoidable by both CDC Environment Officers and Southbourne Parish Council before any such removal takes place.



5.78 The Hedgerows Regulations 1997 were introduced to protect hedgerows of importance from destruction. However, the legislation does not apply to any hedgerow which is within or marking the boundary of the curtilage of a dwelling house. For the Regulations to be applicable, the hedgerow must be at least 20 metres in length or, if less than 20 metres, it must meet another hedgerow at each end. A hedgerow is deemed to be important if it is more than thirty years old and meets at least one of the criteria listed in Part II of Schedule 1 of the Regulations. If a hedgerow which qualifies under the Regulations is to be removed, the landowner must contact the Local Planning Authority (LPA) in writing by submitting a hedgerow removal notice. The LPA then has a period of 42 days to decide whether or not the hedgerow meets the importance criteria of the regulations.

5.79 Should removal be proven as unavoidable, the proposals must make provision on site for a like-for-like and/or native species replacement of suitable maturity and ecological function to re-establish the loss of biodiversity as quickly as possible. New landscaping and tree and hedgerow planting schemes will also require a maintenance/watering schedule to be a condition of an application and adhered to, to ensure the planting will survive and thrive.



9 Holm Oak / Elm flowers / Hedgerow life / Memorial clump of trees



## **POLICY SB16: LOCAL GREEN SPACES**

**A. The Neighbourhood Plan designates as Local Green Spaces the land shown on the Policies Map and listed in Appendix E.**

**B. Proposals for inappropriate development in a Local Green Space will only be supported in very special circumstances.**

5.80 This policy designates 17 Local Green Spaces in accordance with paragraphs 101 and 102 of the NPPF. A designation has the policy effect of the equivalence of the Green Belt in terms of the definition of 'inappropriate development' and of the 'very special circumstances' tests in the NPPF when determining planning applications located within a designated Local Green Space.

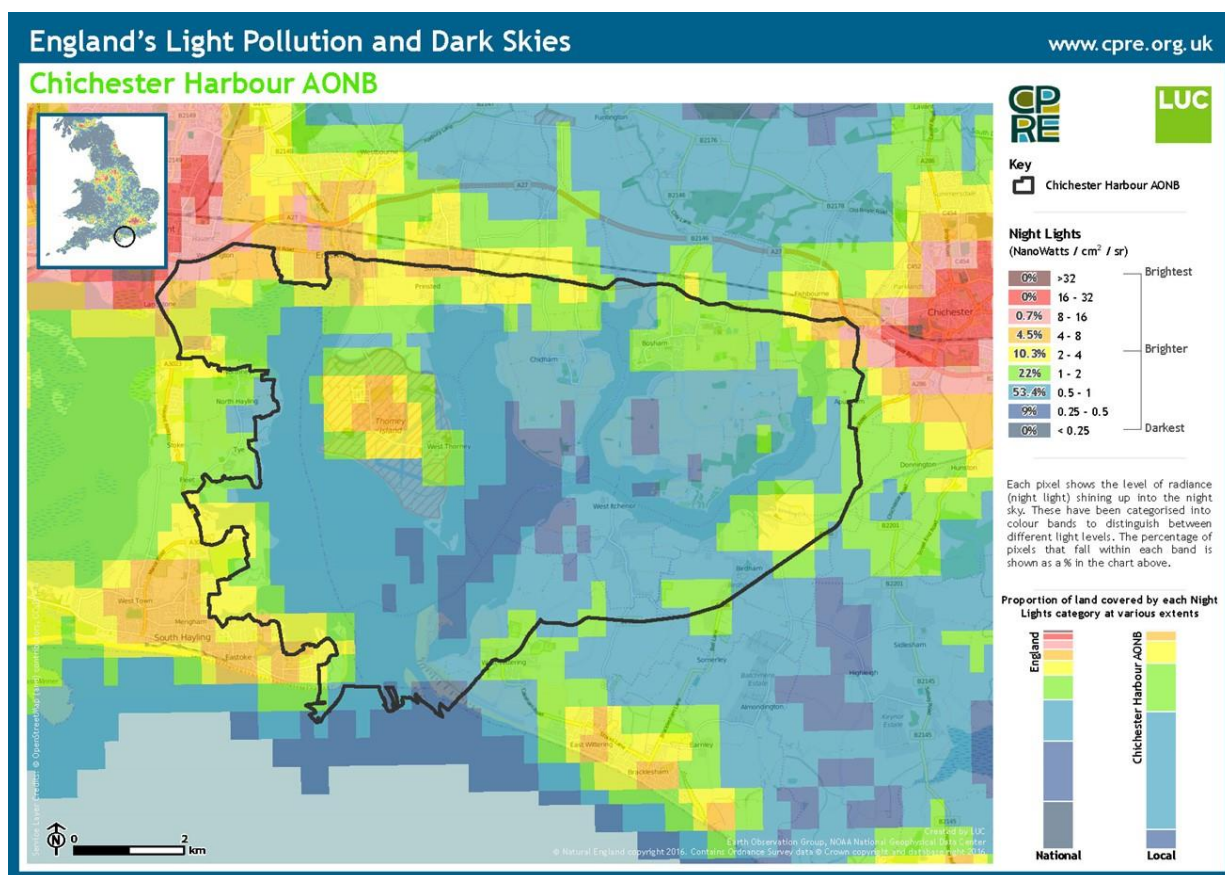
5.81 A review of all open land within and adjoining each settlement has been completed, informed by the qualifying criteria in the NPPF. The land that is considered to meet those criteria and is therefore worthy of designation is illustrated and justified in the Southbourne Parish Local Green Space Report in the evidence base. In the Parish Council's judgement, each designation is capable of enduring beyond the end of the plan period. The owners of these sites were notified of the proposed Local Green Space designations during the preparation of the Plan. Their responses, together with further Regulation 14 responses are considered in the supporting evidence and duplicated as appropriate in the SPNP2 Consultation Statement.

## POLICY SB17: ACHIEVING DARK SKIES

A. All development proposals should be designed to minimise the occurrence of light pollution by employing energy-efficient forms of lighting that also reduce light scatter and comply with the current guidelines established for rural areas by the Institute of Lighting Professionals (ILP).

B. Proposals for all development will be expected to demonstrate how it is intended to prevent light pollution. Information on these measures must be submitted with applications, and where a major development would potentially impact on light levels in the area, especially on the Chichester Harbour AONB and on the setting of the South Downs National Park, an appropriate lighting scheme will be secured by planning condition.

5.82 The undeveloped parts of the parish enjoy relatively low light levels. These enable residents to appreciate the night sky and the darkened landscape and to control, to a large extent, the amount of light that illuminates their properties at night. Low light levels are an important benefit to wildlife because there is minimal disturbance to the regular patterns of nocturnal insects, birds and mammals.



10 Dark Skies Map (Source: CRPE and LUC)

5.83 The darkest skies are, unsurprisingly, those seen directly above the waters of Chichester Harbour (0.25 – 0.5 nano Watts/cm<sup>2</sup>/sr). Apart from the built-up area of Southbourne itself the rest of the Parish is still relatively dark (1 – 4 nano Watts/cm<sup>2</sup>/sr). The lack of light around the Harbour shoreline contributes significantly to the ambient quality of the Harbour and is especially important to the use of the Eames Farm Dark Skies Discovery Site located to the north of Thorney Island. The rural remainder of the parish is equally dark. The northern parish boundary is delineated by the A27 where the lights from moving vehicles are largely concealed by banks and planting either side of the carriageways.

5.84 It is important that lighting in major development schemes (as defined by the NPPF) is strictly controlled especially where it would affect the quality of Chichester Harbour or the setting of the South Downs National Park, an International Dark Sky Reserve.

5.85 There are three common sources of light pollution. The first is sky glow which emanates from towns and cities. Sky glow from Portsmouth and Chichester is visible in the parish. The second is glare, which is caused by bright light viewed against darkness. The third is light intrusion which is light spilling beyond the property being lit. The use of energy efficient lighting, cowls and careful directional lighting can achieve considerable benefits. Particular care is required in the design of lighting for some types of development, for example community buildings and sports pitches, which otherwise can cause considerable pollution far beyond their immediate boundaries.

## **POLICY SB18: SPECIAL PROTECTION AREAS AND RAMSAR SITES**

**A. Development involving residential uses will be required to include proposals for avoiding/mitigating their effects on the SPA, SAC and Ramsar sites at Chichester Harbour.**

**B. Proposals should be in accordance with the requirements of the Bird Aware Solent Strategy and the Solent Recreation Mitigation Strategy and include measures to avoid recreational disturbance on the Chichester Harbour SPA and avoid the loss of functionally linked habitat.**

**C. In accordance with the Bird Aware Solent Strategy all residential development within 5.6km of the Solent's European sites must pay an appropriate financial tariff (reviewed annually) based on the number of bedrooms in the development.**

**D. Proposals for development must also demonstrate the effectiveness of their nutrient neutrality measures to ensure no adverse impact on the Chichester Harbour receiving waters in accordance with Natural England's latest guidance<sup>5</sup>.**

5.86 Chichester and Langstone Harbours are designated as internationally important wildlife sites (Special Protection Areas and Ramsar sites) but are adversely affected by disturbance from human recreational activities. There is a legal duty to protect their designated bird populations and supporting habitats. Natural England advise that considered in combination with other housing around the Solent, any increase in the number of dwellings in Southbourne would be likely to have a significant effect within 5.6km of the SPA boundary. Therefore new housing developments within this zone of influence will need to provide for a package of avoidance and mitigation measures.

5.87 In addition, Natural England's assessments during 2019/20 suggest that more than 3000 hectares of the intertidal parts of Chichester Harbour, which is the subject of several European designations, is classified as being in an "unfavourable - declining" condition. Water quality is a contributing factor to the build-up of excess nutrients in the Harbour causing eutrophication (algal growth) which impacts on the Harbour's ecology and conservation.

5.88 Sewage from new development using waste-water treatment works or an on-site package treatment plant that discharges to Chichester Harbour contributes to the excess nutrients in the Harbour and therefore proposals need to demonstrate that they will be nutrient neutral to avoid detrimental harm to the Harbour's ecology and conservation.

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<sup>5</sup> Advice on achieving nutrient neutrality for new development in the Solent Region; Natural England, June 2020

5.89 To meet the requirements of the Habitats Directive and in line with the Solent Wader and Brent Goose Strategy, any non-householder development proposals will be required to provide evidence that the development will not result in adverse effects on the integrity of the Chichester and Langstone Harbours SPA / Ramsar regarding the loss of functionally linked habitat.

5.90 To demonstrate this, a survey of current site use by overwintering SPA / Ramsar birds will be required to assess if the land supports a significant population of designated bird species. These non-breeding bird surveys will need to be undertaken during autumn, winter and spring. If habitats within the site or adjacent land are identified to support significant populations of designated bird species, avoidance measures and mitigation will be required, and the planning application will need to be assessed through a project specific Habitats Regulations Assessment to ensure that the development does not result in adverse effects on site integrity.

5.91 CDC screened in the requirement for the Plan to be subject to a Habitats Regulations Assessment and the recommendations of the HRA Report have been incorporated into the policy and supporting text and will be submitted for examination alongside this Plan.

## **POLICY SB19: ZERO CARBON BUILDINGS**

**A. All development must be 'zero carbon ready by design' to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Proposals should also consider the efficient use of resources at the earliest design stage and should prioritise wherever possible the refurbishment and reuse of existing buildings as part of the scheme to capture their embodied carbon.**

**B. New and refurbished buildings (except householder applications) that are certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m<sup>2</sup>/year are encouraged. Where a scheme can show its potential to meet this standard has been maximised, including by the use of terraced and/or apartment building forms on plot sizes and of a plot coverage and layout that are different to those of the immediate character area within which the proposal is located, it will be supported, provided it can be demonstrated that it will not have a significant harmful effect on a designated heritage asset.**

**C. Where the PassivHaus or equivalent standard is not proposed for a new or refurbished building the applicant must demonstrate that the building has been tested to ensure there will be no energy performance gap using a Post Construction Evaluation Report. The Report must be provided to the Local Planning Authority within the period specified in the planning condition. Where the Report identifies an energy performance gap and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be discharged.**

**D. All planning applications for development (except householder applications) are required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and carbon emissions resulting from the use of the building over its entire life.**

5.92 This policy is in four parts, the combination of which is intended to incentivise a step change in the energy performance of all new developments in the Parish within a period of uncertainty of the direction of national policy but also of increasing community concern about climate change and rising energy prices.

5.93 Clause A of the policy requires developers to ensure they address the Government's climate change targets and energy performance at the very initial stages of design. 'Zero Carbon Ready by Design' means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and



avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost.

5.94 Its Clause B encourages all new buildings, no matter what their intended use or size other than householder extensions, to use the Passivhaus Planning Package (PHPP) or equivalent design methodology, accepting that this cannot be made a requirement in the present national policy circumstances and that it may not be feasible to do so on some sites and schemes. Importantly, it enables this standard to be achieved by allowing for some compromise in preserving the character of the immediate area if novel building forms, plot arrangements and layouts are necessary to maximise the potential of a scheme. However, it also recognises that this may not be possible for proposals that affect a Listed Building or its setting. Applicants will be expected to use the Design & Access Statement to acknowledge any such compromise in their proposals and to demonstrate any harm to the existing character of the area or to a Listed Building will not be significant.

5.95 Where the Passivhaus standard or equivalent is proposed then applicants must be able to demonstrate that it can be achieved. Prior to commencement a 'pre-construction compliance check' completed by a Passivhaus Designer accredited by the Passive House Institute (PHI) will be required and secured by condition. Upon completion a Quality Approved Passivhaus certificate for each building will be required from the applicant prior to occupation, again secured by condition.

5.96 Clause C requires the developer of a consented housing development scheme of any size (other than householder applications) that has not used the PassivHaus or equivalent standard of Clause B for one or more buildings to provide a Post-Construction Evaluation Report. The Report shall assess for every non-Clause B building its energy performance against the standard proposed in the application and to identify any performance gap and the means by which that gap will be rectified. The Report shall be submitted to the local planning authority within a specified period (to be determined). This provision is implemented by a planning condition being attached to the planning permission, which will only be discharged once the report has been submitted and any recommended actions to rectify any performance gap with the design stage assessment are carried out by the developer. Passivhaus certified schemes will not fail in this way, hence there is no need for such a condition.

5.97 In the absence of any current adopted policy in the development plan covering the energy performance of new buildings, Clause D requires all development proposals that are not householder applications to be accompanied by a Whole Life-Cycle Carbon Emissions Assessment. This requirement will be added to the Chichester Validation Checklist for outline and full planning applications applying to proposals in the Parish until such a time that there is a District-wide requirement.

5.98 Every new build or redevelopment project in the Neighbourhood Area provides an opportunity to make a difference and a contribution towards meeting our climate change targets for 2030. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings. Land values in the Parish are high relative to build costs and ought to be sufficient to ensure requirements to tackle improving energy and carbon performance are viable.



11 Passivhaus Scheme, Burnham Overy Staithe, Norfolk (Credit: Hastoe Homes)



12 Passivhaus Scheme, Goldsmith Street, Norwich (Credit: Mikhail Riches)

## **POLICY SB20: WATER INFRASTRUCTURE AND FLOOD RISK**

**A. Development proposals will be supported, provided it can be demonstrated that, where appropriate:**

- i. The sewer network can accommodate the additional demand for sewerage disposal either in its existing form or through planned improvements to the system to ensure sufficient wastewater treatment is in place in advance of the first occupation of the development;**
- ii. The Water Efficiency Standard of 110 litres per person per day as set out in the National Technical Standards will be achieved in new development to reduce the volume of wastewater entering the foul sewer;**
- iii. Any development proposed in either flood zone 2 or flood zone 3, on sites over 1ha in flood zone 1, or in a dry island, must be accompanied by a site specific Flood Risk Assessment that demonstrates that proposals will not increase flood risk from fluvial flooding or any other form of flooding and takes opportunities to reduce flood risk where possible; and**
- iv. Managing flood risk must take account of the impacts of climate change over the lifetime of the development.**

**B. New development within or adjacent to the Lumley and Ham Brook Chalk Streams must demonstrate the measures that will be taken to ensure that polluted runoff (including suspended sediment) does not leave the site and enter the surrounding waterbodies during either construction or operation.**

**C. New development within or adjacent to Lumley Stream (Lumley) or the Ham Brook (Nutbourne West) Chalk Streams must not direct surface water towards these waterbodies at rates exceeding greenfield run-off as they are already subject to fluvial flooding.**

**D. Safeguard from development low lying areas outside Settlement Boundaries around Chichester Harbour for climate change adaptation land.**

5.99 Given the characteristics of the designated area, this policy serves a number of purposes. Firstly, it requires all proposals to demonstrate that there is sufficient sewerage capacity to accommodate an increase in demand. This will involve liaison with Southern Water ahead of the submission of any planning application. Where necessary, Southern Water will seek phasing conditions to ensure that development is not occupied until any necessary sewerage network upgrades have been delivered.

5.100 Second, it requires proposals to be accompanied by a site-specific Flood Risk Assessment which must demonstrate that the development will be safe for its lifetime taking account of climatic factors and the vulnerability of users, and without increasing flood risk elsewhere. This is in line with the requirements of national policy and advice. This policy is intended to draw greater attention to these issues given the characteristics of the designated area when determining planning applications.

5.101 Third, it acknowledges the longer term risk from sea level rise associated with climate change, and safeguards low lying land for saltmarsh restoration purposes in line with the high priority given to this issue by Natural England in order to avoid 'coastal squeeze'.

## **POLICY SB21: SUSTAINABLE TRAVEL**

**A. Proposals for major development should demonstrate how they have sought, in the following priority order:**

- 1. to minimise the need to travel beyond the parish;**
- 2. for longer trips to encourage and enable the use of active, public and shared forms of transport;**
- 3. for trips that must be made by car, encourage and enable the use of zero emission vehicles.**

**B. The design of the layout of any major development scheme must apply Manual for Streets best practice principles and create a permeable network of streets and spaces that connect to key destinations in the parish such as the Primary Schools, Bourne Community College, new and existing community facilities and the railway station.**

**C. Proposals for improvements to accessibility, including the provision of off-road car parking and cycle racks to serve rail passengers, and to the quality of Southbourne Railway Station environment, as a key asset in the local public transport network, will be supported.**

5.102 Traffic and travel are challenging issues facing most communities, and Southbourne is no exception. With little opportunity to increase capacity for private vehicle use, the emphasis in recent years has been on minimising the need to travel and promoting alternative modes of travel to the private car – ‘active travel’. It is recognised however, that a number of commuters drive to Southbourne to access the station leading to cars being parked all day on residential roads. A new car park on the northern side of the railway line and secure cycle racks close to the station would encourage use of the rail network for longer journeys without compromising traffic flow on local roads.

5.103 The local context of Southbourne and the severance created by the railway line creates a significant barrier to permeability and is a serious issue consistently raised by the local community. A pedestrian footbridge over the railway line will be needed to facilitate the north/south connection of the Green Ring and create the next phase of the project to connect to land at Priors Orchard.

5.104 While all opportunities must be taken to manage traffic growth and plan for sustainable travel, it is recognised that the private car and commercial vehicle trips, together with the requirement for good pedestrian and cycle routes, arising from the new allocation will need to be managed. If Southbourne is to expand further in future a separate road and cycle bridge would be required to provide an alternative route to Stein Road. In terms of the NPPF, this is a reasonable and justified approach which has been given considerable emphasis through national policy in recent years and through practical guidance such as the 'Manual for Streets 1', which is soon to be updated. Whilst anxious to influence the growth of Southbourne, the Parish Council takes the view that all steps must be taken to encourage modal shift and the timely delivery of infrastructure to secure sustainable development.



13 The Parish Footpath Network

5.105 To further the Parish Council's objective and support the Vision and transition to a net zero carbon future, the policy sets out the key principles of the 'Sustainable Accessibility and Mobility Framework'<sup>6</sup> (see Fig 2), which should be adopted for all major development (as defined by the NPPF) to encourage the concept of a '15 minute neighbourhood' and deliver solutions that support a healthier and more resilient community. This approach calls for measures that first focus on reducing the need for trips, before considering how to increase the proportion of the remaining trips that are taken by active, public and shared forms of transport. This hierarchy is summarised in the SAM framework (overleaf), a tool created to help planners and designers prioritise appropriate local interventions.

5.106 The SAM framework accords with the Vision and all development proposals should embrace best practice 'place making' principles to create a coherent network of streets and spaces that contribute to the delivery of safe multi-user pedestrian and cycle routes to key destinations to maximise travel choice. These routes should include opportunities to

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<sup>6</sup> Net Zero Transport: The role of spatial planning and place based solutions ([RTPI, Jan 2021](#))



deliver a section of the Chichester to Emsworth Cycle Path (ChEm Route) and enhancements to Sustrans route NCN2 along the A259 to create a safe segregated east/west cycle link.

5.107 In regard to the final tier of the SAM hierarchy, WSCC Guidance on Parking at New Developments (Sept 2020) requires 'active' electrical vehicle charging points to be provided as a minimum on 20% of all residential parking spaces with ducting provided to the remaining spaces to enable upgrading in the future. The Government have signalled their intention to introduce new requirements in the Building Regulations to ensure that where appropriate every new home, or building undergoing a material change of use to create a new dwelling, has an electric vehicle (EV) charging point with a dedicated car parking space within the site boundary. The impact assessment published alongside the consultation<sup>7</sup> confirmed that requiring the installation of a charge point in new dwellings would result in a retrofit cost saving to home owners of £1064 per charge point, and unnecessary disruption within the lifetime of this Modified Plan when the sales of new petrol/diesel vehicles are phased out in 2030.



**Figure 2: Sustainable Accessibility and Mobility (SAM) Framework Credit: Vectos**

<sup>7</sup> Electric Vehicle Charging in Residential and Non-Residential Buildings ([HMG, July 2019](#))

## 6 IMPLEMENTATION

6.1 The Neighbourhood Plan will be implemented primarily through CDC's consideration and determining of planning applications for development in the Southbourne Area, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

### DEVELOPMENT MANAGEMENT

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6.2 CDC will use a combination of the relevant Local Plan and Modified Plan policies – the 'development plan' for the Neighbourhood Area – to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the parish. It will endeavour to comment on and monitor all future planning applications where they consider a Modified Plan policy has been engaged by the development proposal. They will seek to ensure that the relevant policies have been identified and applied correctly by applicants and by officers in their decision reports.

6.3 The Parish Council will aim to meet with development management officers of CDC once the Modified Plan has been remade, and on occasions thereafter, to ensure there is a full and accurate understanding of all parties on how the policies should be applied. They may also review relevant cases so that policies may be modified in future reviews of the Plan.

### LOCAL INFRASTRUCTURE IMPROVEMENTS

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6.4 Where opportunities arise through Section 106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure, the Parish Council will review the evidence base and community consultations for the Original and Modified Plans to inform their view in liaising with CDC.

6.5 The Parish Council expects to be able to make contributions to some of the other projects by using Community Infrastructure Levy (CIL) funding allocated by the local planning authority to the Parish Council:

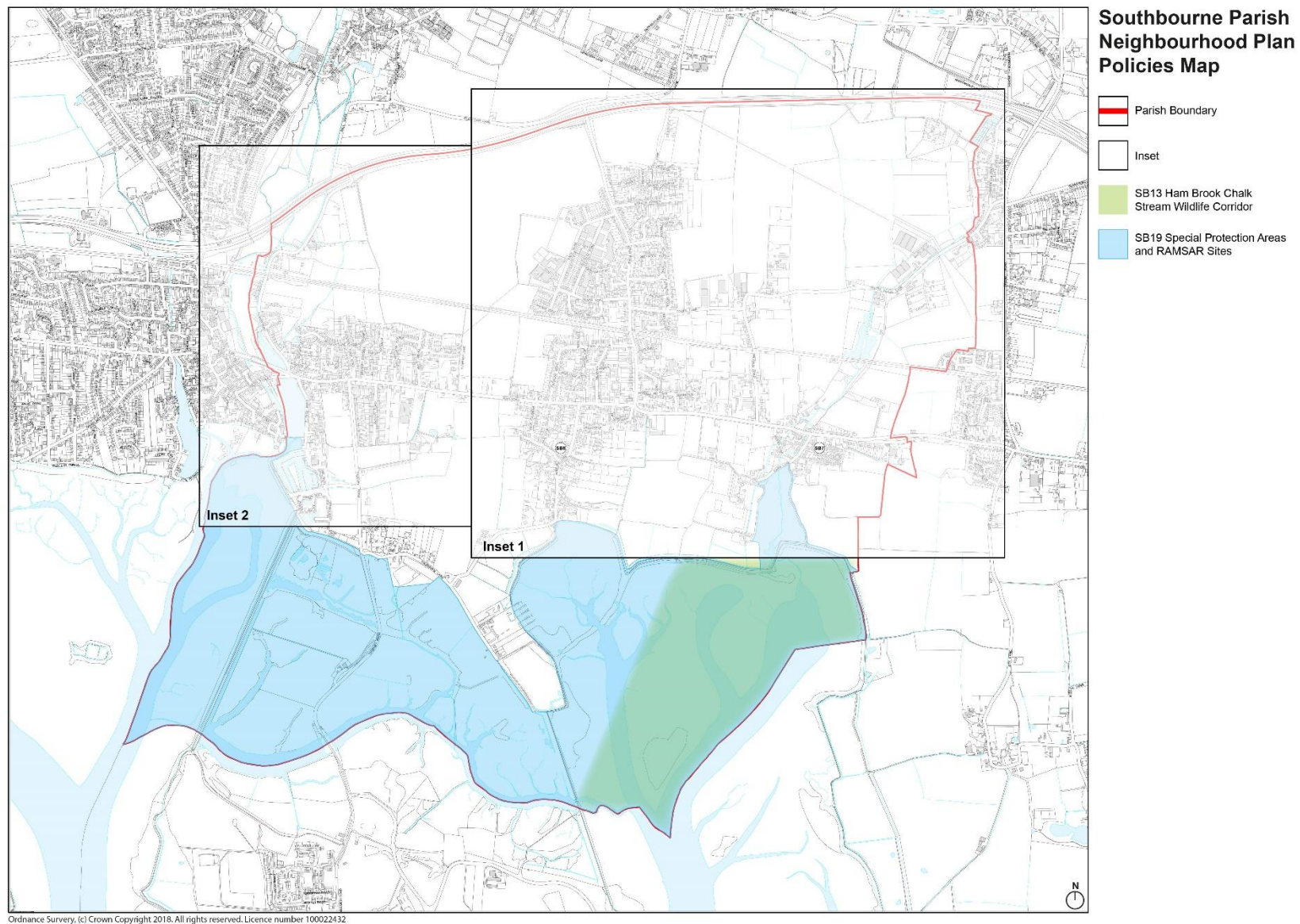
|   |  |
|---|--|
| 1 | Transport: Car parking at the railway station, Prinsted Foreshore (car parking alterations & improvements) and elsewhere; footbridge(s) over the railway; contribution to a road bridge over the railway; community transport; traffic management schemes;   |
| 2 | The proposed Ham Brook Wildlife Corridor and the 'Operation Watershed' Flood Alleviation Project   |
| 3 | The Carbon Sink project - community woodland and tree planting, sign the Woodland Trust 'Tree Charter' and co-ordinate with the CDC Climate Emergency 'Trees Outside Woodland Project'; Forest School; 'Green Burial' site   |
| 4 | Green Ring Flagship Projects; Duck Pond; Public Art and Cultural Interpretation; Children's Adventure Playground; Adult Exercise Equipment; Seating areas; app delivered nature and health information; Landscaped Recreation Meadow for Informal Games; an Outdoor Performance Bowl; Viewing Points; Seasonal Glades; Nature Observation zones; Planetary Trail |
| 5 | Improving parish wide PROW network and pedestrian, cycle and equestrian connectivity including ChEm route and provide new parish-wide wayfinding/signage to highlight green infrastructure network, heritage/culture and nature/environment including digital integration (QR Codes); dog walking areas away from the harbour; disability friendly adaptations   |
| 6 | Contribution to the Southbourne Community Land Trust Ltd and Southbourne Development Trust a Charitable Incorporated Organisation  |

6.6 A minimum of 25% of the levy collected from development in the parish will be passed to the Parish Council for investment in the parish. This provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the parish.

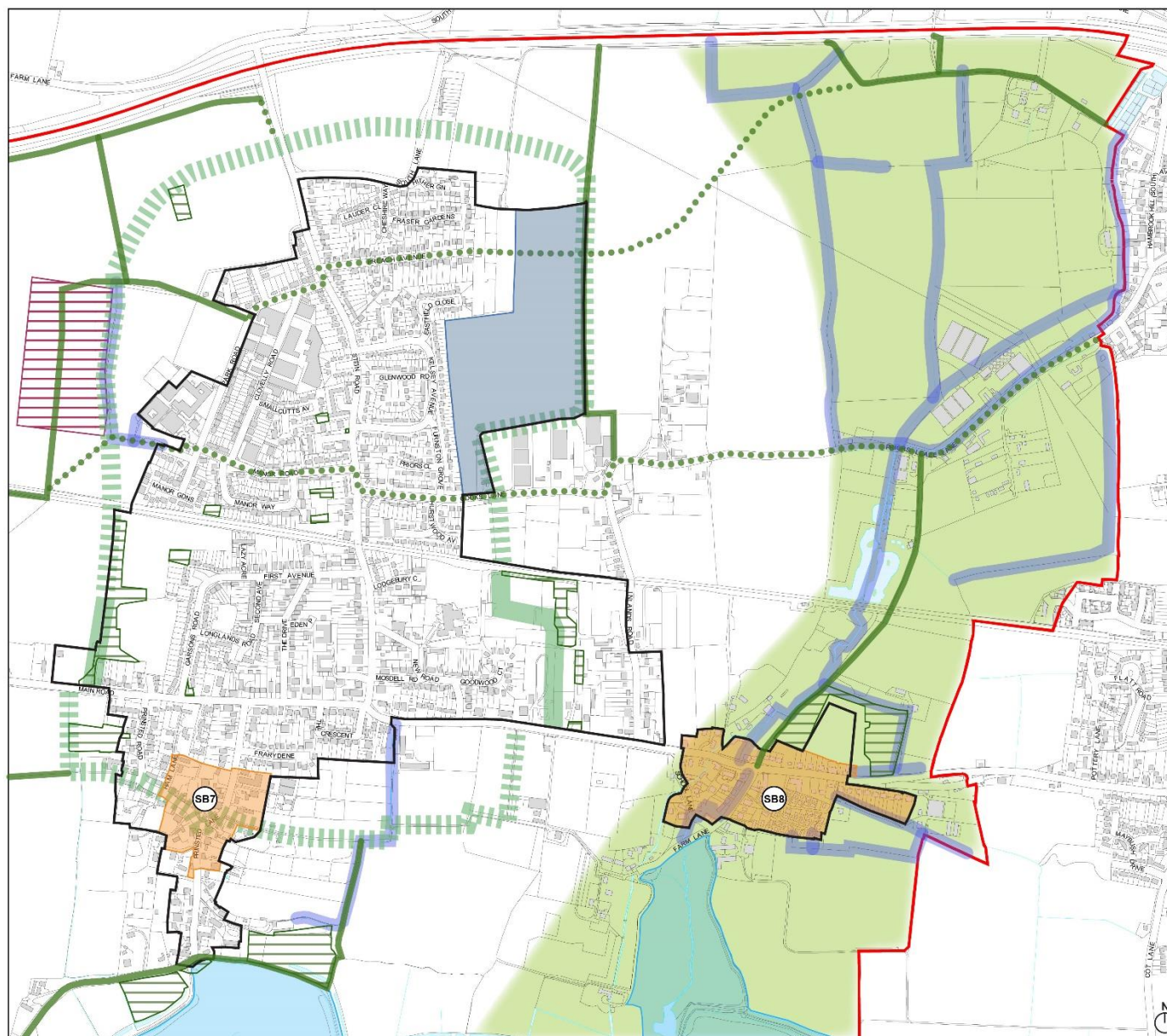
6.7 In addition, other policies of the Neighbourhood Plan require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with the NPPF.

## MONITORING AND REVIEWING POLICIES

6.8 The Modified Plan will be monitored by CDC and the Parish Council using data collected in planning monitoring reports. The objectives will form the core of the monitoring activity, but other data collected and reported at a Parish level relevant to the Plan may also be included. It is expected that the MODIFIED PLAN will be formally reviewed on a five-year cycle or to coincide with the development and review of the development plan for Chichester District (outside the National Park) if this cycle is different.



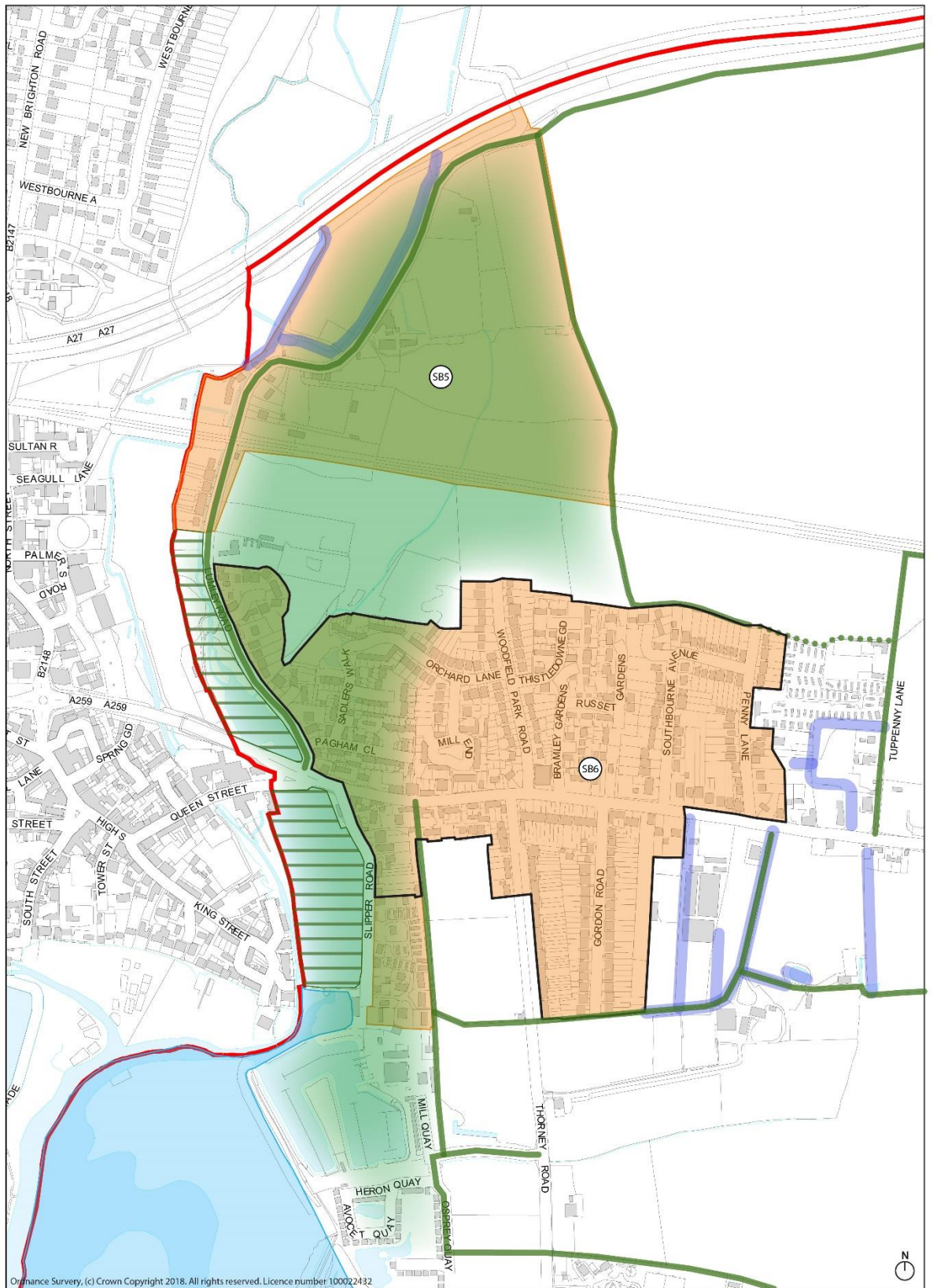




## Southbourne Parish Neighbourhood Plan Policies Map Inset 1

- Parish Boundary
- SB1 Settlement Boundary
- SB2 Land North of Cooks Lane
- SB7 Managing Design and Heritage in Prinsted Conservation Area
- SB8 Managing Design and Heritage in Nutbourne West
- SB12 Land for Expanding Education and Recreation Uses
- SB13 Green Ring Completed
- SB13 Green Ring to be delivered Indicative Route
- SB13 Ham Brook Chalk Stream Wildlife Corridor
- SB13 Watercourses with Ecological Value
- SB16 Local Green Spaces
- SB18 Special Protection Areas and RAMSAR Sites
- SB21 Sustainable Travel: Existing Footpaths
- SB21 Sustainable Travel: Proposed Pedestrian Links

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## Southbourne Parish Neighbourhood Plan Policies Map Inset 2

- |   |   |  |  |
|---|---|--|--|
| Parish Boundary   | SB1 Settlement Boundary   | SB5 Managing Design and Heritage in Lumley         | SB6 Managing Design and Heritage in Hermitage  |
| SB13 Green and Blue Infrastructure Network Watercourses with Ecological Value | SB13 Green and Blue Infrastructure Network Lumley Wildlife Corridor | SB16 Local Green Spaces                            | SB18 Special Protection Areas and RAMSAR Sites |
|   |   | SB21 Sustainable Travel: Proposed Pedestrian Links | SB21 Sustainable Travel: Existing Footpaths    |



## APPENDICES

APPENDIX A – MODIFICATION PROPOSAL STATEMENT

APPENDIX B – SCHEDULE OF EVIDENCE

APPENDIX C – LIST OF LOCAL HERITAGE ASSETS

APPENDIX D – LIST OF LOCAL GREEN SPACES

## APPENDIX A – MODIFICATION PROPOSAL STATEMENT

PREPARED IN ACCORDANCE WITH REGULATION 14 (A) (V) OF THE NEIGHBOURHOOD PLANNING REGULATIONS 2012 (AS AMENDED)

### Introduction

As a ‘Qualifying Body’, Southbourne Parish Council (“the Parish Council”) proposes to modify the made Southbourne Parish Neighbourhood Plan (“the Made Plan”) of December 2015. This Statement is published as part of the ‘Pre-submission’ consultation on the proposed modified Neighbourhood Plan (“the Modified Plan”). In due course, the Modified Plan and this Statement will be finalised and submitted for examination alongside a Basic Conditions Statement and a Consultation Statement, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

Both the Parish Council and the Local Planning Authority, Chichester District Council (“the District Council”), consider that the proposals represent material modifications to the Made Plan of a kind that are considered to be substantial as to change the nature of the Made Plan. It is therefore more than just a minor update, which will require a referendum in accordance with the the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017/1243. Regulation 15 of the amended 2012 Regulations requires:

“in relation to a modification proposal, a statement setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion”.

This Statement serves this purpose and notes the following additional requirements in the Planning Practice Guidance (PPG) :

- the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons
- the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner
- the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan

In accordance with the requirements of the PPG as stated above, this document is therefore setting out the background reason for this modification, it sets out what the modification is and will set out the reasons why the Parish Council believe that this modification of the Plan is substantial in changing the nature of the Plan.

## Background

The Made Plan covers the period 2014 – 2029 and contains nine policies. The designated neighbourhood area covers the same area as the Parish Council. On 5 December 2015 it was agreed by the District Council to ‘make’ the Neighbourhood Plan, following a successful referendum.

Following a review of the Made Plan in 2018, the Parish Council sought to bring forward a Modified Plan that planned for the scale of growth targeted for the main village by the emerging replacement of the adopted Chichester Local Plan Key Policies 2014 – 2029. This proposal was abandoned at the examination stage as delays to the emerging Local Plan (covering the period to 2035) meant that its housing supply strategy remained untested.

The Parish Council is keen for the plan-led system to maintain its currency in managing a recent trend in speculative planning applications for housing development surrounding the main village. To do so requires an update of the Made Plan to engage the provisions of §14 of the National Planning Policy Framework (NPPF), given the continuing uncertainty of the District Council’s housing land supply position. It is therefore proposing a series of changes to the Made Plan but covering the same plan period to 2029. In due course, if necessary, the Parish Council will consider a further review of the Modified Plan.

## The Proposed Modifications

The proposed modifications to the Made Plan are summarised in the table below.

| Modified Plan Policy Numbers & Titles                        | Made Plan Policy Numbers |
|--|--------------------------|
| SB1 Development within and outside the Settlement Boundaries | 1                        |
| SB2 Land North of Cook’s Lane, Southbourne Village           | NEW                      |
| SB3 Local Housing Needs                                      | NEW                      |
| SB4 Design in Southbourne Parish                             | 4                        |
| SB5 Design and Heritage in Lumley                            | 4                        |
| SB6 Design and Heritage in Hermitage                         | 4                        |
| SB7 Design and Heritage in the Prinsted Conservation Area    | 4                        |
| SB8 Design and Heritage in Nutbourne West                    | 4                        |
| SB9 Local Heritage Assets                                    | 4                        |
| SB10 Employment Land   | 5                        |
| SB11 Community Facilities and Local Shops                    | 6 and 9                  |
| SB12 Land for Expanding Education and Recreational Uses      | 8                        |
| SB13 Green and Blue Infrastructure Network                   | 3 and 7                  |
| SB14 Biodiversity  | 7                        |
| SB15 Trees, Woodland and Hedgerows                           | 7                        |
| SB16 Local Green Spaces                                      | 7                        |
| SB17 Achieving Dark Skies                                    | NEW                      |
| SB18 Special Protection Areas and Ramsar Sites               | 7                        |
| SB19 Zero Carbon Buildings                                   | NEW                      |
| SB20 Water Infrastructure and Flood Risk                     | 4                        |
| SB21 Sustainable Travel                                      | NEW                      |

Policies 1 and 8 of the Made Plan have been retained. Policy 2, which allocated land for 350 homes on a number of sites, has been deleted as each site has now been built out.

The remaining policies have been replaced with new policies with the same intent but reflect the most recent iteration of the NPPF and unpack the more general provisions of the made policies. Seven policies unpack Policy 4 on design matters to more clearly state the design expectations in each settlement (new policies SB3 - SB8) based on their character assessment, and on water infrastructure and flood risk (SB19), which remain crucial issues in the Parish and warrant distinct policy attention. Although none alter the course of the made policy, each is more detailed and cumulatively it is considered that they may be perceived to change the nature of the plan.

Similarly, Policies 3 and 7 of the Made Plan have been divided into distinct parts in new policies SB12 – SB15 and SB17 covering a wider range of green infrastructure matters but including the necessary mitigation measures for the Special Protection Areas and Ramsar sites. The changes reflect the higher profile of these matters in national policy and have been supported by new evidence gathered as part of the review. Again, they do not significantly change the spatial strategy of the Made Plan but do represent a collection of changes that may be perceived to change the nature of the plan.

Policies 5, 6 and 9 of the Made Plan have been updated with replacements, rather than with minor modifications. In each case, the phrasing required revision to reflect employment and retail land use matters post the Use Class Order 2020 in new policies SB9 and SB10. These modifications are simply updates effecting the same land and are not considered to change the nature of the plan.

The Parish Council has taken the opportunity of reviewing the Made Plan to propose five new policies, again covering policy objectives that reflect national policy initiatives, especially in relation to climate change. Policy SB2 on Local Housing Needs complements Local Plan policy provisions and is based on new evidence to justify meeting specific needs in policy-compliant housing schemes. Policy SB16 on Dark Skies has been introduced following its successful inclusion in a number of other neighbourhood plans within, and in the setting of, the South Downs National Park and other AONB areas. It is equally well-suited to this Parish. Policies SB18 and SB20 similarly reflect the attention now being given to climate change and active travel matters in neighbourhood plans and Local Plans now. The Parish Council is keen to establish these principles in policy, accepting that this may only be an interim measure pending the new Local Plan and national policy initiatives. Although development management-type policies, the Parish Council considers that their requirements for new development proposals represent changes to the nature of the plan.

## **Conclusion on Changing the Nature of the Plan**

In summary therefore it is considered that many, but not all, of the policy modifications have the potential in their combination to change the nature of the plan and it will not challenge that conclusion should it be reached by the examiner and the District Council.

## APPENDIX B – SCHEDULE OF EVIDENCE

The list below contains all those documents collected and reviewed in the process of preparing this report. The supporting evidence is available to view via the Southbourne Parish Council's website's Neighbourhood Plan pages: <https://southbourne-pc.gov.uk/neighbourhood-plan/> and Chichester District Council's Planning Policy pages: [www.chichester.gov.uk/planningpolicy](http://www.chichester.gov.uk/planningpolicy).

|  |
|--|
| Southbourne Parish Neighbourhood Plan Review: Strategic Environmental Assessment Scoping Report (AECOM; Sept 2019)                                 |
| Southbourne Parish Neighbourhood Plan Review: Sustainability Appraisal (incorporating Strategic Environmental Assessment) Report (AECOM; Jul 2022) |
| Southbourne Parish Neighbourhood Plan Review: Habitat Regulations Assessment Report (AECOM; Jul 2022)  |
| Southbourne Parish Neighbourhood Plan Review: Site Selection Background Paper, Technical Notes and Viability Statement (Feb 2021)                  |
| SPNP2 Consultation Statement - prepared in February 2021 in relation to the SPNP Review 2019 - 2037  |
| Southbourne Parish Neighbourhood Plan Review: Policy Background Papers, Evidence Reports. Available at this <a href="#">Link</a>                   |
| Chichester Local Plan Key Policies (2014-2029)   |
| Chichester District Council Design Protocol (Dec 2013)   |
| Prinsted Conservation Area Appraisal (2007)  |
| Chichester Housing and Economic Land Availability Assessment (Aug 2018 updated Sept 2020)  |
| Chichester Housing and Economic Needs Assessment (Aug 2018 updated Oct 2020)   |
| CDC Infrastructure Business Plan 2020 – 2025 (Jan 2020)  |
| CDC Southbourne Housing Information Survey (June 2019)   |
| CDC Housing Needs Survey (April 2020)  |
| CDC Local Plan Review; Economic Development and Employment Background Paper (Jan 2019)   |
| CDC Local Plan Review; Strategic Wildlife Corridors Background Paper (Dec 2018)  |
| CDC Local Plan Review; Landscape Gap Assessment (Terraforma, May 2019)   |
| Chichester Landscape Capacity Study – East-West Corridor Sub Area Section B (Terraforma, Nov 2018)   |
| CDC Recreational Disturbance of Birds in Special Protection Areas – Guidance for Planning in the Chichester Local Plan Area (Apr 2019)             |
| Chichester District Council - Open Space, Sport facilities, Recreation Study and Playing Pitch Strategy (July 2018)                                |
| Chichester District Council Water Quality Assessment (Amec, Aug 2018)  |
| Chichester Harbour AONB: State of the AONB Report (May 2018)   |
| Chichester Harbour AONB Landscape Character Assessment (Apr 2019)  |

|   |
|---|
| Chichester Harbour Conservancy Dark Skies Discovery Sites   |
| The West Sussex Landscape Land Management Guidelines (SC5 Southbourne Coastal Plain)                                      |
| Planning School Places (WSCC, Jan 2020)   |
| Natural England - Advice on Achieving Nutrient Neutrality for New Development in the Solent Region (Version 5, June 2020) |
| A Green Future: Our 25 Year Plan to improve the Environment (HMG, 2018)   |
| National Design Guide (MHCLG, Oct 2019)   |
| Planning for the Future White Paper (HMG, Aug 2020)   |
| Powering our Net Zero Future; Energy White Paper: (HMG, Dec 2020)   |
| Future Buildings Standard consultation (HMG, Jan 2021)  |
| Net Zero Transport: The role of spatial planning and placed -based solutions (RTPI Jan, 2021)                             |



## APPENDIX C – LIST OF LOCAL HERITAGE ASSETS (POLICY SB9)

The following are defined as Local Heritage Assets by Policy SB9. A separate evidence report has been published which describes the local heritage value of each asset to inform applicants making proposals that may affect an asset or its setting.

- 1 The Stables, Eames Farm, Thorney Road, PO10 8DE
- 2 Postbox in Wall, Wayside, 139 Main Road, Southbourne, PO10 8EZ
- 3 Two Milestones, Main Road, Southbourne, - west PO10 8EZ and east PO18 8RL
- 4 Nutbourne Tidal Mill (remains), Farm Lane, Nutbourne, PO10 8SA
- 5 The Forge, 250 Main Road, Southbourne, PO10 8JJ
- 6 Fraryhurst (now Prinsted Care Home). Prinsted Lane, Prinsted, PO10 8HR
- 7 Gingerbread Cottage, 147 Stein Road, Southbourne, PO10 8PN
- 8 War Memorials, St John the Evangelist, Main Road, Southbourne, PO10 8LB
- 9 The Green Ring Gateway and Seating, Parham Place, Main Road, Southbourne, PO10 8FS
- 10 Padwick House and Padwick Villas, (nos. 237,239,241,243) Main Road, Southbourne, PO10 8JD
- 11 Signalman's Cottage (now named Gate House), Inlands Road, Nutbourne, PO18 8RJ
- 12 Slipper Tidal Gates and Sluice, Slipper Road, PO10 8XD
- 13 New Building in Signal Box style, Stein Road, Southbourne, PO10 8LW
- 14 Signalman's Cottage, 61 Stein Road, Southbourne, PO10 8LB
- 15 Southbourne Free Church, 21 The Drive, Southbourne, PO10 8JP
- 16 Tuppenny Barn, Main Road, Southbourne, PO10 8EZ
- 17 Mission Hall (Tin Tabernacle), Thorney Road, PO10 8BL
- 18 Slipper Mill, (now nos 1,2,3,4) Slipper Road, PO10 8XD
- 19 Nos 322 (Rose Cottage) and 320 (Laburnham Cottage) Main Road, Southbourne, PO10 8JN
- 20 Eagle House, Main Road, Nutbourne, PO18 8RY
- 21 Prinsted Oyster Beds, Prinsted Basin, Prinsted, PO10 8HS
- 22 Long Acre, Prinsted Lane, Prinsted, PO10 8HR
- 23 Freeland, Prinsted Lane, Prinsted, PO10 8HT

## APPENDIX D – LIST OF LOCAL GREEN SPACES (POLICY SB16)

The following are defined as Local Green Spaces by Policy SB16 and are shown on the Policies Map. A separate evidence report has been published which describes how each space meets the tests of NPPF §102.

1. Prinsted Foreshore
2. Land on NE corner of Garsons Road/A259 junction
3. Priors Orchard open space
4. Southbourne Fields open space
5. Meadow View open space
6. Parham Place open space
7. Clump of beech trees in field west of Stein Road
8. Peter Pond and Brook Meadow land east of county boundary
9. Land on NW corner of Stein Road and Hartland Court
10. Garsons Road allotments between 48 and 50
11. Flanders Close allotments
12. Manor Way allotments between 47 and 49
13. Smallcutts Avenue allotments between 25 and 27 and 40 and 42
14. Slipper Mill Pond
15. Field west of Prinsted Foreshore, south of lane
16. Field north east of Prinsted Foreshore
17. Field west of western arm of Prinsted Lane