

SOUTHBOURNE PARISH COUNCIL

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Emsworth
PO10 8HN
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17 July 2020

Dear Sir / Madam,

You are hereby summoned to a Meeting of Southbourne Parish Council on **Thursday 23 July 2020 at 7.30 p.m.** The meeting is being held in accordance with the Coronavirus Act 2020*

Robin Davison
Clerk

AGENDA

- 1. Apologies for Absence**
- 2. Declarations of Disclosable Pecuniary Interests**
- 3. Draft Southbourne Parish Neighbourhood Plan**

To consider approving the Draft Southbourne Parish Neighbourhood Plan (SPNP), attached, for consultation under Regulation 14 of the Localism Act 2011.

To agree to delegate the finalising of the SPNP for consultation to the Core Group.

NOTE: The starting date for the Draft Plan Consultation has not yet been fixed but when it is the Parish Council will be asking for your feedback. Your comments should be sent to spnpcomms@southbourne-pc.gov.uk or write to: The Clerk, Southbourne Parish Council, The Village Hall, First Avenue, Southbourne PO10 8HN.

- 4. Date of Next Meeting - Tuesday 11 August 2020.**

TO: All Members of Southbourne Parish Council

***Coronavirus Act 2020**

The Coronavirus Act 2020 enables parish councils to meet 'remotely' (i.e. by video or teleconference or by live streaming amongst other means) and provides for the press and public to also attend the meeting 'remotely'. If you wish to do so, please email the Clerk at least 20 minutes before the meeting starts so that you can be sent a link to join the meeting. Members of the press and public are advised to email the Clerk as far in advance as possible as if technical issues prevent them from joining the meeting it will not be possible to provide technical support once the meeting has started. As with normal meetings, you will only be permitted to speak at the Chairman's discretion and you are therefore requested to ensure your device is muted at all times unless invited to speak.

The Clerk's e mail address is clerk@southbourne-pc.gov.uk or scan this code:



Filming and use of social media

During this meeting the public are permitted to film the Council or use social media, providing it does not disrupt the meeting. You are encouraged to let the Clerk know in advance if you wish to film. Mobile devices should be switched to silent for the duration of the meeting.

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Southbourne Parish Neighbourhood Plan Review 2019- 2037



Issued for approval to Southbourne PC

Pre-Submission Plan

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

July 2020

Guide to Reading this Plan

Of necessity, this Neighbourhood 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

This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

2. The Neighbourhood Area

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

3. Planning Policy Context

This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of Chichester District Council.

4. Community Views on Planning Issues

This section explains the community involvement that has taken place.

5. Vision, Objectives & Land Use Policies

This is the key section. Firstly, it provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed on page 6. There are Policy Maps at the back of the plan and additional information in the Appendices to which the policies cross reference.

6. Implementation

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

Southbourne Parish Neighbourhood Plan

2019 - 2037

Contents

Foreword

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- 2. The Neighbourhood Area**
- 3. Planning Policy Context**
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- 5. Vision, Objectives and Land Use Policies**
- 6. Implementation**

Policies and Inset Maps

Schedule of Evidence

Appendix A – Retained Policies of the Made Southbourne Parish Neighbourhood Plan 2014 - 2029

Appendix B – Local Heritage List

Appendix C – Sussex Biodiversity Record Centre Report (separate document)

Appendix D – List of proposed Local Green Spaces

Etc

Foreword (To be updated)

As Chair of the Steering Group I have been asked to write this introduction to the September 2015 version of the Southbourne Parish Neighbourhood Plan (SPNP). This is the version that incorporates the recommendations submitted by the Independent Examiner and agreed by the District Council in consent with Southbourne Parish Council. It is the version that will be the subject of the forthcoming Referendum.

At the beginning of this Plan in February 2013, the Parish Council asked the community to come and help with the setting up of a Steering Group, with the aim to drive this Plan forward. Throughout the process we have actively sought to keep the community involved by holding open meetings, seeking your views and listening to your concerns. We are pleased to report that over 1500 people engaged in the process, ensuring a diverse response has been achieved.

This is our chance as a community to ensure Southbourne develops in a positive way for the next 15 years, addressing the real issues that matter to us all.

We have completed the following:

- 1 Consultations on the Pre-Submission Plan.
- 2 Revisions to take account of the comments received to produce the Submission Plan. It was checked by the District Council to ensure that it met legal and technical requirements.
- 3 A six week consultation period on the Submission Plan was carried out by the District Council.
- 4 An Independent Examiner was appointed by the District Council to consider the Plan. He decided that it was generally satisfactory.
- 5 The Examiner's Report has been published together with his Addendum clarifying the Plan's relationship with the Chichester Local Plan, which has now been adopted.

The next stages are:

A local Parish Referendum will be held, and if the majority of those voting support the Plan then it will become the basis for planning decisions and, alongside the Chichester Local Plan, it will guide the future of the Parish.

The SPNP accepts that we have to meet the housing figures set out in the Chichester Local Plan: Key Policies 2014-2029, of 300 + 50 dwellings, and further acknowledges that the Parish needs to conform to the Local Plan land supply requirements and policies.

- The overall spatial plan is designed in a way that maximises community benefit and minimises environmental impact.

- Sites have been assessed across the Parish, and only those that meet the criteria of sufficient infrastructure have been put forward. We will make every effort to ensure developers provide the infrastructure required to make the new housing sites acceptable, including satisfactory drainage, open space within the sites (the Green Ring), and fund the services that will be needed by new residents.
- Changes have been made to the way infrastructure is funded, and have recently been adopted by Chichester District Council. It may initially be difficult to start securing funding for the longer term projects, such as the new crossings for the railway and the Green Ring around the north of Southbourne. Some of these will take many years to implement, perhaps beyond the Plan period, but it is clear from residents' responses that we are all convinced that this Plan will provide the necessary starting point.
- Other policies are listed at the beginning of the document.

Thank you once again for your support and continued involvement.

Robert Hayes

Chair Steering Group

Southbourne Parish Council Neighbourhood Plan Committee

List of policies

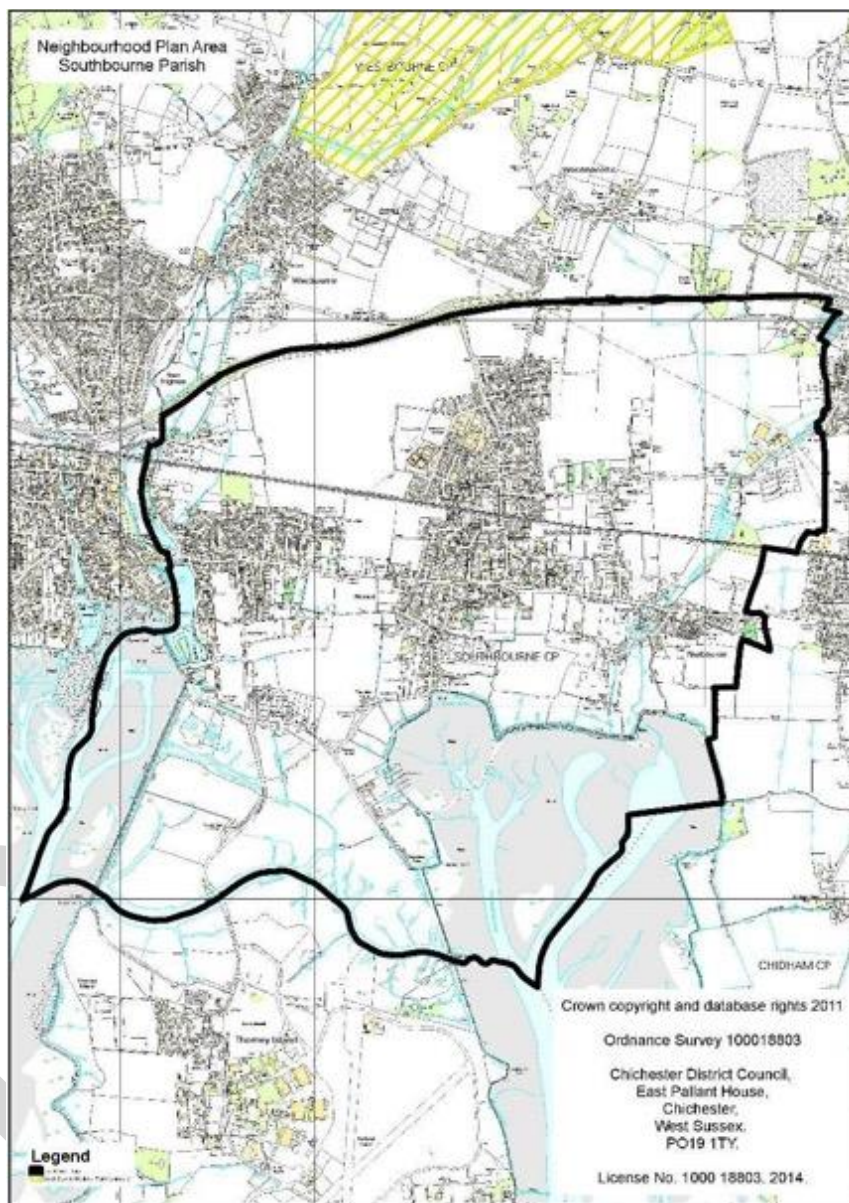
POLICY NO.	POLICY TITLE	PAGE NO.
SB1	Development within the Settlement Boundaries	X
SB2	Land East of Southbourne Village	X
SB3	Protecting and Supporting Community Facilities and Local Shops	X
SB4	Meeting Local Housing Needs	X
SB5	Self-Build Custom Build Housing	X
SB6	Using Scarce Employment Land Efficiently	X
SB7	Managing Design in Southbourne Parish	X
SB8	Managing Design and Heritage in Lumley	X
SB9	Managing Design and Heritage in Hermitage	X
SB10	Managing Design & Heritage in Prinsted Conservation Area	X
SB11	Managing Design and Heritage in Nutbourne West	X
SB12	Local Heritage Assets	X
SB13	Green Infrastructure Network	X
SB14	Biodiversity	X
SB15	Trees, Woodland and Hedgerows	X
SB16	Local Green Spaces	X
SB17	Achieving Dark Skies	X
SB18	Sustainable Transport and Active Travel	X
SB19	Nitrates and European Designated Sites	X
SB20	Mitigating Climate Change: New Buildings	X
SB21	Mitigating Climate Change: Carbon Sinking	X
SB22	Adapting to Climate Change: Water Infrastructure & Flood Risk	X

Status of 'Made' policies – For PC Information, will be removed

1	Spatial Strategy - replaced by SB1
2	Housing Site Allocations – replaced by SB2
3	The Green Ring – retained and updated by SB13
4	Housing Design – replaced by policy SB6 - SB10
5	Employment – replaced by SB6
6	Village Centre & Local Shops – retained and updated by SB3
7	Environment – replaced by policy SB14 and SB17
8	Education – retained by CDC until out of date
9	Community Facilities – replaced by policy SB3

1. Introduction and Background

- 1.1 Southbourne Parish Council is preparing the first review of the made Southbourne Parish Neighbourhood Plan 2014 – 2029 for the area designated by Chichester District Council (CDC) on the 5 March 2014. The review area coincides with the parish boundary (see Plan A below).



PLAN A: The Designated Southbourne Neighbourhood Area

- 1.2 The plan indicates the parish boundary in relation to the two adjoining parishes in Chichester District – Westbourne to the North West, and Chidham and Hambrook to the east – and the settlement of Emsworth in Havant Borough. The parish contains the distinct settlements of Hermitage, Lumley, Nutbourne, Prinsted,

Southbourne and Thornham joined by the A259 road. 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 the Review is to replace some of the policies of the made Neighbourhood Plan, adopted by CDC on the 15 December 2015, and to include new policies that will be used to determine planning applications in the area in the period to 2037. Given the combination of these policies are considered by the Parish Council to 'change the nature of the plan' and its desire to put the new policies to referendum anyway, it has decided to carry out this Review in the form of a partial replacement Plan rather than by making modifications to the made Plan.
- 1.4 The Review will form part of the development plan for Chichester. It will sit alongside the Chichester Local Plan Key Policies 2014 – 2029 and the emerging Chichester Local Plan 2019 - 2037, which, once adopted, will become part of the development plan for that part of the District that lies outside the South Downs National Park.
- 1.5 Although there is considerable scope for the local community to decide its own planning policies, Neighbourhood Plans must meet a number of 'basic conditions'. These are:
 - have regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan.
 - the making of the Neighbourhood Plan contributes to the achievement of sustainable development.
 - the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.
 - the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
 - the making of the Neighbourhood Plan is not likely to have a significant effect on a European Site either alone or in combination with other plans or projects.
- 1.6 In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community in preparing the Review. If the examiner is satisfied that it has, and considers the Review meets the above conditions and other legal requirements, then it will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Review, then it becomes adopted as formal planning policy for the local planning authority's area.

The Pre-Submission Plan

- 1.7 The Pre-Submission version of the Review is the opportunity for the Parish Council to formally consult on its proposed vision, objectives and policies. It has reviewed the relevant national and local planning policies and assessed how they affect this area. It has also gathered its own evidence examining the existing policies and their successes and failures. Additionally, the Review has focussed on contributing towards CDC's emerging Local Plan spatial vision, development strategy and indicative housing target.

Sustainability Appraisal (including Strategic Environmental Assessment)

- 1.8 It is clear from the scope of the Review that a Strategic Environmental Assessment (SEA) is necessary in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004. The Parish Council is mindful of the EU Directive/Regulations and of the obligations of the Review to meet the Basic Conditions (in terms of demonstrating it will 'contribute to the achievement of sustainable development'. It has therefore followed the statutory SEA process and it has chosen to undertake this as part of a wider Sustainability Appraisal (SA).
- 1.9 A Draft SA report has been prepared to inform the Review and to accompany it during the forthcoming consultation period (see the evidence base). This follows a scoping exercise that involved consultations with the statutory bodies and has resulted in a framework of relevant sustainability objectives being agreed to measure the attributes of the Review and of any reasonable alternatives. The final version of the SA report will be published for the examination alongside the Submission version of the Review.
- 1.10 The Parish Council is aware that CDC is also undertaking a Sustainability Appraisal of its emerging Local Plan, to test the spatial distribution of housing targets across the parishes in the District and the attributes of site allocations (outside of Neighbourhood Plans). The outputs of that Appraisal may inform the final SA of the Review and vice versa. The Parish Council and CDC will continue to liaise to ensure that the appraisals are complementary.

Habitats Regulations

- 1.11 CDC has advised that there have been significant changes in circumstances relating to the Special Protection Areas in the District since the made Plan. As a result, a Habitats Regulations Assessment (HRA) of the Review is necessary, in accordance with the Conservation of Habitats and Species Regulations 2010. The Parish Council is obliged to provide CDC with relevant information so that it may carry out its Screening and Appropriate Assessment obligations as the 'competent authority' in time for the submission of the Review for examination in due course. It has therefore commissioned an initial report on this matter from

consultants AECOM, which will be published separately. CDC's Screening and Appropriate Assessment reports will be finalised, in liaison with Natural England, as part of the Submission version of the Review.

The Next Steps

- 1.12 Once the consultation exercise is complete, the Parish Council will review the comments made and prepare a final version of the Review. This will be submitted to CDC to arrange for its independent examination and then the referendum.

Consultation

- 1.13 If you have comments to make on this Pre-Submission version of the Review, please do so by 5pm on **XX XXXX** 2020 at the latest in the following ways:

By Post:

The Village Hall,
First Avenue,
Southbourne,
Emsworth
PO10 8HN

By Email: npsg@southbourne-pc.gov.uk

Further information on the Review and its evidence base can be found on the project website at:

https://www.southbourne-pc.gov.uk/Neighbourhood_Plan_15123.aspx

2. The Neighbourhood Area

An Introduction to the Parish of Southbourne

- 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 main A27 road at its northern boundary. However, the statistical basis of the SPNP has to relate to the former parish boundary as used in previous Censuses. It contains the settlements of Hermitage, Lumley, Nutbourne, 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 range of facilities that reflect its size and location. These include four places of worship, two public houses, two small supermarkets, two farm shops, four hairdressers, a garage, two Chinese food outlets (restaurant/takeaway), a post office, chemist, doctors' surgery, dentist, two vets, greengrocer, electrical appliance retail/repair shop, undertaker, library, leisure centre and village hall. The parish is served by infant, junior and secondary schools which are located in Southbourne together with a recreation ground containing a children's playground. There are three nursery schools and an equipped children's play area in Thistledown Gardens, Hermitage. There are three new children's play area incorporated in the new developments at Meadow View, Priors Orchard and Southbourne Fields that have come forward through Policy 2 of the first neighbourhood plan.
- 2.3 Links to other locations via public transport from the parish are good, 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, 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, inland and along the south coast.

A Brief History of Southbourne *(extract from Southbourne Pictorial History, 2010)*

2.4 To be inserted

2.5 xx

2.6 Xx

3. Planning Policy Context

- 3.1 The Parish lies within Chichester District, 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 SPNP.
- 3.2 The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are important guides in the preparation of neighbourhood development plans. At examination, the submitted Review will need to demonstrate that it 'has regard' to the NPPF and has followed the guidance of the NPPG. The NPPF of February 2019 has incorporated a previous Written Ministerial Statement of 2016 in respect of maintaining the full weight of made neighbourhood plans in decision making. Its paragraph 4 requires that where a neighbourhood plan has been made within two years and has allocated housing land to meets its identified housing requirement, then the presumption in favour of sustainable development of its paragraph 11 will not be engaged unless the local planning authority cannot demonstrate a three-year supply of housing land or has failed its housing delivery test. The Modifications proposed to the made SPNP seek to secure the protection of paragraph 14 of the NPPF.
- 3.3 The current development plan for Chichester consists of the adopted Chichester Local Plan: Key Policies 2014-2029, the 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 SPNP must be in general conformity with the strategic policies of the development plan and it has therefore been prepared to focus on that goal. However, the reasoning and evidence of the emerging Chichester Local Plan Review 2037 has informed the review to the made SPNP.
- 3.4 The National Planning Policy framework (NPPF) is an important guide in the preparation of local plans and neighbourhood plans. The SPNP must demonstrate that has regard to provisions of the NPPF. The following paragraphs of the NPPF are especially relevant to the
- Xx
 - Xx
 - Xx
- 3.5 CDC has planning policies that are helping to shape strategy and policies of the SPNP. The SPNP must be in 'general conformity' with the strategic policies of the development plan as required by the 2012 Neighbourhood Planning Regulations.

The Chichester Local Plan Key policies 2014 - 2029

3.6 XXX

- Policy..... XXXXX
- Policy..... XXXXX
- Policy..... XXXXX
- Policy..... XXXXX
- Policy..... XXXXX
- Policy..... XXXXX

The Made Southbourne Neighbourhood Plan 2014 - 2029

- 3.7 A number of the made policies remain relevant and up-to-date, so this Review focuses on replacing some others and adding a number of new policies. The Planning Practice Guidance (PPG Reference ID 41-084-20190509) states:

"A neighbourhood plan must set out the period for which it is to have effect (section 38B(1)(a) of the Planning and Compulsory Purchase Act 2004). Neighbourhood plan policies remain in force until the plan policy is replaced. There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. To reduce the likelihood of a neighbourhood plan becoming out of date once a new local plan (or spatial development strategy) is adopted, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need, as set out in guidance."

- 3.8 Since the commencement of the Review, the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017 have come into force. They allow for made Plans to be modified without the need for a referendum if the modifications do not 'change the nature of the Plan'. The Parish Council considers the new policies will change the nature of the Plan and wants the proposals to be put to a referendum in the normal way.
- 3.9 It has therefore chosen to undertake the Review as a partial replacement of the made Plan. Hence, some of the made Plan policies have been replaced and will now cover the plan period to 2037. The remaining policies are retained in their made form for the original plan period to 2029 unless they are replaced or deleted in a future Review. The partial replacement also includes a number of new policies.

Plan Making Progress

- 3.10 The first Southbourne Parish Neighbourhood Plan (SPNP1) was conceived as a plan for the staged implementation of its policies. The scale of growth in SPNP1 of 350 dwellings was not insignificant for the parish, but it was not large enough to address step changes in the scale and quality of supporting infrastructure. Given the scale of growth proposed in the spatial strategy of the Regulation 18 version of the Chichester Local Plan Review Preferred Approach (LPPA), the Review returned to first principles to grapple with the next phase of growth of Southbourne of a further 1250 dwellings, equating to around a 50% growth of the settlement.
- 3.11 Since being 'made', considerable progress has been made on delivering the policies of SPNP1, with:
- 350 new homes have either completed or under construction including three new children's play areas, allotments and public open spaces.
 - Agreement to pass the land required at Priors Orchard which forms a section of the 'Green Ring' to the Parish Council for the southern landing pad of the proposed pedestrian footbridge over the railway to enable the southern section of the access to the proposed pedestrian bridge crossing through Priors Orchard and the central open space and equipped play area
 - Initial discussions with Network Rail have suggested a feasibility study to investigate access to the railway station from the pedestrian bridge
 - Completion of a section of the 'Green Ring' at Parham Place (Gosden Green) including a purpose designed arch to mark the entry to the 'Green Ring', a story tellers chair and benches and native planting to supplement the existing hedgerows.
 - The formation of the Southbourne Development Trust to oversee implementation and governance of the 'green ring'
 - The formation of the Southbourne Community Land Trust to undertake local projects including affordable housing development
- 3.12 While the Review still seeks to protect and enhance those things that residents value in this parish, it acknowledges that the level of growth anticipated for Southbourne will require all future development within the parish to be both appropriate and exemplary to meet the community's needs over a time horizon which falls not far short of 2050. This review therefore takes forward key parts of the strategy of the first plan and applies them to the next stage of expansion of Southbourne.

4. Community Views on Planning Issues

4.1 The Parish Council has consulted with the local community during the course of the Plan preparation process. The Review is based upon the results of these consultations, which have included the following meetings, open days and community surveys.

4.2 The consultation timeline is as follows:

2018 November Village Magazine article (p.7) asking for Volunteers to join NP Steering Group

2018 December Village Magazine article (p.11) invitation to residents to join open meeting 3rd or 9th December

2018, 3 December, Open meeting at Village Hall, Southbourne, 6 – 9 pm

2018, 9 December, Open meeting at Village Hall, Southbourne, 11 am – 2 pm

2019 January Village Magazine article about Open Meetings

2019 January CDC Local Plan Review Public Exhibition at Bourne Leisure Centre

2019 March Village Magazine article about CDC Exhibition in January and NP Steering Group comments on CDC Preferred Approach

2019 March Village Magazine “poster” about Public Consultation Events 24 and 25 March

2019 March Consultation with Community Groups and Local Organisations – interview with questionnaire

2019, 24 and 25 March, Public Consultation events

2019 June Village Magazine article about NPSG activities and website address for feedback from Consultation Events

2019 October Village Magazine article with update on NPSG activities

2019 November Village Magazine invitation to Public Consultation events in December

2019 December Village Magazine invitation to Public Consultation events on 1st and 2nd December

2019, 1 and 2 December, Public Consultation events

4.3 The key headlines from the March and December 2019 consultation events are:

[SG to summarise results of these consultation events]

5. Vision, Objectives & Land Use Policies

- 5.1 In taking forward this Review, the Vision and Objectives of the first plan 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.

Vision

- 5.2 The refreshed vision for Southbourne Parish is straightforward; that by 2037:

“Southbourne Parish is held up as ‘the’ exemplary example of inclusive, nature rich, low carbon living”

Or

“Southbourne Parish is held up as ‘the’ exemplary garden village by the sea...it is nature rich, healthy, productive and accessible...a true 21st century low carbon community and a beacon for others”

To be nuanced and finalised by SG

Objectives

- 5.3 The next 15 – 20 years is a defining time for Southbourne as it grows into ‘the’ garden village by the sea that is simply a great place to live. We want to use our plan to help shape this future in a sustainable way; recognising this is a once in a lifetime opportunity to make Southbourne an even better place to live for everyone.
- 5.4 To achieve this vision the following objectives have been identified that set out what this will mean in practice:

A GREAT PLACE FOR EVERYONE...

Making the most of our great location by the sea to harness investment in new development to benefit everyone, ensuring all development is inclusive, green, healthy and low carbon; helping to widen opportunities for everyone throughout the Parish.

A GREAT PLACE TO LIVE AND WORK...

Building sufficient homes, of a variety of types, tenures and sizes that meet the needs of existing and future residents, including 'Self Build' homes, new affordable homes managed by a Community Land Trust, and the creation of new flexible work space. Our aim is to ensure these are delivered at the right time and with exemplary energy efficiency standard to make homes cheap to heat. We want everyone to have an opportunity to remain in Southbourne and be able to afford to do so, and have opportunities to live and work locally should they wish.

PLANNING SENSITIVELY TO PROTECT AND ENHANCE OUR LANDSCAPE AND HERITAGE...

While places naturally evolve over time, many incremental changes can have a detrimental effect on the look and feel of a place. Well-designed places are a function of the relationship between the built and natural environment. Safeguarding the structure and heritage of our settlements, while also protecting and enhancing the Chichester Harbour AONB must go hand in hand with embedding the highest quality design in all new development. For the avoidance of doubt - nothing less than exemplary standards of 'place making' and design are expected; if mediocrity is your thing, look elsewhere...

PLANNING TO PROTECT OUR ENVIRONMENTAL ASSETS SO THAT OUR PARISH BECOMES EVEN MORE NATURE RICH AND MEETS OUR DAY TO DAY HEALTH AND WELLBEING NEEDS

Ensuring that planning supports lifestyle choices that contribute to our health and wellbeing by creating linked green and blue spaces, parks and accessible natural areas which provide opportunities for daily exercise and where active travel (walking, cycling, use of rail) is prioritised and sustainable solutions are found to the long term transport needs of the Parish. Safeguarding our natural assets must work hand in hand with ensuring the highest quality place-making is embedded into every aspect of the design of major development. This is to ensure that development delivers greater is not only 'nature rich' but also sensitive to our fantastic environmental assets including our special chalk streams and Chichester Harbour.

PLANNING FOR CLIMATE CHANGE AND ZERO CARBON LIVING

We are legally required to contribute to the UK target of reducing carbon emissions to 'net' zero by 2050¹. This will mean transformational investment in 'low carbon living' while working in harmony with the environment to ensure Southbourne is climate resilient and future-proof. This in turn means planning to

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

improve green and blue infrastructure; planning to create opportunities that make walking and cycling the natural first choice for short journeys; and planning to meet wider community needs and by capturing development value to cover future community investment.

NO IFS OR BUTS...

National Planning Policy expects nothing more
The Southbourne community deserves nothing less

- 5.5 The twenty two policies that follow, we think, are the key to delivering the Vision and objectives, so please let us know what you think; tell us if we've got it about right, or if here is anything we haven't.
- 5.6 If we don't proactively plan in this way, there is all likelihood others will plan for us. The Parish Council has thought long and hard about this, and after much discussion has chosen to grasp the nettle, simply because we've learnt from recent experience the downsides of leaving it to others.
- 5.7 We acknowledge this is a huge challenge and for some an even bigger leap of faith, but in the end we concluded that we wanted a say in our own destiny, simply because we know our parish better than anyone and Southbourne deserves nothing less.

SG – Finalise objectives

Land Use Policies

- 5.8 The following policies of the 'made' Plan are considered to be consistent with national and strategic planning policy and have therefore been retained. They do not form part of the Review and will continue to operate over the original plan period to 2029 (see Appendix A for the detailed policies and the 'made' Policies Maps):
- Policy 3 'Green Ring'
 - Policy 8 Education
- 5.9 The following policies of the 'made' Plan are replaced either by a modified policy or by a new policy in the Review:
- Policy 1 Spatial Strategy
 - Policy 2 Housing Site Allocations
 - Policy 4 Housing Design
 - Policy 5 Employment
 - Policy 6 Village Centre and Local Shops
 - Policy 7 Environment
 - Policy 9 Community Facilities
- 5.10 All of the new policies of the Review relate to the development and use of land in the designated Neighbourhood Area of Southbourne and will operate for the Review plan period to 2037. 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. They will enable the community to grow in a sustainable way.
- 5.11 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 Local Plan to cover. This has avoided unnecessary repetition of policies between the two plans, though they have a mutual, helpful inter-dependence given the current status of the emerging Local Plan.
- 5.12 Each policy is numbered and titled, and it is shown in bold blue italics. Where necessary, the area to which it will apply is shown on the Policies Map attached to the 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.

(Editorial team to add any essential policy supporting text under each policy to based on the recommendations of the task team evidence reports)

A GREAT PLACE FOR EVERYONE...

POLICY SB1: DEVELOPMENT WITHIN AND OUTSIDE THE SETTLEMENT BOUNDARIES

A. The Neighbourhood Plan will support sustainable development proposals located inside the Settlement Boundaries of Southbourne/Prinsted, Nutbourne West and Hermitage/Lumley/Thornham, as shown on the Policies Map, provided they accord with other provisions of the Neighbourhood Plan and development plan.

B. Development proposals outside the settlement boundaries will be required to conform to development plan policies in respect of the control of development in the countryside. All proposals should avoid the actual or perceived coalescence of the settlements nor should they undermine the distinctive character or qualities of the Chichester Harbour AONB.

C. All proposals will be expected to support the delivery of the Green Infrastructure Network and 'Green Ring' as defined in policy SB13 where they lie within or adjacent to its location.

(Grey indicates modification to Policy 1 including the reintroduction of the Examiners deleted paragraph)

- 5.13 This policy directs future development in the parish to the established settlements of Southbourne/Prinsted, Nutbourne West and Hermitage/Lumley/Thornham.
- 5.14 In doing so, the policy proposes amendments to the Settlement Boundary at Southbourne to make provision for development to the east of Southbourne village as defined by policy SB2. The policy also makes amendments to the boundary defined by Policy 1 of the 'made' neighbourhood plan to correct minor errors.
- 5.15 The policy also seeks to protect the essential countryside character of the defined settlement gaps between Southbourne, Nutbourne and Hermitage/Lumley/Thornham villages (in Policy 2 of the CLPKP).
- 5.16 In addition, by supporting development within settlement boundaries it is consistent with Policy 43 of the CLPKP in respect of the Chichester Harbour Area of Outstanding Natural Beauty, which requires that the natural beauty and distinctive features of the AONB are conserved and enhanced and development does lead to settlement coalescence.
- 5.17 The policy accords with policies 4, 5 and 20 of the CLPKP in respect of Southbourne village being identified in the settlement hierarchy of the District as being suitable for strategic development. The proposed amendments to the settlement boundary of Southbourne village acknowledge the emerging development strategy and scale of development proposed in Policies S3, S4 and

AL13 of the LPPA, and the 'indicative housing number' provided to the qualifying body in July 2020 in accordance with NPPF paragraph 66.

DRAFT

POLICY SB2 LAND EAST OF SOUTHBOURNE VILLAGE

The Neighbourhood Plan allocates land east of Southbourne village, as shown on the Policies Map, for a green infrastructure led, residential mixed use scheme.

Development proposals will be supported, provided they comprise the following elements:

- a) They are made as part of an outline planning application, supported by a single comprehensive masterplan incorporating the highest standards of 'place making' and covering all of the policy area comprising a land budget, infrastructure plan and phasing strategy and which is prepared with full local community engagement;
- b) They include developable land to deliver approx. 1,250 homes at an average density of 30 dph and of a mix of housing types and tenures which accord with Policy SB4;
- c) At least 1 Ha of serviced land provided for self-build/custom build homes to be delivered as part of the first phase with further serviced plots delivered in accordance with the phasing strategy and Policy SB5, and at least 1 Ha of land is provided for community-led affordable housing for sale and rent;
- d) A centrally located 2FE primary school with early years provision with safe walking and cycling access from the village and new development,
- e) The scheme delivers a centrally located Community Hub, including health facility, local A1-A5 uses, an enterprise hub including flexible workspace which together will complement and support the facilities in Southbourne;
- f) A multifunctional "Green Ring" forming a central feature incorporating play, sports, allotments, green space and fully accessible walking and cycle routes around the village that serves existing and new residents; and,
- g) Provision for, and contribute to delivering as soon as possible during the construction period, a new road and cycle bridge over the railway line, and in the first phase of development a separate footbridge to connect to safeguarded land at Priors Orchard to improve access to the rail station and that part of the site that lies north of the railway line to reduce traffic on the local road network.

Development will be subject to the following requirements:

- h) A solar masterplan is submitted to demonstrate how opportunities to reduce building energy consumption have been maximised in accordance with the energy hierarchy and other measures set out in Policy SB20;
- i) A landscape management plan is submitted setting out how impacts on key views from the South Downs National Park and Chichester Harbour AONB have been protected and enhanced, and coalescence with the settlement of Nutbourne West avoided;
- j) The layout and location of the non-housing uses maximise the opportunities to connect the scheme into the existing fabric of the village by walking and cycling;
- k) The layout of the green infrastructure network contributes to the continued delivery of the Green Ring and the Ham Brook Wildlife Corridor, as set out in

Policy SB13 and the policy area comprises at least 60% wildlife friendly green and blue space (excluding residential gardens) including significant new woodland creation of a type that meets the Woodland Carbon Code for carbon sequestration set out in Policy SB21;

- l) A biodiversity strategy is submitted that demonstrates how at least a 10% biodiversity net gain will be achieved and how existing environmental assets, as set out in Policy SB14, will be protected and enhanced and integrated within the scheme;*
- m) A green travel strategy is submitted setting out how the scheme will encourage and enable non-car trips within and beyond the village for education, commuting, shopping and leisure which contribute to the 'net' zero carbon vision;*
- n) A transport statement is submitted to demonstrate the capacity of the local highway network to accommodate the scale of development proposed, having particular regard to the capacity of the Stein Road and Inlands Road level crossings.*
- o) A sustainable drainage strategy is submitted which demonstrates how 4 Ha of natural flood management features will enhance the Ham Brook Wildlife Corridor and improve water quality in the Ham Brook Chalk Stream and Chichester Harbour; and,*
- p) A nitrate neutrality strategy is submitted in accordance with latest Natural England guidance and the phasing of the scheme takes into account the phasing of capacity improvements to the wastewater treatment works*

5.18 This policy allocates land to deliver a comprehensive green infrastructure led sustainable development to deliver the Vision and Objectives. The Vision acknowledges the paradigm shift taking place in the requirements of new development; the needs and expectations of our community, young and old; and the shared aspirations of the 'consortium' of development partners.

5.19 Our Vision requires more than 'tinkering' at the edges – the odd bird box here or electric charging point there – to be marked out as a success. It will require the application of new norms and new ways of masterplanning across every aspect of the design and development process. Our Vision will ensure we remain on convergent paths with our development partner for a common purpose.

5.20 To reinforce this point, aside from the now widely accepted climate change challenge we face, the recent Covid-19 pandemic has placed communities and businesses in uncharted territory, and it would be unwise not to consider the implications for planning both now and in the future. For example, we've learnt how important parks and green spaces are to people's health and mental wellbeing², we've witnessed a huge uptake of walking and cycling, and we've seen businesses and employees adapt to homeworking. It seems likely that what

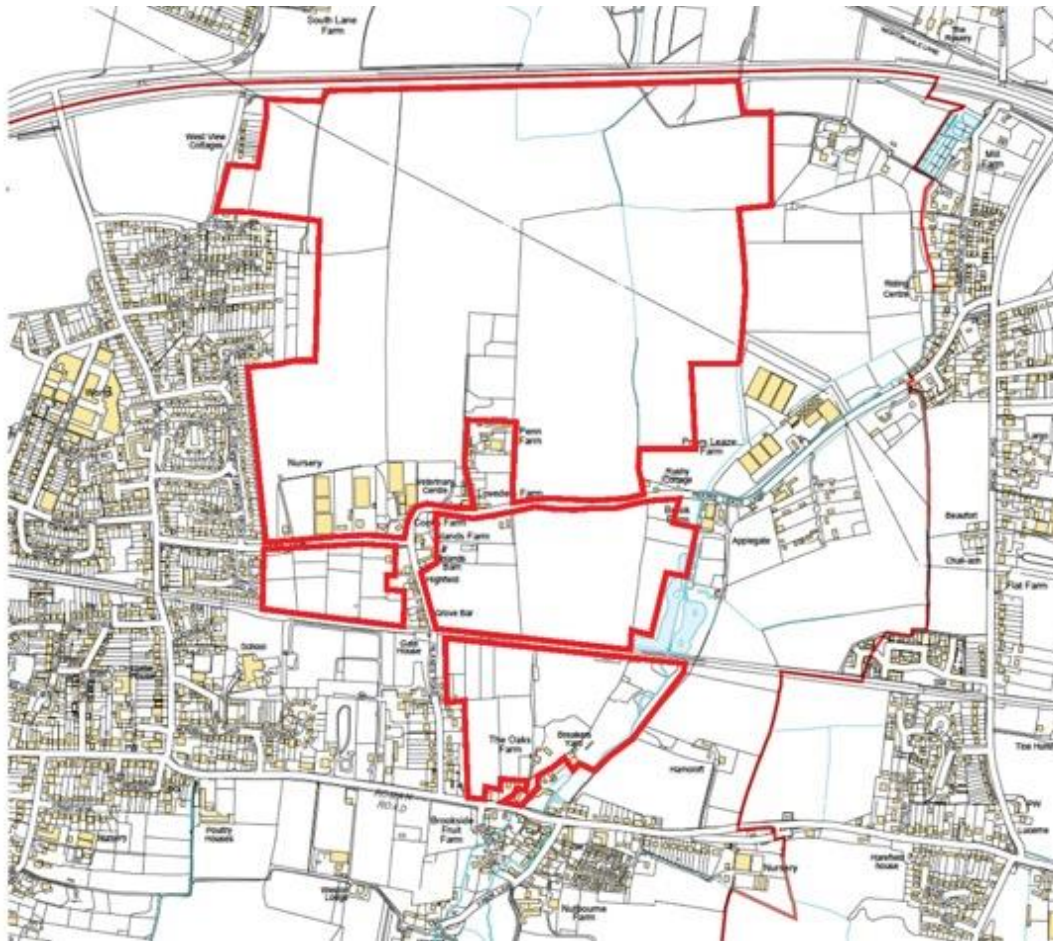
² Reinforcing the extensive research on health and land use planning over many years by Dr William Bird
[Link](#)

we are witnessing is the 'new normal'. (Paragraphs 5.18 – 5.20 could instead be used in the revised Foreword if preferred...)

- 5.21 This allocation will result in a step change for the village not dissimilar to the transition of a large village to a small town. This 'exemplary' scheme will deliver a new central focus to the village, the next phase of the 'Green Ring' as a central defining feature serving the new primary school, multifunctional community hub and other associated uses. However, within the parish there are also constraints to development which will require sensitive handling, not least the proximity to the Ham Brook Chalk Stream and the proposed wildlife corridor through which it flows, as well as the impact of development on the setting of the Chichester Harbour AONB and views from the South Downs National Park.
- 5.22 This total quantum of housing development over the plan period fits within the current range proposed in Policy AL13 of the emerging Chichester Local Plan. Although access to affordable housing will remain an issue for the long-term sustainability of the village, this provision will go a long way to providing a new stock of affordable homes and opportunities for people to build or commission their own home should they wish, and for the Parish Council to deliver community led housing. The evidence to demonstrate this level of need for new affordable homes is contained in the in the separate Housing Need Survey (CDC, April 2020) in the evidence base.
- 5.23 The policy requirements have been derived from the supporting evidence gathered in the preparation of the plan, the infrastructure requirements derived from local Plan evidence base and measures identified in the Draft Sustainability Appraisal report.
- 5.24 Southbourne Parish Council as the 'Qualifying Body' continue to encourage the 'consortium' to enter into a legally binding Joint Venture agreement to give the community confidence in the Consortium's intention to produce a single comprehensive masterplan as required by the policy. The absence of such an agreement creates an atmosphere of uncertainty and the potential for a dysfunctional relationship as previously evidenced.

With regard to employment provision, the District Council's economic development team have advised that as large sites have been allocated in the adopted plan and further requirements are proposed in the Local Plan Review, there is unlikely to be any requirement to allocate land for employment to meet general needs. However, they have confirmed that a need for between 800-1000m² of additional commercial space would be appropriate to meet parish needs commercial workshop space for local traders/artisans. Alongside flexible workspace for homeworkers and to meet new demand resulting from the change in working practices resulting from Covid-19. SG insert additional text here for hub, school,

UPDATED SB2 POLICY BOUNDARY TO BE APPROVED BY PC



 Policy SB2 – Proposed Allocation Boundary for Approval

POLICY SB3: PROTECTING AND SUPPORTING COMMUNITY FACILITIES AND LOCAL SHOPS

The Neighbourhood Plan defines the following properties as community facilities:

Southbourne

- *Site CF1 – Old Co-op, PO10 8JD – retain for A1 or A3 use*
- *Site CF2 – Southbourne Farm Shop, PO10 8JN – retain for A1 use*
- *Site CF3 – Age Concern Southbourne, PO10 8JX – retain for D1 use*
- *Site CF4 – Village Hall/Library, PO10 8HN – retain for D1 use*
- *Site CF5 – Southbourne Club, PO10 8JX – retain for D1 use*
- *Site CF6 – Tesco, Stein Road, PO10 8LS – retain for A1 use*
- *Site CF7 – Recreation Ground PO10 – retain as community open space*
- *Site CF9 – Kia-Ora Plant Nursery, Main Road, PO10 8JH – retain for A1 use*
- *Site CF11 – Tuppenny Barn, Main Road, PO10 8JH – retain for A1, A3 and D1 use*
- *Site CF12 – Thistledown Children's' Play Area PO10 8BF – retain for community use*
- *Site CF13 – Chichester Camping and Caravanning Club Site PO10 8JH – retain for tourism use*
- *Site CF14 – Green Roots Children Nursery, PO10 8JD – retain for D1 use*
- *Site CF15 – Bourne Leisure Centre, PO10 8PG - retain for D2 use*
- *Site CF16 – Southbourne Surgery – retain for D1 use*
- *Site CF17 – The Dental Practice, Southbourne – retain for D1 use*
- *Site CF18 – Little Stars Nursery, Park Road, PO10 8PJ - retain for D1 use*
- *Site CF19 – Loveders Children's Nursery. PO10 8RH – retain for D1 use*

Prinsted

- *Site CF10 – Sea Scouts Building, Prinsted – retain for D1 use*

Proposals that will result in either the loss of or cause significant harm to a defined facility will be resisted, unless it can be clearly demonstrated that an alternative use would be beneficial to the community, or the on-going delivery of the community value of the facility, is no longer financially viable and the premises have been marketed for a minimum period of 12 months to the satisfaction of the local planning authority.

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 facilities.

- 5.25 This policy 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).

- 5.26 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 Southbourne village in particular will grow in population considerably in the plan period, it is expected the demand for the remaining convenience shops and local services will inevitable grow.
- 5.27 This policy identifies community facilities and local shops and affords them protection to ensure that the long-term potential value of land in community or retail use 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 Key Policy 38.
- 5.28 The Neighbourhood Plan 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.

A GREAT PLACE TO LIVE AND WORK...

POLICY SB4: MEETING LOCAL HOUSING NEEDS

Proposals for residential development will need to consider a mix of housing types and tenures to reflect local housing need and demonstrate how the types of dwellings provided will help ensure a balanced mix of housing for Southbourne.

This should include discounted market sales homes and other affordable routes to home ownership and affordable housing for rent to provide homes for newly forming households in the parish in accordance with the qualifying criteria agreed in the Southbourne Local Lettings Plan.

The provision of 2 or 3 bed dwellings suitable for younger households is encouraged, as is accessible purpose-designed C3 dwellings to enable people to downsize and remain in the parish. The precise housing mix will be determined on a site-by-site basis, having regard to viability and other relevant factors.

- 5.29 The Plan supports the development of market and affordable housing in Southbourne to contribute to achieving a mixed, balanced sustainable community and to avoid the need for young people, or households who have a strong local connection to the parish, who might otherwise be forced to move away due to a lack of housing that meets their needs in the parish.
- 5.30 The policy delivers the strategic intent of Local Plan Policy 34 to 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.
- 5.31 The Parish Council's Housing Needs Survey confirms...Housing Task Group to insert recommendations from HNS here plus community led housing

POLICY SB5: SELF BUILD AND CUSTOM BUILD HOUSING:

The provision of self-build and custom build plots within the SB2 allocation will be supported to meet the identified demand on the District Councils self-build register unless such provision is proven to be unviable. A mixture of 2,3, and 4 bed houses and bungalows would be desirable

Serviced plots must be actively marketed to individuals and reasonably priced to reflect prevailing market conditions. Where serviced plots have been made available and marketed appropriately for at least 12 months and have not sold, the plot(s) may either remain on the open market for self-build/custom build or be offered to the Parish Council or a Housing Association for a further six months, before being disposed of or built out by the developer.

- 5.32 The policy requires active consideration of the provision of community self-build and custom build housing and should contribute toward meeting the need for low cost affordable housing that reflects the needs of those living in Southbourne Parish now and in the future.
- 5.33 All large development schemes, including that defined by policy SB2, will be expected to demonstrate that consideration has been given to Custom and Self Build plots as part of housing mix. Planning permissions shall include conditions requiring self-build development to be completed within 3 years of a self-builder purchasing a plot.
- 5.34 The Parish Council will work with the Self Build community to further understand their requirements and promote opportunities on their behalf.
- 5.35 SG insert number on SBCB register and explanation of the legal basis of SBCB.

POLICY SB6: USING SCARCE EMPLOYMENT LAND EFFICIENTLY

Proposals to intensify employment sites within the settlement boundaries in established employment (B1, B2, B8) use, 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 amenity.

Proposals for new employment (B1 and/or B2) uses on brownfield land in 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 sq.m. net internal area and that they accord with all other relevant development plan policies.

- 5.36 This policy encourages 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.
- 5.37 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 in the existing locations of Chichester, Havant and

Portsmouth. Hence, aside from the requirement for the creation of an Enterprise Hub and flexible workspace in Policy SB2, 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 some cases, such improvements may be made under permitted development rights in any event.

- 5.38 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 to increase self-containment. 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 sq.m. 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. As acknowledged in Policy SB2, 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).

PLANNING SENSITIVELY TO PROTECT AND ENHANCE OUR LANDSCAPE AND HERITAGE...

Policy SB7: Managing Design in Southbourne Parish

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 and scale of the buildings and landscape of Southbourne Parish.

5.39 XXX

5.40 XXX

5.41 XXX

Policy SB8: Managing Design and Heritage in Lumley

Development proposals in the Lumley Character Area, as shown on the Policies Map, will be supported provided they have full regard to the following design principles and heritage features:

i. XXX

ii. XXX

iii. XXX

iv. XXX

5.42 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 adopted Policy 47 of the CLPKP.

5.43 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 slavishly incorporated into every scheme. Rather, applicants are expected to acknowledge, understand and respond to the characteristics that are relevant in justifying their proposals.

- 5.44 The Lumley Character Area is bordered to the west by the River Ems which marks the County boundary. Below a pond at Lumley Mill, near the south of the hamlet, a channel diverts from the River and a millstream 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.
- 5.45 The Grade II* Lumley Mill is the defining feature 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.

Policy SB9: Managing Design and Heritage in Hermitage

Development proposals in the Hermitage Character Area, as shown on the Policies Map, will be supported provided they have full regard to the following design principles and heritage features:

v.	XXX
vi.	XXX
vii.	XXX
viii.	XXX

- 5.46 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 adopted Policy 47 of the CLPKP.
- 5.47 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 slavishly incorporated into every scheme. Rather, applicants are expected to acknowledge, understand and respond to the characteristics that are relevant in justifying their proposals.
- 5.48 The original settlement lay along, what is now, the A259 and south of which is the 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.

- 5.49 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.

Policy SB10: Managing Design and Heritage in the Prinsted Conservation Area

Development proposals should sustain and enhance the special architectural and historic significance of the designated Prinsted Conservation Area and its setting within the Chichester Harbour AONB.

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.

- 5.50 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.
- 5.51 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.
- 5.52 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 Chichester District Council and remains in force.

Policy SB11: Managing Design and Heritage in Nutbourne West

Development proposals in the Nutbourne West Character Area, as shown on the Policies Map, will only be supported if they demonstrate that the positive features identified in the Nutbourne West Character Appraisal and guidance in Chichester Harbour AONB design guidance have been incorporated into the design of development.

All new development should demonstrate good quality design and respect the character and should be in keeping with design and nature of dwellings already prevalent in the surrounding area. Development that fails to take the opportunities available for enhancing the local character and quality of the area will not be supported.

Proposals should also maintain:

- the distinctiveness of the settlement by maintaining the separation between Nutbourne West with the settlements of Southbourne and Nutbourne East;*
- hedgerows and treelines on the northern edge of the settlement, and the open views of the AONB to the south;*
- 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.*

5.53 Nutbourne West is an ancient settlement strategically located on the Main Road close to the Ham Brook, tidal mill and adjacent harbour. Along with Prinsted, it was the major economic hub of the group of old villages and hamlets that in 1894 would become the Parish of Southbourne.

5.54 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 21C Nutbourne West'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 and should be marked by appropriate signage on the A259.

5.55 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 quality. 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. It is essential that these elements should be respected in any future planning policies and decisions. Similarly, to retain its village identity, it is essential that the few remaining landscape gaps along the A259 be retained, e.g. that opposite the four listed houses at the boundary between Southbourne and Chidham Parishes.

5.56 So important economically to its past, the Ham Brook stream that runs through its heart constitutes Nutbourne West's perhaps most crucial contribution to the

future. Although only a modest 1.7 miles long, the Hambrook is one of only two hundred chalk streams in the UK, thus the rich and unique biodiversity of the stream and its adjacent habitat cannot be underestimated. For this reason SPNP 2020 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 Hambrook 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.

Policy SB12: Protecting Local Heritage Assets

The Neighbourhood Plan identifies twenty four non-designated Local Heritage Assets, as included in the list in Appendix A, by way of their positive contribution to the character and heritage of the area. Proposals that will result in harm to, or necessary loss of, a Local Heritage Asset will not be supported, unless it can be demonstrated that there is a public benefit that outweighs the harm or loss.

- 5.57 The policy identifies a number of buildings in the Parish that, whilst not designated as listed buildings, either have some local heritage value for the purposes of applying Key Policy 47 on the historic environment.
- 5.58 In addition to the two Grade 11* listed buildings, Lumley Mill and The Old House in Prinsted Lane, the area has an attractive historic environment with 39 statutory listed buildings or groups of buildings (See Fig 5.1 of the SA Scoping Report), around half of which fall within the Prinsted Conservation Area. However, Chichester District Council 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.

PLANNING TO PROTECT OUR ENVIRONMENTAL ASSETS SO THAT OUR PARISH BECOMES EVEN MORE NATURE RICH AND MEETS OUR DAY TO DAY HEALTH AND WELLBEING NEEDS...

Policy SB13: Green and Blue Infrastructure Network

The Neighbourhood Plan designates a Green Infrastructure Network, as shown on the Policies Map, for the purpose of promoting ecological connectivity 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' through the village of Southbourne, and a variety of green spaces, ancient woodland, trees and hedgerow, water bodies, assets of biodiversity value including the Lumley Stream and Ham Brook both chalk streams, off-street footpaths and cycleways, children's play areas and land of biodiversity value.

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.

In that part of the Green Ring to the east of Southbourne village that runs through the allocation defined by Policy SB2, proposals 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 linear park and defining multi-functional landscape feature of the new development, creating opportunities to improve pedestrian and cycle connectivity to the community hub, schools, the rail station and access across the railway line.

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 will be supported, provided they are consistent with all other relevant policies of the development plan.

- 5.59 This policy updates Policy 3 of the 'made' Plan and supports Key Policy 52 on Green Infrastructure and 54 on Open Space, Sport and Recreation by defining a multifunctional network of green infrastructure assets in and around the neighbourhood plan area as a means of improving local biodiversity through connecting habitats and in places of sequestering carbon through woodland planting and promoting walking, cycling and recreation. It also incorporates the Lumley wildlife corridor and the Ham Brook Chalk Stream ecological corridor.
- 5.60 Important features of the defined Network are the 'Green Ring' and the Ham Brook Chalk Stream Wildlife Corridor, the former providing a means of mitigating access to the sensitive areas within the AONB.

- 5.61 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 Policies 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. At the very least, the policy requires that proposals that will undermine the existing value of the Network will be refused permission.
- 5.62 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 attached 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.
- 5.63 One new feature of the network is to provide a safe bridleway link connecting along the route of footpath number 251/1 which crosses the A27 on a small bridge, and in turn connected to footpath 257 which ends on Priors Leaze Lane.

Policy SB14: Biodiversity

Development proposals should take account of the protected and other notable biodiversity species in the neighbourhood area as set out in Appendix B. Development proposals which would affect any of the natural assets as identified in Appendix C will be determined on the basis of the principles in paragraph 175 of the NPPF (2019).

Development proposals should contribute to, increase and enhance the natural environment by providing additional habitat resources for wildlife and which 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 biodiversity³⁴.

- 5.64 The policy reflects the priorities of the Government's 25 year Environment Plan which includes embedding an 'environmental net gain' into development proposals and provides local emphasis to Key Policy 49 and emerging Local Plan Policies S26 and DM29, in respect of promoting biodiversity. In addition, it identifies protected and other notable species in the neighbourhood area to which paragraphs 174 to 176 of the NPPF would apply. This policy emphasises the importance of all development proposals avoiding harmful impacts on the many environmental assets of the parish.
- 5.65 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 & Langstone Harbours Special Protection Area/Ramsar/SSSI, the Chichester Harbour Area of Outstanding Natural Beauty, the Nutbourne Marshes and Eames Farm and the River Ems and Meadows Local Nature Reserves, and Slipper Mill Pond and Peter's Pond Local Wildlife Sites. These are all environmental assets of designated international, national and/or local importance.
- 5.66 The Parish is also home to a variety of legally protected wildlife species, including Water Vole, 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 Primary support areas between Southbourne and Lumley, and east of Prinsted, and further low use areas at the southern end of Prinsted.
- 5.67 The Sussex Biodiversity Records Centre Biodiversity Report, attached as Appendix C, 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.
- 5.68 The location of the key assets are illustrated on the biodiversity maps in the Appendix (**SG to add**) and along with the proposed Lumley Stream Corridor

³ Biodiversity net gain DEFRA Regulatory Policy Committee Report [Link](#)

⁴ Litchfield District Council require a 20% net gain [Link](#)

proposed by CDC (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 proposed in this Plan, illustrates the sensitivity of the Parish. The Lumley Stream and Ham Brook are highly sensitive and protected assets and are 2 of only approximately 200 chalk streams left on the planet. It would 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 Trusts.

- 5.69 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 CROW Act 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.
- 5.70 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 to the conservation of biodiversity. The Sussex Biodiversity Report confirms 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

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.

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.

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 sufficient maturity to re-establish the loss of biodiversity as quickly as possible. 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 Chalk Rivers and Streams; Sussex Wildlife Trust [Link](#)

- 5.71 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 quite extensively and in one year alone 5500 additional species of flora and fauna have been recorded and verified.
- 5.72 With the declaration of a Climate 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 hundreds of year old habitat cannot just be replanted. It is also 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.
- 5.73 Any loss or removal of mature trees or hedgerows MUST be proven to be unavoidable by both CDC Environment Officers and Parish Council BEFORE any such removal takes place. 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 to re-establish the loss of biodiversity as quickly as possible. 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. These schemes will also require a maintenance/watering schedule to be made and adhered to, to insure the planting will survive and thrive.

Policy SB16: Local Green Spaces

The Neighbourhood Plan designates seventeen Local Green Spaces in the locations shown in the Local Green Space Report and listed in Appendix D. Proposals for inappropriate development in a Local Green Space will only be supported in very special circumstances.

- 5.74 This policy designates seventeen Local Green Spaces in accordance with paragraphs 99 - 100 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' test when determining planning applications located within a designated Local Green Space.
- 5.75 A review of all open land within and adjoining each settlement has been completed, informed by the qualifying criteria of paragraph 100 of 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.

Policy SB17: Achieving Dark Skies

A. All development proposals should be designed to minimise the occurrence of light pollution. The Parish Council will expect such schemes to employ 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 development would potentially impact on light levels in the area, light levels in the area, especially on the Chichester Harbour Area of Outstanding Natural Beauty and on the setting of the South Downs National Park, an appropriate lighting scheme will be secured by planning condition.

- 5.76 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.
- 5.77 The darkest skies are unsurprisingly, those seen directly above the waters of Chichester Harbour (0.25 – 0.5 nano Watts/cm²/sr). Apart from the built up area of Southbourne itself (see Appendix C), the rest of the Parish is still relatively dark (1 – 4 nano Watts/cm²/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.
- 5.78 It is important to strictly control lighting in new development especially where it would affect the quality of Chichester Harbour or the setting of the South Downs National Park, an International Dark Sky Reserve.
- 5.79 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 sports pitches, which otherwise can cause considerable pollution far beyond their immediate boundaries.

Policy SB18: Sustainable Transport and Active Travel

A. Proposals for major development must apply Manual for Streets principles which place pedestrians and cyclists at the top of the user hierarchy. The layout design must create a permeable network of streets and spaces that connect to key destinations such as the Primary school, Bourne College, the community hub, the existing village centre and the rail station.

B. Travel planning is integral to the design and operation of development, and applications for major development must demonstrate through an effective travel plan how new residents will be encouraged to make the fullest possible use of active travel measures and ensure that safe and suitable access can be achieved for everyone, whatever their abilities.

C. Further improvements to the accessibility and to the quality of Southbourne Railway Station environment, as a key element in our public transport network, will be supported.

- 5.80 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.
- 5.81 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. The proposed pedestrian footbridge over the railway (Policy SB2) is needed to facilitate the connection of the Green Ring north/south. 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 cycle routes, arising from the new allocation will be substantial and will need to be accommodated. A separate road and cycle bridge is required (Policy SB2) 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 need to be taken to encourage modal shift in order to secure sustainable development.
- 5.82 To further this objective and to accord with the Vision, all development should embrace best practice 'place making' principles to create a legible and coherent network of streets and spaces and safe pedestrian and cycle routes to key destinations to maximise travel choice.

Policy SB19: Mitigating Effects on European Designated Sites

A. Residential schemes will be required to include proposals for avoiding/mitigating their effects on European Designated sites. This should be in accordance with the requirements of the mitigation strategy outlined in the Bird Aware Solent Strategy and measures to avoid recreational disturbance on the Chichester and Langstone Harbour SPA.

B. Proposals for development must also demonstrate the effectiveness of their nitrate neutrality measures to ensure no adverse impact on the Chichester Harbour receiving waters in accordance with Natural England's latest guidance⁶.

- 5.83 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.
- 5.84 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 now classified 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.
- 5.85 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 (albeit in small amounts relative to other sources) and therefore proposals need to demonstrate that they will be nutrient neutral to avoid detrimental harm to the Harbour's ecology and conservation.
- 5.86 Chichester District Council has screened in the requirement for the Plan to be subject to a Habitats Regulations Assessment which will make policy recommendations and be submitted for examination alongside this Plan.

⁶ Advice on achieving nutrient neutrality for new development in the Solent Region; Natural England March 2020

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PLANNING FOR CLIMATE CHANGE AND ZERO CARBON LIVING...

Policy SB20: Mitigating Climate Change – New Buildings

- 5.87 The Climate Change Act 2008⁷ is the basis for the UK's approach to tackling and responding to climate change. It requires that emissions of carbon dioxide and other greenhouse gases are reduced and that climate change risks are prepared for. The Act also establishes the framework to deliver on these requirements and commits the UK government by law to reducing greenhouse gas emissions to 'net zero' by 2050.
- 5.88 There are a number of ways in which climate change may be mitigated in a local area using land use and development management policies. Neighbourhood plans are well suited to providing this policy framework, in the absence of strategic policies at the Local Plan level. Aside from ensuring sustainable patterns of land uses in settlements, policies can be used to minimise the energy demand of buildings, to store carbon and to generate renewable energy. National planning policy encourages each of them but does not specify precisely how a local area should go about realising opportunities.
- 5.89 There are practical ways that each can be delivered in a local area. The Passivhaus standard has been shown to be the most effective means of improving the energy performance of new and existing buildings. The more buildings, of all uses, that meet this standard, the better. And storing 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.

A. On development schemes where it is proposed that at least 50% of the building units will be certified to a Passivhaus standard, development proposals will not be required to:

- Carry out a Whole Life-Cycle Carbon Emissions Assessment of the actions to be taken to reduce life-cycle carbon emissions;***
- Provide a BREEAM Assessment with the planning application;***
- Make provision for on-site renewable energy generation or make a financial contribution to any off-site renewable energy generation proposal;***
- Make any off-site or other financial contribution to the SPC Carbon Sink Fund; and;***
- Calculate carbon emissions from any other part of the development.***

⁷ Amended by the 2050 (Target Amendment Order) 2019

B. Where it is proposed to deliver dwellings that will be certified to a Passivhaus standard, the scheme may comprise terraced and/or apartment building forms of a density that is higher than the density of the character area within which the proposal is located, provided it can be demonstrated that the scheme will have a less than substantial effect on the character area.

C. All planning permissions granted for new dwellings will include a planning condition to require the provision of a Post Occupancy Evaluation Report to the local planning authority within a specified period, unless exempted by Clause A. Where the report identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be considered to be discharged.

D. Unless exempted by Clause A, all planning applications for non-householder development are required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment setting out how the proposal will:

- i. minimise energy demand, how it will be supplied with energy, how renewable energy technologies will be used; and*
- ii. capture its unregulated emissions, its embodied emissions and emissions associated with maintenance, repair and replacement as well as dismantling, demolition and eventual material disposal.*

5.90 This policy is intended to deliver a step change in the carbon emission performance of all new developments in the designated area and, in doing so, to encourage and incentivise the use of the Passivhaus standard of building design. By focusing on reducing the need for energy, achieving this standard will make the most significant contribution to mitigating climate change that the Neighbourhood Plan can deliver.

5.91 The policy is in four parts. Its Clause A provides an alternative means of meeting the ambitions of the Government's proposed Future Homes Standard. The Standard will be applied nationally and will focus on ensuring that the country's new building stock will be net carbon neutral. Development proposals will therefore be expected to comply with the Standard, which will replace any local discretion.

5.92 However, although the Standard will make a step change in the requirements made of new build schemes, its contribution to mitigating climate change through the application of the 'energy hierarchy' is not generally regarded as being as effective as delivering buildings to a Passivhaus standard⁸. Such buildings are proven to create healthy and comfortable buildings in which to live or work and they will dramatically reduce the requirement for grid and storage enhancements and halving the amount of renewable generation capacity

⁸ Passivhaus: The route to zero carbon?: Passivhaus Trust, March 2019 [Link](#)

required. Reducing the heating energy demand through the application of passive design measures and a 'fabric first' approach is therefore the only practical way to achieve zero carbon homes in reality.

- 5.93 Delivering Passivhaus buildings is challenging for conventional house builders and will be for some years, hence the Future Homes Standard allows for offsetting requirements that cannot be met on site. Whilst the policy cannot therefore make the Passivhaus standard a requirement, it can and should offer landowners and developers with a clear incentive to maximise the number of new buildings that are certified to Passivhaus standard.
- 5.94 For applicants that are proposing to use this standard for at least 50% of the building units, the policy removes the need to meet the requirements specified in Clause A that will apply to schemes using the conventional route. Such requirements serve purposes that are either not relevant to the Passivhaus standard (i.e. by proposing an energy reduction strategy) or where climate change mitigation impacts will be significantly lower and indirect, i.e. contributing to the Carbon Offset Fund. These requirements are mitigation measures that have been put in place to make good the inadequacies of conventional building schemes, that are not necessary to apply to Passivhaus standard buildings.
- 5.95 Clause B acknowledges that the Passivhaus standard for housing is most effective in its energy performance when delivered as terraces or apartment blocks, rather than detached or semi-detached houses (that have more external wall space). It therefore encourages the use of those building forms, which will lead to higher plot densities. In most urban character areas such densities will be appropriate, but in some historic, suburban and rural character areas, they may not.
- 5.96 The policy requires that the scheme density (measured by dwelling units/Ha) is assessed against that of the local 'character area' in the Design & Access Statement. Where that area is part of a designated Conservation Area, for which there is an appraisal defining its character, then the applicant will be expected to use that as the baseline for the Statement. Outside of such areas, the applicant may define the 'character area' that is relevant for the purpose of this exercise.
- 5.97 It is expected that the policy will be welcomed by the SME building sector and self-builders that wish to increase their share of the local house building market, which is also an objective of the NPPF. The policy will make it easier and cheaper for them to submit planning applications and the S106 contribution will be lower. In allowing for higher plot densities to be achieved, the policy will increase the attractiveness of using Passivhaus buildings. In which case, land and property owners will have a greater choice of building specification and of developer to sell to or to partner with, and so the policy is considered viable.

- 5.98 Proposals seeking to apply the 'Passive House Planning Package' (PHPP) must be able to demonstrate that the Passivhaus standard 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 prior to occupation, again secured by condition.
- 5.99 Clause C requires the developer of a consented housing development scheme of any size to carry out a Post-Occupancy Evaluation (POE) including actual energy use, and to submit the report to the local planning authority. It will be implemented by attaching a planning condition, 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.
- 5.100 A quarter of UK carbon emissions derive from housing. Despite good intentions to reduce this, many new and refurbished homes have been found to use twice the amount of energy aimed for. Without suitable systems for standard setting, predicting, measuring, feedback and learning from the outcomes, this poor performance will continue. On the other hand, Passivhaus certified schemes will not fail in this way and they are therefore exempted from this policy requirement.
- 5.101 A POE report comprises an assessment of how building performance measures up to the expectations of the team that designed and built it. The Royal Institute of British Architects (RIBA) considers that this method has huge potential but is still rare in private and public sector house building contracts. From current practice it estimates that POE adds less than 0.25% to the project cost. An industry consensus is emerging on the key sustainable outcomes, which are expected to become the standard measurables for all projects in the future. RIBA itself intends to fully embed sustainability into its 'Plan of Work' and provide the means for teams on any project to target sustainable outcomes in the brief, manage their delivery through each stage and undertake meaningful analysis up to three years after handover.
- 5.102 The policy complements Policy 40 of the CLPKP. However, in the absence of any current adopted or saved policy in Chichester District covering the carbon 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 SPNP area until such a time that there is a district-wide requirement.
- 5.103 The Statement shall cover the following:

- an assessment of the proposal to capture unregulated emissions, the embodied emissions and the emissions associated with maintenance, repair and replacement of the new building(s), as well as its dismantling, demolition and eventual material disposal
- a calculation of the energy demand and carbon emissions covered by the Future Homes Standard and Building Regulations and, separately, the energy demand and carbon emissions from any other part of the development, including plant or equipment, that are not covered by the Future Homes Standard or Building Regulations (i.e. the unregulated emissions), at each stage of the energy hierarchy
- the proposal to reduce carbon emissions beyond the Future Homes Standard and Building Regulations through the energy efficient design of the site, buildings and services
- the proposal to further reduce carbon emissions through the use of zero or low-emission decentralised energy where feasible, utilising local secondary heat sources
- the proposal to further reduce carbon emissions by maximising opportunities to produce and use renewable energy on-site, utilising storage technologies where appropriate
- the proposal for a demand-side response, specifically through installation of smart meters, minimising peak energy demand and promoting short- term energy storage
- an analysis of the expected cost to occupants associated with the proposed energy strategy

5.104 Every new build or redevelopment project in the SPNP Area provides an opportunity to make a difference and a contribution towards meeting our climate change targets for 2050. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings. Land values in the Southbourne Area are high relative to build costs and ought to be sufficient to ensure requirements to tackle improving carbon performance are viable.

Policy SB21: Mitigating Climate Change – Carbon Sinking

A. For schemes of a gross site area of more than 2 Ha, and where practical, development proposals are required to incorporate woodland planting within their on-site proposals to a standard verified by the Woodland Carbon Code.

B. For schemes of a gross site area less than 2 Ha or for schemes of a gross site area of more than 2 Ha but where on site provision is not practical, development proposals are required to make a financial contribution to the Southbourne Area Carbon Sink Fund, which will be used to invest in the improvement, extension and maintenance of those existing and new woodlands of the Green Infrastructure Network of Policy MARL15 that function as a carbon sink.

- 5.105 This policy requires that all proposals for new buildings, including those that are part of redevelopment schemes, to contribute to carbon sequestration ('sinking') in the SPNP Area. It applies to all buildings of any land use type as every new building will have a carbon footprint that will need to be mitigated.
- 5.106 Clause A requires schemes of a gross site area of 2Ha or more, which would be expected to include a landscape scheme of a reasonable scale, to include woodland planting of a type and long-term management that meets the Woodland Carbon Code standards.
- 5.107 Clause B requires smaller schemes, or those that cannot meet the Code on-site, to make a financial contribution to the provision of Code-compliant woodland planting through a new Southbourne Parish Carbon Sink Fund. Contributions will be made in proportion to their size (as measured by sq.m. gross internal floorspace area).
- 5.108 The policy complements Chichester policies that relate to sustainable design and construction. It also sits alongside policies SB18 of the Neighbourhood Plan on climate change mitigation and on the Green Infrastructure Network. 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.
- 5.109 A 'carbon sink' is a natural or artificial reservoir that accumulates and stores some carbon-containing chemical compound for an indefinite period. The Carbon Sink Fund will be invested in making improvements, in extending and in maintaining those elements of the Green Infrastructure Network that will function as a carbon sink. They are primarily the planting of certain types of woodland species in key locations, such as an extension to 'Devils Copse' to the south of the A27.
- 5.110 The operations of the Fund will be set out in a forthcoming supplementary planning document, using the Woodland Carbon Code as their basis. The contribution will be made via a S106 agreement. The Fund operator will secure

agreements with the relevant landowners prior to the Fund opening and operating. Contributions will not be required until the Fund is operational.

Policy SB22: Adapting to Climate Change – 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 in advance of the construction 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***
- 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) Chalk Streams must not direct surface water towards these waterbodies as they are already subject to fluvial flooding.

5.111 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

5.112 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.

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6. Implementation

- 6.1 The Neighbourhood Plan will be primarily implemented through Chichester District Council's considering and determining 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

- 6.2 Chichester District Council Wiltshire will use a combination of the relevant Local Plan and SPNP policies – the 'development plan' for the SPNP 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 SPNP policy has been engaged by the development proposal. They will seek to ensure that the relevant SPNP 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 the District Council once the SPNP is made, 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 SPNP.
- 6.4 Where necessary, the Parish Council may seek to persuade the Secretary of State to call-in a planning application that they consider is in conflict with the SPNP, but which the District Council has deemed to consent. Similarly, they may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more SPNP policies has been important in the reasons for refusal. In both cases, the Parish Council will do so if they consider matters of national policy significance (for neighbourhood planning) are raised.

Local Infrastructure Projects

- 6.5 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 SPNP to inform their view in liaising with the District Council. This is in addition to the infrastructure projects that are proposed to be delivered through site specific policies in this Neighbourhood Plan.

- 6.6 The Parish Council proposes some or all of the following projects for investment of future community infrastructure levy funding allocated by the local planning authority to the Parish Council:

1	Pedestrian and Cycle Routes
2	Infrastructure Investment
3	Transport
4	The Ham Brook Wildlife Corridor Flood Alleviation Project
5	Carbon Sink project - community woodland and tree planting. (Sign the Woodland Trust 'Tree Charter')
6	??

- 6.7 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.
- 6.8 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 & Review Policies

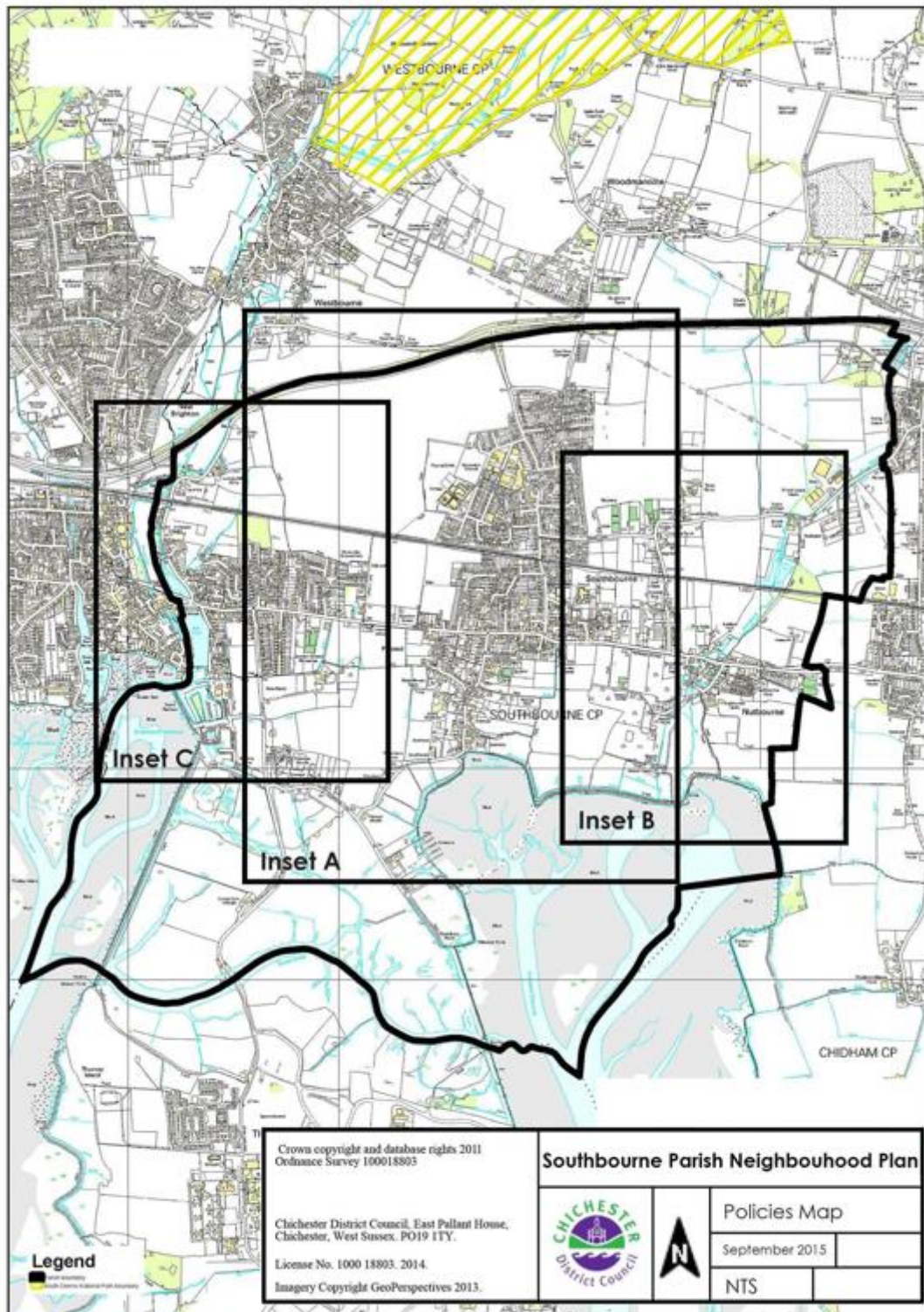
- 6.9 The SPNP Review will be monitored by Chichester District Council and the Parish Council using data collected in planning monitoring reports. The objectives will form the core of the monitoring activity, but other data collected and reported at a Village level relevant to the Plan may also be included. It is expected that the SPNP will be formerly 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.

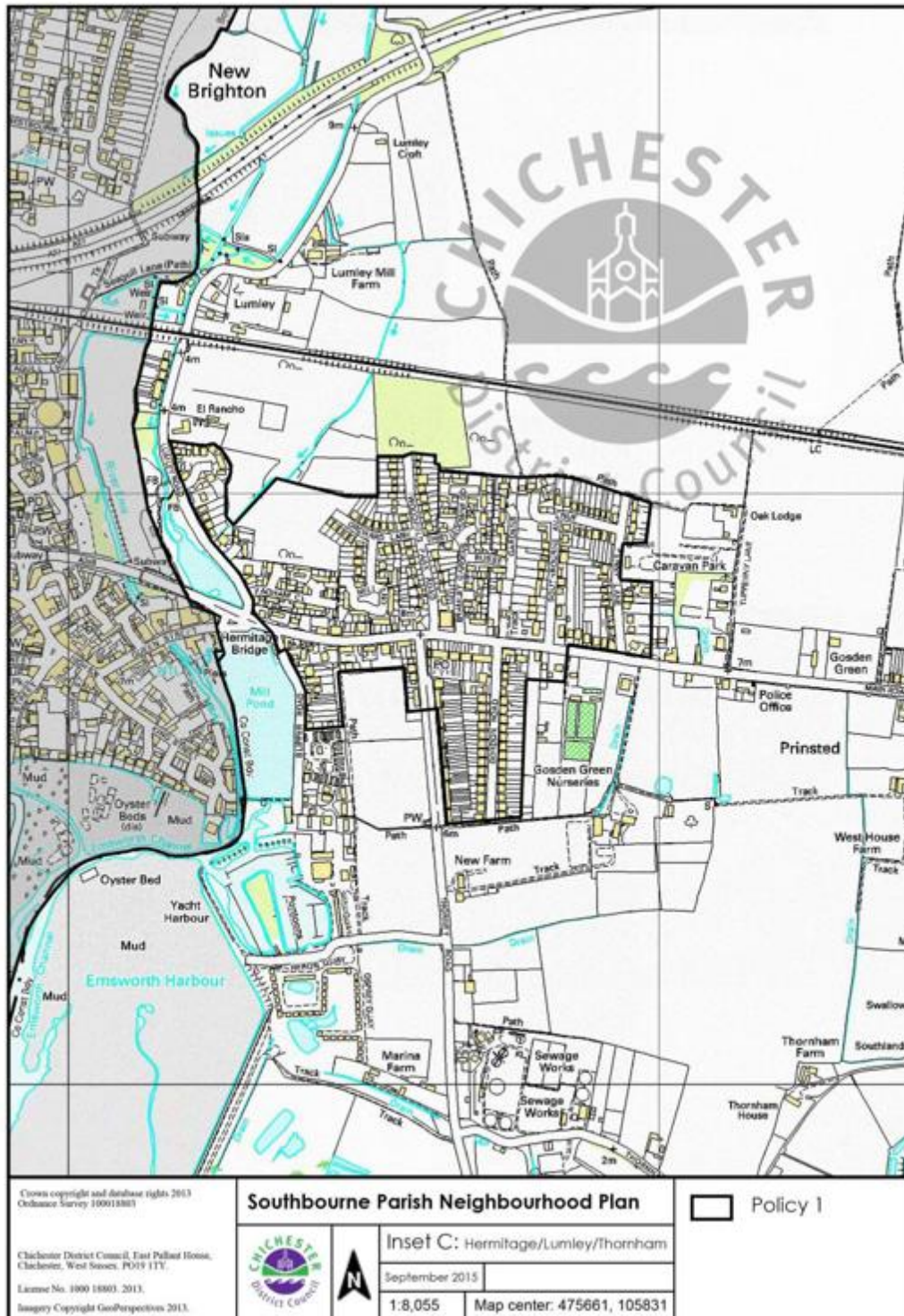
Policies Map

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Policies Maps – (OH to update)





Appendix A

Retained policies of the 'Made' Southbourne Parish NP 2014 – 2029

Policy 3: The Green Ring

The Neighbourhood Plan proposes the establishment of a Green Ring around the village of Southbourne, as shown on the Policies Map, comprising a variety of green infrastructure assets, including informal open space, allotments, a playing field, a footpath/cycleway network, children's play areas, woodland and land of biodiversity value.

Development proposals that lie within the broad location of the Green Ring will be required to align their public open space requirements with its objectives, so that they contribute to its successful formation and maintenance. Proposals that will lead to the unnecessary loss of Green Ring land or features or that will prejudice the completion of the Green Ring will be resisted.

Policy 8: Education

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:

- i. are accessed from the existing access to the College site off Park Road;*
- ii. any disturbance to the amenity of local residents by way of noise and light pollution is avoided or satisfactorily mitigated; and*
- iii. make provision for land to contribute to the delivery of the Green Ring in Policy 3 of the SPNP.*

Appendix B

Local Heritage List

There are 39 Listed Buildings or groups of buildings within the Parish, two of which are Grade II *

24 Candidate buildings or assets for a Local List

- 1 The Stables, Eames Farm, Thorney Road, Emsworth, Hants PO10 8DE
- 2 Post Box in Wall, Wayside, Main Road, Southbourne, PO10 8HG
- 3 Two Milestones, Main Road, Southbourne, - west PO10 8RS and east PO10 8RL
- 4 Nutbourne Tidal Mill (remains) Farm Lane, Nutbourne, PO10 8SA
- 5 The Forge, Main Road, Southbourne, PO10 8JJ
- 6 Fraryhurst (Prinsted Crare Home). Prinsted Lane, 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 8JD
- 10 Padwick Villas, (now nos 237,239,241,243) Main Road, Southbourne PO10 8JD
- 11 Signalman's Cottage, Inlands Road, Southbourne, PO10 8GJ
- 12 Slipper Sluice Gate, Slipper Road, Emsworth, PO10 8BS
- 13 New Signal Box Offices, Stein Road, Southbourne, PO10 8LW
- 14 Signalman's Cottage, 61 Stein Road, Southbourne, PO10 8FL
- 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, Emsworth PO10 8XD
- 19 Nos 322 (Rose Cottage) and 320 (Laburnham Cottage) Main Road, Southbourne PO10 8JN
- 20 Eagle House, Main Road, Nutbourne PO10 8LB
- 21 Longlands House, Main Road, Southbourne, PO10 8LB
- 22 Oyster beds, Prinsted Basin, PO10 8HR
- 23 Long Acre, Prinsted Lane, PO10 8HR
- 24 Freeland, Prinsted Lane, PO10 8HT

Appendix C (separate document)

Sussex Biodiversity Record Centre Report

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Appendix D

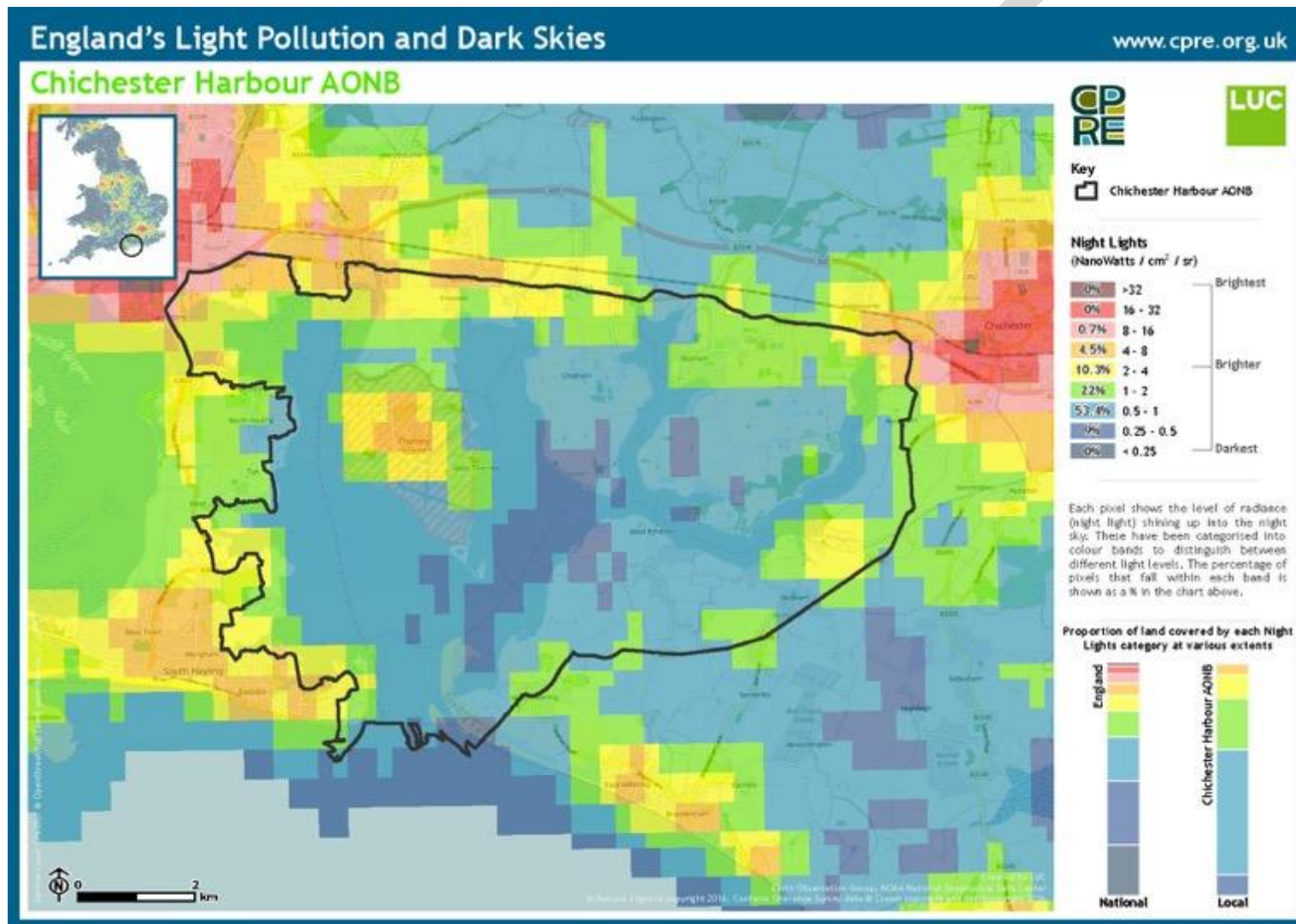
List of proposed Local Green Spaces (see LGS Report for justification)

1. Prinsted Foreshore
2. Land on NE corner of Garsons Road/A259
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 NE 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 and The Spits
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

Appendix E

Southbourne Dark Skies Map



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