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# CONSULTATION STATEMENT

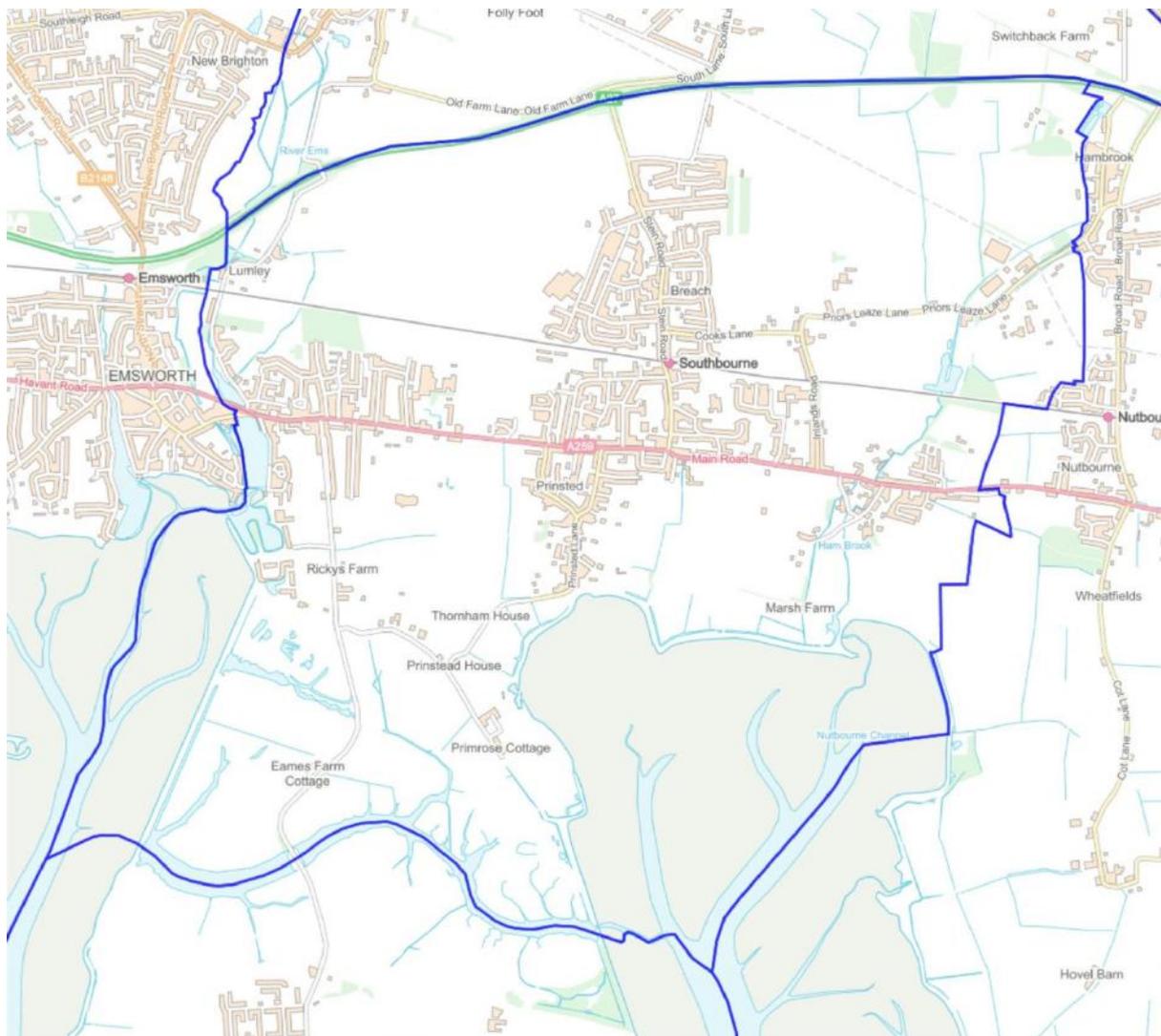
To: Chichester District Council (CDC) (Local Planning Authority)

From: Southbourne Parish Council (SPC) (Qualifying Body)

## Neighbourhood Development Plan Title: Southbourne Parish Neighbourhood Plan Review 2019-2037

This document relates to Southbourne Parish Council (SPC) in West Sussex. The designated boundary of the Parish is indicated on the plan below.

### 1.0 INTRODUCTION



**Map - Parish Boundary**

1.1 The Parish of Southbourne is within West Sussex and forms part of the Chichester District administrative area. It comprises six settlement areas: Hermitage, Lumley, Nutbourne West, Prinsted, Southbourne and Thornham.

## **1.2 Consultation Statement**

1.3 This Consultation Statement has been prepared with the aim of fulfilling the legal obligations of the Neighbourhood Planning Regulations 2012, as set out below under “legislative basis”. An extensive level of consultation (local residents as well as local community and statutory bodies) has been undertaken by the Southbourne Parish Council (SPC) together with the Neighbourhood Plan Steering Group (NPSG) as required by the legislation.

## **1.4 Legislative Basis**

1.5 Planning legislation requires publicity and consultation to take place on all emerging neighbourhood plans. This tends to be late-stage consultation, for example consulting on the draft plan prior to submission. However, early stage informal community consultation and engagement is also required, from the earliest stages of the plan-making process. This helps to demonstrate that there has been a rigorous programme of community and stakeholder engagement throughout the process.

1.6 Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations states that a “consultation statement” means a document which:

*(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*

*(b) explains how they were consulted;*

*(c) summarises the main issues and concerns raised by the persons consulted; and*

*(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

1.7 The consultation statement should demonstrate that there has been proper consultation and that representations have been taken into account.

## **1.8 Background**

1.9 The Southbourne Parish Neighbourhood Plan 2014-2029 was adopted by Chichester District Council (CDC) in December 2015, the Parish Council having worked extensively with the community during its preparation.

1.10 The Parish Council continued to represent the views of residents by responding on their behalf to consultations from the County and District Councils. It aimed to influence

emerging local planning policies as well as advising on local planning applications and infrastructure development proposals in order to benefit the local community.

1.11 The Chichester Local Plan (Key Policies 2014-2029) was approved in July 2015 but CDC was committed to an early review to be completed within five years. This began almost immediately with the first stage of public consultation being undertaken by CDC in June 2017. Southbourne Parish Council became aware that its Neighbourhood Plan would require review to bring it into line with the strategic requirements of the emerging Local Plan review.

1.12 As a result, work on the Southbourne Parish Neighbourhood Plan (SPNP) Review was initiated in March 2018 and undertaken with the help of the Neighbourhood Plan Steering Group (NPSG). In April 2018 SPC appointed oneill homer as their Planning Consultants.

1.13 There have been some setbacks. The Parish Council opposed new housing development on unallocated sites at Breach Avenue and at Cooks Lane, but both were granted on appeal due to the fragility of the District Council's five-year land supply for housing in the district. In the circumstances it has been necessary to explain to local residents why continuing with the review of the Neighbourhood Plan is necessary in an effort to regain control over development in the Parish and why this should be pursued without delay.

## **1.14 Organisation**

1.15 The Neighbourhood Plan Steering Group (NPSG) comprises 26 members. It includes all 13 Parish Councillors, two of whom are the local District Councillors, the local County Councillor and 12 volunteer residents. The Steering Group was then subdivided into four teams looking at housing, infrastructure, environmental issues and communications. A Core Group consisting of some eight Steering Group members was established to implement actions agreed by the Steering Group. The composition of both these groups fluctuated a little during the preparation of the Neighbourhood Plan Review but not significantly.

1.16 The Parish Council has a standing agenda item to report on the Neighbourhood Plan progress by the Steering Group. The Parish Council Meeting Minutes are available on the Parish Council website and notice boards.

## **2.0 STRATEGY**

### **2.1 Communications and Consultations**

2.2 A key principle that underpins the SPNP Consultation Strategy and all of the communications and community consultation events that have taken place is that engagement, involvement and consultation should be demonstrably representative of the residents of the whole Parish and that event times and venues, as well as information

sources, should be accessible to reflect the local demographics. Furthermore, at all consultation events a record would be kept of attendees and their postcodes.

2.3 Southbourne Parish consists of six settlement areas and every effort was made to ensure that residents from all of these were aware that they had a role to play in shaping the future of the Parish even if, as is the case with Hermitage and Lumley, some residents associate themselves more closely with Emsworth in Hampshire. In 2013 the Nutbourne settlement was split into two parts and only Nutbourne West is now in Southbourne Parish.

## **2.4 The Strategy**

2.5 The strategy had five elements:

1. unify as one parish,
2. attract interest,
3. involve,
4. inform,
5. obtain feedback.

2.6 It was decided that all the promotional material (leaflets and posters, Appendix 1) would be designed by the Communications Team who would also be responsible for writing and submitting articles to local papers and magazines (Appendix 2). The Parish Council (PC) website, the Neighbourhood Plan Facebook page and the PC Facebook page (launched in 2020) were used extensively to promote the progress of the Neighbourhood Plan Review and this method of communication proved to be of vital importance during the pandemic. At the time of writing this document the NP Facebook page ( [Southbourne Parish Neighbourhood Plan | Facebook](#)) has 409 likes and 446 follows, whereas the PC Facebook page ([Southbourne Parish Council | Facebook](#)) has 272 likes and 323 follows.

2.7 In October, 2019, the Parish Council introduced monthly drop-in sessions for any Southbourne residents to discuss any issues of concern - including the Neighbourhood Plan – with Councillors; the last session to be held was in February 2020 just before the first Covid-19 lockdown.

2.8 Before the first lockdown three public consultation events were arranged, each covering two days at different times and locations to ensure accessibility to residents (Appendices 3 and 4). Attendees of these events were asked to provide feedback (with cards and questionnaires) on various issues covered by the exhibitions.

2.9 Interviews and questionnaires were also used to gain information from community groups and local organisations.

## **2.10 Consultation Timeline**

2.11 There were three stages of public consultation during the preparation of the Pre-Submission Neighbourhood Plan Review. The consultation timeline was as follows:

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

### **Stage 1**

**2018 December** Village Magazine article (p.11) invitation to residents to join open meetings on 3<sup>rd</sup> and 9<sup>th</sup> December

**2018, Monday, 3 December, 6-9 pm, and Sunday, 9 December, 11am-2pm** Open meetings at the Village Hall, Southbourne

**2019 January** Village Magazine article (p.33) reporting on the December 2018 Open Meetings

**2019, Wednesday, 17 January, 2.30-7pm** CDC Local Plan Review - Preferred Approach Exhibition at Bourne Leisure Centre, Southbourne

**2019 March** Village Magazine article (p.31) about CDC Exhibition in January and NPSG comments on CDC Preferred Approach

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

### **Stage 2**

**2019 March** Village Magazine “poster” (p.31) about Public Consultation Events 24 and 25 March

**2019, Sunday, 24 March, 12 – 4 pm and Monday, 25 March, 4 – 8 pm** Public Consultation events at the Village Hall, Southbourne

**2019 June** Village Magazine article (p.23) about NPSG activities and website address for feedback from Consultation Events

**2019 October** Village Magazine article (p.35) with update on NPSG activities

### **Stage 3**

**2019 November** Village Magazine (p.45) invitation to Public Consultation events in December

**2019 December** Village Magazine (p.11) invitation to Public Consultation events on 1st and 2nd December

**2019, Sunday, 1 December, 12 – 4 pm, and Monday, 2 December, 4 – 8 pm,** Public Drop-in Exhibition Consultation events at Bourne Leisure Centre and Bourne Community College, Southbourne

**2020 January** Village Magazine (p.19) feedback from Consultation Events

**2020 January** Housing Need Survey undertaken by CDC. Questionnaire sent to every residential address on the Council tax list; 986 valid responses were received (32%). Report published April 2020

**2020 March** First Covid-19 lockdown began

### **Pre-Submission Plan**

**2020 August** Village Magazine (p.49) announcement of Pre-Submission Consultation

**2020 August** Pre-Submission Consultation poster

**2020, 17 August - 12 October**, Pre-Submission Consultation (extended beyond the statutory minimum to account for the summer holiday and the impact of Covid-19 on accessibility)

**2020 August** Letter from PC and NPSG, hand delivered to all households

**2020 September** Village Magazine advertisement (p.53) with Pre-Submission poster

**2020 October** Village Magazine advertisement (p.25) with Pre-Submission poster

**2020 October** Chichester Observer Press Release

**2021 January** Village Magazine – first Southbourne Standard (p.15) with an article about the Neighbourhood Plan Consultation – the next steps

## **3.0 DROP-IN PUBLIC MEETINGS AND SURVEYS**

### **3.1 Stage 1**

3.2 During the preparation of this Review there were three sets of public consultation before the Regulation 14 Pre-Submission Consultation. The first took place in December 2018 in the Village Hall (Monday 3 December, 6 - 9 pm, and Sunday 9 December, 11 am – 2 pm). Plans were displayed showing the proposals set out in the Neighbourhood Plan 2015 and the housing layouts being implemented as a result. The display included a map identifying the sites available for further development submitted to CDC by landowners and developers (the HELAA). These two drop-in sessions were attended by 209 residents. The reasons for reviewing the Neighbourhood Plan were outlined by Jonathan Brown (SPC Vice Chair) and Robert Hayes (NPSG Chair) and attendees were asked to submit their views on what factors they thought were important for the future of Southbourne. Information was submitted on 160 individual response cards relating to three main topics – housing, infrastructure and environment (Appendix 5).

3.3 Residents gave infrastructure the highest priority, particularly in respect to roads/traffic, sewage, community centre and medical facilities. Next was housing with the importance of genuinely affordable housing for local people being stressed. Finally the Green Ring was very much supported and eco-homes and local green spaces were favoured.

3.4 Chichester District Council (CDC) held an exhibition relating to the Local Plan Review on 17 January 2019 at the Bourne Leisure Centre. CDC agreed that the NPSG could add a manned display about the Neighbourhood Plan Review and this attracted a considerable amount of interest (Appendix 6). The main topics mentioned related to: traffic congestion on Stein Road at the level crossing, the volume of traffic on the A259 and the lack of adequate medical/dental facilities.

3.5 In March 2019 Steering Group members undertook a series of interviews with Community Groups and Local Organisations to establish their current needs and future plans. Responses were collated onto questionnaires (Appendices 7 and 8). When asked what improvements the 21 groups would like to see in relation to community infrastructure the top answers were: a road bridge over the railway to reduce congestion on Stein Road, improved car parking/drop-off facilities (schools/nurseries), affordable housing particularly for single occupants and those with impairments, and a community hub with facilities for older residents, young people and a health centre.

## **3.6 Stage 2**

3.7 The second set of open consultation meetings took place in March 2019 in the Village Hall (Sunday 24 March, 12 - 4 pm and Monday 25 March, 4 – 8 pm) and a total of 254 people attended. The purpose of these sessions was to encourage residents to consider the advantages and disadvantages of three possible site options: development to the east, to the west or using a combination of small sites. Plans were displayed showing the location of these options. A total of 191 questionnaires were returned and attendees were also asked to prioritize key matters for growth in the parish. The result was: (1) utilities infrastructure/sewage treatment, (2) access and road bridge, (3) Green Ring and open/green space, (4) wildlife/ecological improvements, (5) affordable and social housing, (6) youth and children's facilities, (7) a new two-form entry Primary School, and (8) a new Community Centre. Not included as a suggested option but obviously of high priority to many residents were expanded/improved medical and health facilities (Appendices 9 and 10).

3.8 The clear result of this consultation stage was that the option to use a number of small sites, predominantly south of the railway, was not supported by the majority because it would not produce enough land for 1250 new dwellings, it would not provide improvements to community infrastructure and the development would be piecemeal and fragmented.

### **3.9 Stage 3**

3.10 The third consultation - a drop-in exhibition - was held in December 2019 on Sunday 1<sup>st</sup> (12 – 4 pm) and Monday 2<sup>nd</sup> (4 – 8 pm) at the Bourne Leisure Centre and the Bourne Community College. At these exhibitions the three earlier site options had been refined to two – a single major allocation either east or west of Stein Road. A set of display boards outlined what was being proposed by the developers for these two options. Additional Information Sheets giving Updates on Activities and the Key Issues from the March 2019 consultations were also distributed (Appendix 11). There was also an opportunity for attendees to suggest adjectives which they would like to see describing Southbourne in the future and the post-it notes were attached to a Vision Tree. The word cloud on the cover of this Consultation Statement was generated from the Vision Tree words.

3.11 The two sessions were attended by 260 people who were asked to complete a questionnaire about the two possible site options giving reasons for their preference for east or west (Appendix 12). The NPSG was very pleased that so many thoughtful comments were added to the questionnaires. From the 226 completed questionnaires respondents indicated which of the two options was preferred in terms of movement/connectivity, facilities, place-making/identity and finally to best serve the growth of Southbourne. Overall a majority of 51% preferred east, 34% preferred west and 15% had no preference (Appendix 13). This was a key consideration when the SPC made the decision to allocate land to the east in the Pre-Submission Plan.

## **4.0 CONNECTION BETWEEN CONSULTATIONS AND PRE-SUBMISSION PLAN**

4.1 A total of 723 residents attended the Public Consultation Events and responses were received from 625 residents. Some residents may have attended and/or responded on more than one occasion but it is not possible to quantify this.

4.2 The three-stage consultation process described above was fundamental to the drafting of the policies contained within the Pre-Submission Neighbourhood Plan Review.

## **5.0 SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN REVIEW – PRE-SUBMISSION PLAN**

5.1 The eight week consultation period started on 17 August 2020 and ended on 12 October 2020. This was longer than the minimum requirement of six weeks to make allowances for the fact that it took place during the Covid-19 pandemic and over the school holiday period.

### **5.2 Composition**

5.3 The Plan consisted of four documents:

1. The Pre-Submission Southbourne Neighbourhood Plan Review, 2019-2037;

2. The Sussex Biodiversity Record Centre (SxBRC) Report;
3. The Strategic Environmental Assessment (SEA); and
4. The Habitats Regulations Assessment (HRA).

5.4 Supporting Evidence was made available via the Parish Council website.

## **5.5 Purpose**

5.6 The purpose of the consultation was threefold:

1. To enable residents to have an overview of the whole Plan including supporting evidence, all of which was available on the Parish Council website. For those residents unable to access the Plan online hard copies of the three main documents were available on loan.
2. To share the contents of the Plan with residents and invite feedback comments.
3. To comply with the requirements of Regulation 14 including consulting both Statutory and Community Consultees (lists given in Appendices 15 and 16).

## **5.7 Promotion**

5.8 Promotion of the SPNP Review Pre-Submission Plan entailed the following:

- Flyers
- Posters
- Letter from SPC hand delivered to every residence in the Parish (Appendix 17)
- Information on the SPC website
- Information on the SPC and Neighbourhood Plan Facebook Pages
- Items in the Village Magazine
- Press release in the Chichester Observer (Appendix 18)

5.9 Unfortunately it was not possible to hold any public consultation exhibitions or events because of the Covid-19 pandemic situation.

## **5.10 Responses (Appendices 19, 20, 21 and 22)**

5.11 A total of 145 responses were received. These included 122 from residents, two from local community organisations, five from developers, and 16 responses from statutory consultees (see Appendix 20).

5.12 All the comments received were considered in detail to decide whether or not changes to the Plan needed to be made. Many local residents sent quite lengthy and detailed responses which had clearly taken time to prepare, and which the Parish Council found particularly helpful.

5.13 Most local residents used the Response Form provided (Appendix 19) to submit their views. The form set out five detailed questions designed to assist in identifying whether the Plan was addressing the right issues and the order of preference for new local facilities (Questions 1, 2, 3, 4 and 5). Question 6 gave people the opportunity to add any further comments on the Plan. A list of the responses to Questions 1 to 5 is set out in Appendix 20 together with a very brief summary of the key topics which were commented on in Question 6. All the responses received are listed in Appendix 21 which includes: summaries of the comments made by local residents and community organisations, the Parish Council's response and the changes made to the Plan as a result. The responses from developers and Statutory Consultees are considered in Appendix 22.

### **5.14 Analysis of Responses**

5.15 In total 63 local residents described themselves as supporting the Plan, 29 supported the Plan with comments, four said they were neutral and 26 objected. (These totals include two residents who said that they both supported and objected to the Plan.) This gives a total of 52% support, rising to 75% if the 29 qualified supporters are added in. Objections stand at 21%.

5.16 Two thirds of local residents and community organisations supported the "Vision and Objectives" set out in the Plan (Question 1). Some 74% supported the policies in the Plan (86 responses) with 26% not supporting them (31 responses) (Question 5).

5.17 By far the main issue of concern to the community respondents was traffic, both existing problems and the increase likely to arise from the proposed development. It was mentioned in some 28 responses, six of which referred to the need for a bridge over the railway line, with this being raised in a further 16. The Parish Council fully recognises these concerns, in fact they were voiced strongly by residents during the preparation of the last Neighbourhood Plan 2015, but it is considered that local highway issues can only be tackled as part of the masterplanning stage of the proposed development (Policy SB2) and it will not be possible to resolve them all. Policy SB2 already makes provision for a new road and cycle bridge, and a separate footbridge, over the railway and the continuing public support is noted.

5.18 The second most significant issue raised was the provision of infrastructure. Some 12 respondents drew attention to deficits, with a further 15 highlighting waste-water problems and local flooding. Six more respondents wanted associated new infrastructure in place before the new development is implemented. The Parish Council is aware of the problems and Policy SB2 sets out a list of community infrastructure required as part of the new housing allocation. The Parish Council continues to press for improvements to local waste-water treatment but this is beyond the scope of the Neighbourhood Plan. Unfortunately, although it would be ideal to have all the related infrastructure in place before new

development is undertaken this would be contrary to Government policy. The Plan does propose 4 ha of natural flood management features related to the Ham Brook (Policy SB2).

5.19 The third most significant issue was Green Infrastructure. Some 23 responses expressed concern for - and the need to protect - wildlife, an additional four stressed the importance of open space, and three more specified particular support for the Green Ring. The Parish Council, with the help of local volunteers, has initiated and supported surveys of the local environment over the last two years, the results of which the Council considers sufficient to justify some very pro-active policies to protect and extend local Green Infrastructure including the Ham Brook chalk stream Wildlife Corridor (Policies SB13, SB14, and SB15). In addition, the Plan proposes the designation of 17 proposed Local Green Spaces (Policy SB16). Policy SB2 requires the provision of a significant new section of the Green Ring, which takes it much further than the last Neighbourhood Plan 2015. The Parish Council is pleased to note the support for these policies.

5.20 Other matters raised included an excess of housing proposed in the parish (eight) and the need for affordable housing (six). The District Council has given the Parish Council an indicative housing figure of a minimum of 1250 dwellings which the Neighbourhood Plan is expected to provide. Affordable housing is addressed in Policy SB4 with additional provision for self-build and custom build housing in Policy SB5. A Southbourne Community Land Trust has also been inaugurated with a view to addressing local housing needs.

5.21 Some respondents wanted clarification on the details of the proposed development, such as what facilities would be provided and where. These are matters which will be negotiated, with reference to Policy SB2, between the Parish Council and the developers of the allocated land Consortium at the masterplanning stage after the Neighbourhood Plan has been made.

5.22 The responses to the detailed questions on the Response Form (Questions 2, 3 and 4) were of considerable help in checking whether the Plan meets local aspirations for improved infrastructure. Traffic was the main issue raised in the responses and 106 respondents answered Question 4 about the priority that should be given to the new road bridge compared to other infrastructure. Ten gave it no support (10%), with a further 27 (26%) considering it desirable but unlikely. However, 34 (32%) thought it should be a priority with 35 (33%) considering it to be important but it should be balanced with other calls on infrastructure provision even if it means a delay in construction. It seems fair to say that the bridge still commands a strong degree of support, as it did in the last Neighbourhood Plan.

5.23 Question 2 addressed community facilities with 195 responses. The clear leader was a health centre (68), with a community centre second (56) both of which are included in Policy SB2. Youth facilities are referred to in Para. 5.31. The future of the library will need to be monitored by the Parish Council with the assistance of West Sussex County Council, although there are no known plans for change at present. There is no specific provision for a

new community shop in the Plan but Policy SB3 would support a proposal should it come forward. The other facilities listed in Question 2 are all included in Para. 5.31 of the Plan.

5.24 Question 3 addressed the Green Ring and potential associated facilities. The top item was pedestrian and cycling routes (75 respondents) with dog walking/nature observation/seating areas/landscaped park all attracting around 40 supporters. These facilities are incorporated in Plan Policies SB2 and SB13, and Paras. 5.78 and 5.79. The measure of support for the remaining elements will be noted for reference when detailed masterplanning of the allocated area begins.

## **5.25 Changes Made to the Plan**

5.26 The following changes have been made to the Pre-Submission Plan as a result of the responses received from the community:

- Paragraph 2.15 – Plan amended to include reference to marinas (Respondent 114).
- Policy SB2 (f) and Policy 13A and Para. 5.82 – Plan amended to include requirement for bridleways which is now referenced in these two policies. Paragraph 5.82 details the proposal to up-grade footpath no. 251/1, which crosses the A27 on a small bridge, to a bridleway thereby providing equestrian access to/from the north of the parish (Respondent 34).
- Paragraph 5.32 - typographical error corrected (Respondents 21, 34 and 54).
- Policy SB6 – Plan amended to include reference to tourism in this policy and referred to in Para. 5.54 (Respondent 41).
- Policy SB12 Local Heritage Asset No. 11 – address details changed in description of property (Respondent 29).
- Policy SB16 Local Green Spaces No. 14(b) – designation amended to exclude three parcels of land within Emsworth Yacht Harbour (Respondent 114).

Changes made to the Plan in response to representations from Statutory Consultees and developers/landowners are detailed in Appendix 22.

5.27 The following change has been made to the Supporting Evidence as a result of the responses received:

- Nutbourne West Character Appraisal SB11.EV1 - No change to Plan but changes have been made to the Nutbourne West Character Appraisal to reflect the extent of Nutbourne's historical and cultural influence (Respondents 98, 107, 108)

## 6.0 CONCLUSION

6.1 Southbourne Parish Council and the Neighbourhood Plan Steering Group, as well as other volunteer residents, have been fully involved in the process of informing and consulting in order to prepare this Review of the Neighbourhood Plan.

6.2 At each stage in the process, from the informal early engagement work through to the formal consultation stage, the Review has benefitted from the inputs of local people as well as key corporate/statutory bodies. This has enabled policies to be developed which are supported in principle by the key stakeholders. Not surprisingly, there remain some objectors who will not be satisfied with the Review but most of the concerns arise from lack of infrastructure in terms of roads, sewage and other community facilities.

6.3 The Steering Group has also benefitted from the working relationship established with Chichester District Council (CDC) officers throughout the process. Although not dependent on the adoption of the forthcoming Local Plan (Chichester Local Plan Review 2035) for its validity, the Plan does respond positively to its reasoning and evidence in respect of providing for housing growth in the parish in accordance with draft Local Plan policy AL13. The Group issued an open invitation for District Council officers to attend Steering Group meetings, which was usefully taken up on a number of occasions, and there have also been additional technical meetings with both policy and development management officers throughout the preparation process.

6.4 The District Council has assisted the Group in providing the Housing Information and Housing Needs Surveys requested by the PC, and commissioning the SEA and HRA. The Council's Wildlife Officer has advised the flora and fauna surveys undertaken by parish volunteers. Officers have provided helpful comments on the approach being taken by the Plan, including comments at the Pre-Submission stage. Consultations have also been undertaken with Havant Borough Council through the Community Questionnaire (20 February, 2019) and the Regulation 14 Consultation. A meeting on 20th February, 2019, established that the effect on the Borough of the proposed development in Southbourne was considered likely to be negligible. It was noted that there were some cross boundary interests relating mainly to the use of facilities and services in Havant, flood controls on the upper Ems and the protection of the proposed Lumley Wildlife Corridor. It was noted that the Borough would be consulted at the Regulation 14 stage, which was done.

6.5 Most important of all, this Review and its Policies enjoy the support of the majority of the local community whose support will subsequently be sought at the referendum stage. The SPNP Review Submission Plan provided to Chichester District Council for the Regulation 16 Consultation accurately reflects the wishes of Southbourne residents and this Consultation Statement shows that it is a plan which has been driven by the community for the community.

## Appendix 1 – Posters, Flyers and Leaflets

### First Public Consultation



**Southbourne Parish Council invites ALL residents of Southbourne Parish to attend.**

Chichester District Council is reviewing its Local Plan and Southbourne Parish is likely to be allocated **1250 NEW DWELLINGS**. Therefore, the Parish Council is reviewing the current Southbourne Parish Neighbourhood Plan and wants your views on how this happens.

***THIS IS YOUR CHANCE TO HELP SHAPE THE FUTURE OF OUR PARISH.***

***PLEASE COME ALONG AND GET INVOLVED.***

**WHERE?** The Village Hall, First Avenue, Southbourne PO10 8HN

**WHEN?** Monday, 3 December, 2018, 6.00-9.00 pm and/or



**Sunday, 9 December, 2018, 11.00am -2.00pm**



**Second Public Consultation**

A large, red, multi-pointed starburst graphic with a jagged, sunburst-like edge, centered on the page. It contains the main title text in white, bold, uppercase letters.

**SOUTHBOURNE  
NEIGHBOURHOOD  
PLAN REVIEW  
PUBLIC CONSULTATION  
EVENTS**

**Southbourne Parish Council invites ALL residents of  
Southbourne Parish to attend.**

**The Parish Council is reviewing the current Southbourne Parish Neighbourhood Plan to plan for the proposed allocation in the Chichester Local Plan Review 2035 of 1250 new homes for the Parish. We need your help to make key decisions on the future development of the Parish.**

***IT'S NOW UP TO YOU TO LET US KNOW WHAT YOU THINK***

***WHERE?* The Village Hall, First Avenue, Southbourne PO10 8HN**

**WHEN?** Sunday 24 March 2019, 12.00 - 4.00 pm and/or  
Monday 25 March 2019, 4.00 - 8.00 pm



Third Public Consultation



**Southbourne Parish Council invites ALL residents of Southbourne Parish to attend (Hermitage, Lumley, Nutbourne West, Prinsted and Southbourne)**

**The Parish Council is reviewing the current Southbourne Parish Neighbourhood Plan to prepare for the proposed allocation of at least 1250 new homes in the Parish as proposed in the Chichester Local Plan Review 2018 to 2035. We need your help to enable us to make key decisions on the future development of the Parish.**

**Sunday 1 December 2019, 12.00 - 4.00 pm**  
**Bourne Leisure Centre, Park Road, PO10 8PG**

**Monday 2 December 2019, 4.00 - 8.00 pm**  
**Bourne Community College (Small Hall), Park Road, PO10 8PG**

**Southbourne**  
**West Sussex**



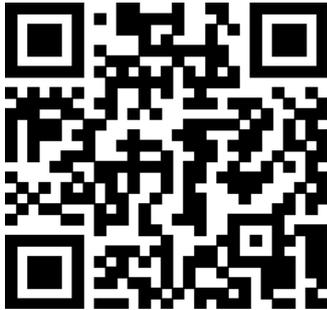
Pre-Submission Consultation

**Southbourne Parish**  
**Neighbourhood Plan Review 2019-**  
**2037**

**Pre-Submission Public**  
**Consultation**

**August 17 – October 12 2020**

**The DRAFT of the Neighbourhood Plan Review is ready for you to read and comment on! Have your say in the future of Southbourne Parish! A copy can be found on our website: [www.southbourne-pc.gov.uk](http://www.southbourne-pc.gov.uk) . We can email a copy directly to you, or you can request a printed version by sending a request to [spnpcomms@southbourne-pc.gov.uk](mailto:spnpcomms@southbourne-pc.gov.uk) . We must have all of your comments no later than 5pm Monday 12 October 2020.**



## Appendix 2 – Articles in the Village Magazine

The Village Magazine is a monthly publication for the communities from Emsworth to Chichester. It is hand delivered, free of charge, to most Southbourne households.

1. **2018 November** Village Magazine article (p.7) asking for Volunteers to join NP Steering Group

### Southbourne Neighbourhood Plan

We need your help! To all residents of Southbourne Parish; From Hermitage to Nutbourne West, South Lane to Prinsted. You may not be aware that CDC is in the process of reviewing and revising its Local Plan. This also means that Southbourne Parish has to do the same with our Neighbourhood Plan (SPNP) It is not just up to the Parish Councilors to try to decide what's best for Southbourne, but for all residents to have a say. Many of you that worked on the SPNP the first time, know just how much work is involved. WE NEED YOU! The Steering Group meets the first Tuesday of every month. As we are gearing up we need volunteers to join us, and the 4 current task groups (Infrastructure, Environment, Housing and Communications), there might well be additional meetings with the task groups on different days. Please note that the Steering Group is NOT about stopping more development in the Parish. We have no say in the matter, but we CAN help shape the type, location, and added infrastructure that can be gleaned by the developers in the process. Can you help shape

Southbourne  
West Sussex

the future of Southbourne? Please email clerk@southbourne-pc.gov.uk if you would like to join the SPNP steering group.

2. **2018 December** Village Magazine article (p.11) invitation to residents to join open meeting 3<sup>rd</sup> or 9<sup>th</sup> December

### Southbourne Neighbourhood Plan Open Meeting

**Southbourne Parish Council** invites all residents of Southbourne Parish - from Hermitage to Nutbourne, Prinsted to South Lane - to an Open Meeting with Councillors, CDC planning officers and members of the Neighbourhood Plan Steering Group to find out more about the Neighbourhood Plan Review. At the Village Hall, First Avenue, Southbourne PO10 8HN, on **Monday, 3rd December, 2018**, 6.00-9.00 pm and/or **Sunday, 9th December, 2018**, 11.00am-2.00pm. This is your chance to help shape the future of our village. Please come along and get involved.

Southbourne  
West Sussex

### 3. 2019 January Village Magazine article about Open Meetings

#### Southbourne West Sussex Southbourne PC Update

Southbourne Parish Council was delighted with the response to our open drop in meetings which began public consultation on the Review of the Neighbourhood Plan. Over 2 sessions, 3rd and 9th December, 200+ residents came in to talk, present their views and concerns. This is just the start, but with such support, the Steering Group and Parish Council will push forward with the review. We continue to welcome volunteers to assist with everything from joining the Task Groups, to delivering leaflets/posters and surveys. To take part, please email [clerk@southbourne-pc.gov.uk](mailto:clerk@southbourne-pc.gov.uk). For further information, Chichester District Council will also present their public review of the Local Plan on 17 January 2019 at the Bourne Leisure Centre. Details can be found on their website. Sincere thanks to Parish Councillors, Steering Group members and volunteers for putting our first feet forward with such enthusiasm. Thanks also to the residents of Southbourne Parish for getting involved yet again, and caring about the future of Southbourne Parish.

### 4. 2019 March Village Magazine article about CDC Exhibition in January and NP Steering Group comments on CDC Preferred Approach and "poster" about Public Consultation Events 24 and 25 March



**SOUTHBOURNE  
NEIGHBOURHOOD  
PLAN REVIEW  
PUBLIC CONSULTATION  
EVENTS**

Southbourne Parish Council invites ALL residents of Southbourne Parish to attend.

The Parish Council is reviewing the current Southbourne Parish Neighbourhood Plan to prepare for the proposed allocation of 1250 new homes in the Parish as indicated in the Chichester Local Plan Review 2035. We need **YOUR** help to make key decisions on the future development of the Parish.

**IT'S NOW UP TO YOU TO LET US KNOW WHAT YOU THINK**

**WHERE?** The Village Hall, First Avenue, Southbourne PO10 8HN

**WHEN?** Sunday 24 March 2019, 12.00 - 4.00 pm and/or Monday 25 March 2019, 4.00 - 8.00 pm

Southbourne West Sussex



#### Southbourne Parish Neighbourhood Plan Review

In January 2019 CDC held a Chichester Local Plan Review Public Exhibition at the Bourne Leisure Centre in Southbourne. Southbourne Parish Neighbourhood Plan Steering Group (NPSG) set up an information board for this Exhibition with a more condensed version of our own Southbourne Neighbourhood Plan Review Exhibitions which were held in December 2018. The Event was very well attended and members of the NPSG were busy from start to finish answering questions and queries. Residents were able to look at maps showing sites where the proposed allocation of 1250 new homes in Southbourne Parish might be built and to put forward their views on the impact that development of this scale might have on the Parish. The NPSG received many comments suggesting ideas for new and improved infrastructure and transport links together with ways to enhance the environment within the Parish.

Steering Group members have also worked tirelessly going through the Chichester Local Plan Review Preferred Approach and supporting evidence documents to aid the Parish Council in its response to the consultation. The Parish Council comments have now been formally submitted to the CDC & the contents can be viewed on our website [www.southbourne-pc.gov.uk](http://www.southbourne-pc.gov.uk).

## 5. 2019 June Village Magazine article about NPSG activities and website address for feedback from Consultation Events

### Proposed development in Southbourne

Seaward Properties – Brochures for  
Cooks Lane and Penny Lane

Southbourne  
West Sussex

Residents may have seen brochures about proposed developments at Cooks Lane and Penny Lane in Southbourne produced by Seaward Properties. The brochures make it appear that Seaward Properties are working with Southbourne Parish Council (SPC) and the Southbourne Neighbourhood Plan Steering Group (NPSG) to progress these developments and this is misleading.

While the NPSG has sought proposals from a number of land interests in the Parish to meet the 1250 homes required as part of CDC's Local Plan 'Preferred Approach' it is not yet at the stage where any discussions or negotiations are taking place with any of the land interests. All the land interest submitted proposals are currently being assessed by the NPSG's consultants and there is a lot of work to be done in the coming months to prepare a new Neighbourhood Plan that supports the requirement for 1250 homes. It is therefore far too early for Seawards to be suggesting that they are working with the NPSG to bring forward either or both of their sites for development and the same is also true for all other land interests in the Parish. The NPSG will be carrying out further consultation with residents on the new Neighbourhood Plan later in the summer. Of course, at the appropriate stage the NPSG will be negotiating with the preferred land interest(s) to ensure that any new development includes the infrastructure that the Parish needs.

In the meantime, if you want to know more about the work carried out by the NPSG so far please see the information provided at the consultation on 24 and 25 March 2019 at:

[https://www.southbourne-pc.gov.uk/Neighbourhood\\_Plan\\_Consultation\\_Events\\_25778.aspx](https://www.southbourne-pc.gov.uk/Neighbourhood_Plan_Consultation_Events_25778.aspx).

Southbourne Neighbourhood Plan Steering Group, May 2019

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**6. 2019 October Village Magazine article with update on NPSG activities**

**Southbourne Parish Neighbourhood Plan Steering Group**

In spite of the distractions of good weather, holidays, local events and family activities the members of Southbourne Parish Neighbourhood Plan Steering Group have not been idle over the last three months. In response to the Chichester District Council's Local Plan "Preferred Approach" consultation requiring 1250 new houses to be built in our Parish between 2020 and 2035 we are reviewing our current Neighbourhood Plan.

We have subdivided into four teams looking at Housing, Infrastructure, Environment and Communications and much work has already been undertaken to obtain relevant information for the new version of our Plan. For example, the Housing team have listed Local Heritage Assets, researched other villages' sustainable design policies and are considering commissioning a Housing Needs Survey for the Parish. The Infrastructure Group have visited local community centres to assess what would be needed to service a large expansion in Southbourne, they have looked at ways of bringing employment into the area and are in the process of mapping transport and access routes. The Environment Group have been surveying local wildlife corridors and recording information about local flora and fauna as well as evaluating local green spaces which might be eligible for special protected status.

The Steering Group is made up of Parish Councillors and local volunteers who are putting a lot of time and effort into this work on behalf of their Community – many thanks to all concerned.

**7. 2019 November Village Magazine invitation to Public Consultation events in December**

**INVITATION**

**Southbourne**  
West Sussex



*Sunday 1st December 2019, 12.00 - 4.00pm*  
*Bourne Leisure Centre, Park Road, PO108PG*  
*Monday 2nd December 2019, 4.00 - 8.00 pm*  
*Bourne Community College (Small Hall)*  
*Park Road PO108PG*

*Southbourne Parish Council invites ALL residents of Southbourne Parish to attend (Hermitage, Lumley, Nutbourne West, Prinsted, Southbourne)*  
*The Parish Council is reviewing the current Southbourne Parish Neighbourhood Plan to prepare for the proposed allocation of at least 1250 new homes in the Parish as proposed in the Chichester Local Plan Review 2018 to 2035. We need your help to help inform us on key decisions on the future development of the Parish.*

8. 2019 December Village Magazine invitation to Public Consultation events on 1st and 2nd December

**INVITATION**

**Southbourne**  
West Sussex



**Sunday 1st December 2019, 12.00 - 4.00pm**  
**Bourne Leisure Centre, Park Road, PO108PG**  
**Monday 2nd December 2019, 4.00 - 8.00 pm**  
**Bourne Community College (Small Hall)**  
**Park Road PO108PG**

**Southbourne Parish Council invites ALL residents of Southbourne Parish to attend (Hermitage, Lunley, Nutbourne West, Prinsted, Southbourne)**

**The Parish Council is reviewing the current Southbourne Parish Neighbourhood Plan to prepare for the proposed allocation of at least 1250 new homes in the Parish as proposed in the Chichester Local Plan Review 2018 to 2035. We need your help to help inform us on key decisions on the future development of the Parish.**

9. 2020 January Village Magazine feedback from Consultation Events

**Southbourne Parish Council Vision Tree**

Southbourne Parish Council Public Consultation Meetings

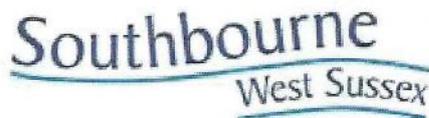


Southbourne Parish Council Neighbourhood Plan Steering Group put on an Exhibition about the proposed housing development which will be needed between 2020 and 2035 according to Chichester District Council's Preferred Approach. Two drop-in sessions were held on Sunday, 1 December, and Monday, 2 December, and these were attended by 260 people. Residents were asked to complete a questionnaire about the two possible site options and to give the reasons for their choices. We were very pleased that so many thoughtful comments were added to the questionnaires so we now have the task of analysing all the responses. As attendees left the Exhibition they were asked to come up with a word which could be included in the Vision Statement which the Parish Council is currently developing and add the post-it to the Vision Tree. We would like to thank everyone who made the effort to attend the Exhibitions and in particular all the volunteers who were available to help put it up, take it down, and answer queries when necessary.



**10. 2020 August Village Magazine announcement of Pre-Submission Consultation**

**The Draft version of the Southbourne Parish Neighbourhood Plan revision 2019-2037 will soon be available for Public Consultation**



After nearly 2 years, 3 public events, questionnaires and hours of research and hard work from Community volunteers the first draft of the Southbourne Parish Neighbourhood Plan is nearly ready. In the coming weeks the Draft Neighbourhood Plan document will be available for view by all residents and we will need your comments on it before we move forward to the next stage.

Please look out for notices around the Parish, Facebook pages and Parish Website [www.southbourne-pc.gov.uk](http://www.southbourne-pc.gov.uk) for updates.

**11. 2020 September Village Magazine advertisement with Pre-Submission poster**

Have your say **NOW** on the future of Southbourne Parish!



**Southbourne Parish  
Neighbourhood Plan Review  
2019-2037**

Regulation 14 Public Consultation  
**17 August – 12 October 2020**

The **DRAFT** of the Neighbourhood Plan Review is ready for you to read and comment on! Download a copy from our website: [www.southbourne-pc.gov.uk](http://www.southbourne-pc.gov.uk). Response forms, Environmental Report and supporting evidence can also be found here.

Trouble accessing it? Email [spnccomms@southbourne-pc.gov.uk](mailto:spnccomms@southbourne-pc.gov.uk) or call 01243 373667 for other ways to view it.

**We must have all of your comments no later than 5pm  
Monday 12 October 2020.**



**12. 2021 January Village Magazine – first Southbourne Standard with an article about the Neighbourhood Plan Consultation – the next steps**

**COMMUNITY**

**Southbourne Standard – News from the Parish Council**

**Neighbourhood Plan Consultation – the next steps**

Between 17th August and 12th October Southbourne residents were asked to look at the Pre-Submission Neighbourhood Plan and submit their views. In total we received 145 responses. Most of these were from residents but we also had 11 from Statutory Consultees and four from Community Organisations. It was certainly good to know that most residents supported the Plan and its Policies and many people commented on how much they appreciated the hard work which had gone into its preparation.



Word cloud from a Neighbourhood Plan consultation meeting

Many responses mentioned the current lack of infrastructure in terms of roads, facilities and waste-water treatment which should be provided as soon as possible when new development is started. We are now in the process of reviewing the responses and then we will decide what changes to the Plan need to be made before submitting it to Chichester District Council, hopefully in December 2020.

**Southbourne Environment Group (SEG)**

The first litter-pick of the year took place on 19 September with 11 volunteers who collected 12 bags of rubbish.



Libby and Doug Flanagan Alison Barker

We are launching a new initiative – Greening Southbourne – and would welcome your help with getting it started. Is there an area of open land near where you live which could do with being made more attractive by tidying-up or new planting? It doesn't matter what size it is and if a number of residents in the area are prepared to take it on they can be given guidance and support on how to go about it. Please contact the Clerk in the first instance.

Southbourne is in the process of setting up an Allotment Association – if you are interested have a look at the Parish Council website [www.southbourne-pc.gov.uk](http://www.southbourne-pc.gov.uk).



Mother of Trees and Defender of Nature.

**Meet your Councillors**

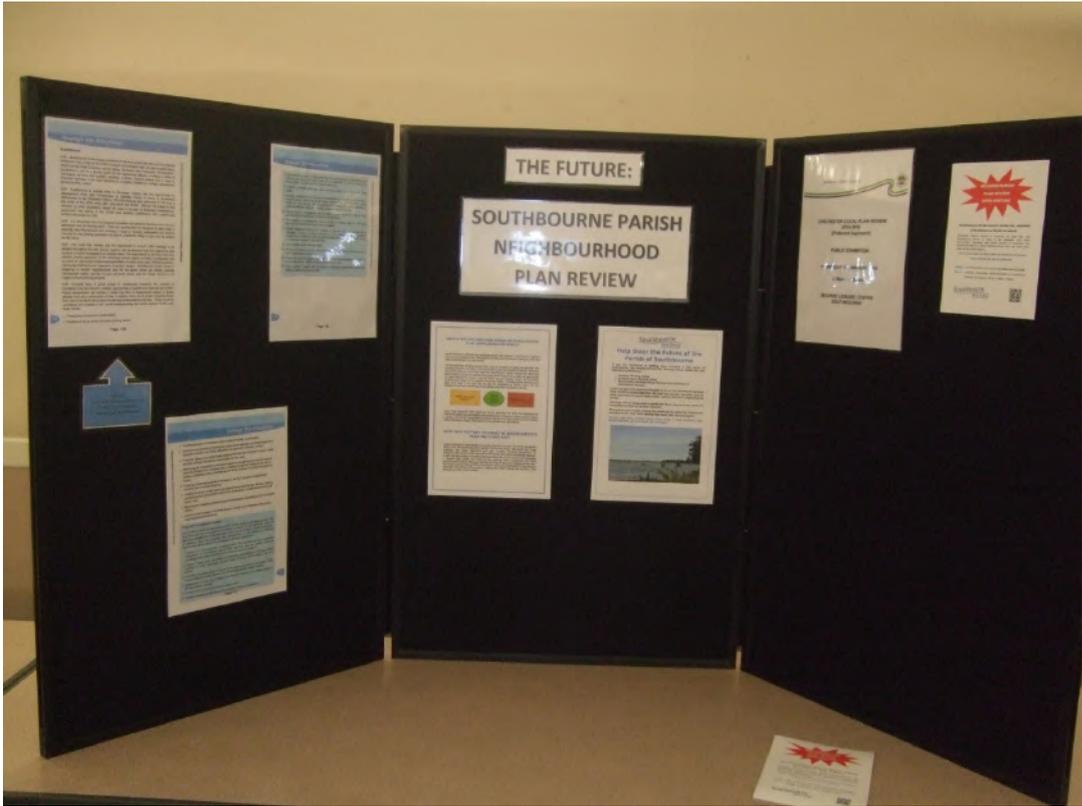
Amanda Tait joined the Parish Council in 2016 and is Chair of the Planning Committee, Co-Chair of SEG and a Tree Warden.

If you need to get in touch with your Parish

# Appendix 3 - Photographs from Consultation Events

## Public Events December 2018







***Public Events March 2019***













## **Appendix 5 – Feedback from the December 2018 Consultation Events**

Residents attending the two drop-in sessions were encouraged to submit comments relating to any of the three topics: housing, infrastructure and environment. The comments are given below.

### **Housing**

- 1: Question the validity of the latest figures (Gov't and Local) compared to ONS.
- 2: Access onto A27 to take pressure off Southbourne rail crossing. Upgrade to GP surgery, current wait times not good, provision for schools/nursery.
- 3: The plan seems very unbalanced towards Southbourne with 1250 of the total allocation. Needs rebalancing, the infrastructure will not cope.
- 4: New housing should not change character of village, nor cross boundaries to neighbour villages. Houses should be in keeping with current buildings. Land for recreation and allotments should be expanded.
- 5: Given that all of the housing allocation cannot be met from the land between the railway and A259 it would seem better to allocate the housing all in one area, properly planned with infrastructure built in.
- 6: Houses are needed for people on zero hours/low incomes. How can they afford to buy or rent houses now? They are forgotten and disgrace the 5<sup>th</sup> richest country in the world.
- 7: Can we have access off the A27 via the North emergency exit? Will there definitely be a road (bridge) over the railway line?
- 8: We need mixed housing that is affordable to help attract families with young children and cater for single parents. Plan should incorporate good design to avoid risks of flooding. Improve the infrastructure for the new arrivals including nurseries, more shops, and leisure amenities.
- 9: New medical centre, Railway Bridge, mixture of housing, more basic infrastructure.
- 10: Lower rents for youngsters and chance to purchase properly funded schemes, NOT for profits local enterprises.
- 11: Build social housing and end myth of so called affordable housing.
- 12: I would like to know why Southbourne is taking the lion's share of this quota of houses. This should be shared more equally along to Chichester surely?
- 13: Improve pedestrian/vehicular access over the railway, wide Green Ring for aesthetic, exercise, health and wildlife benefits.

14: Think development of Cooks Lane bordering the railway is an ideal plot. A small development with the road widened, very unsafe road at the moment.

15: A new access road onto A27 would seem to be a sensible idea to prevent traffic having to travel locally to gain access.

16: More affordable housing for local people. Higher proportion of social housing.

17: Please consider bridge/tunnel to avoid level crossing - massive queues already. Upgrade roads/doctors/shops etc.

18: Provision of new schools? Doctor's surgery/health centre? Access road?

19: Thank you for organising this event. My concerns are: housing must be affordable. Something must be done to take into account added pressure on sewage/drainage. School places (we moved here in 2007 and struggled to find places for our 2 children). Doctors surgery, there is no room at Southbourne surgery to expand without losing its parking spaces. Majority of users are elderly, a lot with mobility issues who need to drive, where would they park? There is a general lack of children's play areas and these would definitely need to be implemented in the new plans.

20: Genuinely affordable housing should be incorporated in large numbers for young and older people. At the moment 'affordable' housing is in fact both scarce and affordable to very few people. Help with deposits?

21: There seems very little consideration for improving/adding to the existing surgery in Southbourne given the huge increase in houses. What's happening?

22: Put it all in the green highlighted area with a new bridge over the railway line to keep it away from Stein Road level crossing.

23: Any further new development north of the railway. Thus the beautiful coastal areas remain for all to enjoy, this is the reason we came here. Also this would be closer to the A27, hopefully one day access onto/into Southbourne. Areas of separation along A259 would also remain.

24: Before developments of this sort of number 1250, infrastructure should be studied/reviewed for capacity and additional services put in place or at least be underdevelopment. None currently with existing/ongoing development. Is the District figure accurate? Why Southbourne 1250, Bosham/Fishbourne 250, Chidham 500 - no even balance, it all seems weighted on Southbourne.

25: Within the new developments I think tree planting would help keep the rural atmosphere of Southbourne. They would need to be large enough areas of trees so that the wildlife is supported, also providing shade from hot summers and helping to sustain a healthy environment amidst all the pollution in our modern world.

26: What are the plans for the GP surgery for the increase in population? Plans for schools capacity? It is important that the road infrastructure is improved. IS Southbourne Railway Station being improved?

27: The Plan review and the distribution of houses in the area from west Chichester to Emsworth/Southbourne should be equally distributed not a majority of houses in just two areas, i.e. make it more (illegible) not some town with big amount and others with none (illegible).

28: My main concern is that the road structure will not cope with the demand on 1250 new houses. The A259 will not cope and a new junction on the A27 would be beneficial.

29: How many new schools? How many new surgery personnel/people? How to fix the traffic? New roads per housing not to use existing? Need new amenities. New play areas safe for children. Drainage/sewer upgrade?

30: Buildings sympathetic to present surroundings. Keep within village boundaries??? Cooks Lane. Level of housing seems disproportionate – must maintain as a village not allow to become a town.

31: Would prefer development to be in one space or as few sites as possible.

32: Housing could be constructed not in traditional small box like homes, but could be larger units, perhaps housing 8-10 families in a larger dwelling, This is done successfully in Germany and other countries in Europe. The result is to provide required homes but using less space, so that we will all have more open space.

33: Developments could contain mixed styles of houses, broad tree-lined roads, cycle paths and play areas for children.

34: A259! All new housing to join this road. Already a rat race, speeds from Emsworth roundabout to Southbourne roundabout are way over 30mph. Twice sitting stationary on the bus a car and van hit it; speed calming needed along A259 in ALL Villages.

35: The proposed plans have not illustrated the percentage of NHS (doctors) facilities which have to be provided to meet the increased population; Southbourne Surgery is already at breaking point.

36: The Committee seems to have considered most of the options. I would strongly support increased medical facilities.

37: Mixed design of houses so not all looking the same. A good mix of affordable housing but please can we keep the village distinct rather than morphing into ribbon development down the A259. SO important to have strategic gaps between Emsworth/Southbourne and all the other villages east towards Chichester. As development inevitably goes north of railway improve railway line crossings.

38: We need more affordable homes particularly for the young so they don't have to move away. Think the quality of the Seaward development is excellent.

39: You need to build all the planned houses. This will help with the massive housing shortage. The supply will outweigh the demand and help to reduce house prices for local people and families. Get on and build the required amount!!!

40: How are we going to manage with 1250 new houses?? Protect AONB. Any plan should have open spaces and tree planting. Planting of copse, for wildlife, plus ponds and bird/bat boxes.

41: All private houses. NO social housing. NO big flats. An estate of retirement bungalows. More amenities i.e. parks, playing fields, cycle paths, foot paths.

42: HSB0007 plot. I live in Penny Lane. The 2 corners closest to Penny Lane are subject to yearly flooding. In addition Penny Lane is very congested with residents parking and work vehicles, any housing on the above plot should take this into consideration. No dense housing.

43: How is percentage build calculated? 1250 is a huge proportion compared to nearby villages.

44: I admire the look of the houses being built at the former Loveders Farm site (Priors Orchard). I believe the company behind the housing would like to build between Cooks Lane and the railway line. Good use of redundant land in a space already surrounded by housing.

45: Once we lose valuable agricultural land we will never get it back. All this is greenfield. Any brownfield sites around Chi available?

46: New development would be ideally not consisting of infilling development. But larger sites which could then have integrated infrastructure built in from the start of development.

47: I am concerned about the doctor's surgery. Will they be able to cope? Can all the children from the new houses be able to attend schools in Southbourne?

48: If you had thought about getting the initial NP right in the first place you may have reduced the total houses requested by CDC.

49: Attention must be given to provision of adequate schools, medical centre, drains, roads in proportion to number of houses planned

50: To keep the Village feel and successfulness of Southbourne to keep larger areas of green space to stop it blending into other villages.

51: Why do none of the new houses being built have solar panels? None of the houses are built to eco-safe standards.

52: The Seaward development looks superb! Please build more of these types of houses.

53: Housing must include large number of affordable housing for first-time buyers to purchase, not starting as at present £300,000! Build houses for local people, not wealthy Londoners who can afford present prices. Developers MUST be told that this is what we need to bring younger people into the village or remain here.

## **INFRASTRUCTURE**

54: I am concerned about the traffic using Cooks Lane and Priors Leaze lane. I feel they are becoming part of the rat run through the villages and into Chichester because of the increase in traffic on the A259 and A27. Additional building must take into account access roads, speed limits and safety of all village residents, young and old.

55: I believe that development to the North of the railway line cannot take place until improved access across the railway i.e. bridge, is in place.

- 56: Another crossing the other end of the village (the A259@ Parham Place).
- 57: Sewage contamination of harbour...UV system? Shell fish/water pollution etc? Archaeology sites.
- 58: What is the proposed timing for increasing/improving the availability of medical services, primary schools, secondary school provision in Southbourne?
- 59: ref: playing fields north of Southbourne primary schools. I understand that this area is owned by WSCC, but why in the plan is this area not designated as open space for the use of the community in any future possible development? South of the railway, no open space is available, other than the shoreline.
- 60: Southbourne 'village' needs a green space south of the railway line. If development north of the railway expands Bourne School and includes a new infant and junior school – then existing infant/junior school playing fields should be protected as a green space.
- 61: I have concerns about infrastructure in a village with more development. Two main issues are A259 and Clovelly Road. A259 is littered with potholes and poor reparations after trenches dug for water mains adjacent to Prinsted Lane and Garsons Road. Potholes from Southbourne to Emsworth, Clovelly Road is appalling, it is half residential and half industrial. The two garages take over most of the car parking in the road, cars under repair left in the road, 40 ton lorries and double decker buses find it difficult and drive across the grass verges, abuse the residents, and the road surface is dreadful, uneven and potholed. Street lighting is poor, two street lights in the road against one every 100 m on Park/Manor roads. How can the industrial facilities be improved, they will be required with additional housing? Clovelly Road is the most dangerous in the village.
- 62: How is the community going to cope with so large an influx of people, with an already struggling surgery/pharmacist and educational facilities? This is already a considerable problem. Also Lodgebury Close is used as a school car park! Will there be additional parking areas considered to alleviate the already disruptive congestion around the village?
- 63: Traffic on Stein Road is already horrific. It simply cannot support any more foot flow north of the railway gates. It needs double yellow lines up to the gates to stop the standstill.
- 64: I have to walk regularly down Cooks Lane. If housing were built on the land to the south of Cooks Lane to the railway could we force the developer to put in a pavement and/or lighting to improve the road and make it safer? Widen it so two cars could pass?
- 65: Safe routes for cycling and riding (bridleways) are imperative.
- 66: Please keep housing south of the railway as Stein Road is becoming a bottleneck at school drop off/ pick up times OR build roads west and east of Southbourne to help the flow of traffic onto A259. We welcome new housing but to condense it near Stein Road is making life a misery to local residents. Thank you.
- 67: What about schools places?
- 68: The wildlife? I back on to Cooks Farm. I am visited daily by deer and pheasants. What will happen to those?

69: Parking in Southbourne? What plans have committee for improving the parking in Southbourne? Lodgebury Close could be opened up for school drop off, clearing New Road/Stein Road and Second Avenue.

70: The biggest concern is the changing character and look/feel of the area. We moved here 25 years ago for a semi-rural, not city-based lifestyle, whilst still working. The number of inhabitants, cars, and pace of things has increased dramatically and the worry is that the infrastructure has NOT been updated in line with increasing population. Roads are creaking, surgeries and schools under pressure. Where will it end?

71: I do feel that the 'powers that be' do not visit our village to see the working of it at ALL times of day, experience the mayhem of Stein Road and surrounding roads at school times. The accumulation of ON pavement parking, school times and the railway crossing...it is horrendous so local people bypass Stein Road and choose another route home, so blocking other roads i.e. Westbourne for example.

72: HSB0031 Would make Stein Road catastrophic with traffic, width of road centre of village too dangerous.

73: Where is the planning for infrastructure???

74: Improvement to traffic movement. Alternative access to North of the village from A27. Currently people living in Southbourne north of the railway are limited to access by Stein Road crossing and parking, narrow Inlands Road and crossing, narrow access via Westbourne.

75: Build a new community centre for social activities/dance classes/exercise/pilates etc., recruit more doctors, build slip road onto A27.

76: Need a coherent network of footpaths and bridleways protected to preserve/separate amenity and encourage cycling...good for the environment.

77: If we have to have all these houses, how about a decent facility for a non-league football club?

78: Capacity of doctor's surgery needs to increase. School places required will increase. If building in Cooks Lane traffic will increase considerably and won't cope. Stein Road crossing traffic is horrendous.

79: Existing footpaths and bridleway (including permissive bridleway) need protecting as valuable amenity. Develop a cycling route along A27 perhaps?

80: Future plans need to account for adjacent plan for Havant...BOTH will rely on Thornham Sewage treatment works. REALLY!??

81: Currently cycling is a nightmare along A259 and surrounds. This will make it a lot more dangerous hence less attractive. This plan will discourage use of bikes!

82: I am concerned that developers could side step things like affordable housing, new roads, leisure facilities etc. etc. if they find they cannot afford them once development has started. AONB HAS to be sustained and maintained. Expansion of schools and surgeries will be needed to serve the extra 3000+ residents planned for.

83: Improve parking provision on Garsons Road but consider introduction of traffic slowing measures e.g. (illegible) points where only one car can pass at a time to minimise the rat running of Garsons Road.

84: It's becoming increasingly difficult to turn right onto Main Road from North or South. Roundabout at Main/Stein is experiencing FAST Main Road through traffic. Better traffic management signage and controls are needed to make traffic flow slower and safer, reduce traffic congestion and pollution at Southbourne schools run times, also safer pedestrian crossing at New Co Op site. Improve cycle lanes/safety.

85: Extra cycle lanes.

86: Second church?

87: Sort out railway crossing control – it causes pollution/anger/traffic jams by being down for ages. More doctors. Totally AGAINST development north of railway line.

88: Community activities centre, places for keeping kayaks/boats etc. at Prinsted, outdoor activities centre...climbing wall, dinghies etc...?

89: Provision of Community centre in this huge area would be essential. Also access road directly onto A27 so local traffic didn't have to travel on small roads to access it.

90: Cheaper bus fares for under 65s especially school children, children's play areas needed, better cycle paths, protect wildlife.

91: Bridge over railway line is essential, new community centre north of railway line if that's where the new housing will go. Expand Surgery. Slow traffic on Stein Road (20mph) Complete Green Ring + proper segregated cycle routes around the Parish linking East and West.

92: I feel we need to continue with the plan to have a road bridge and footpath over the railway. Also required is a doctor's surgery north of the railway. Larger community building for the elderly (Age Concern), Men's Shed and the youth as these are the areas that require or need better facilities.

93: SEWAGE!!! Thornham Treatment Plant is a disgrace! The Environment Agency's permits are scandalous and Southern Water are happy NOT to over deliver.

94: The level crossing at Stein Road has to be 'relieved' before someone dies.

95: Concerns: Traffic Road Bridge over railway, link to A27, surgery capacity.

96: Traffic is just horrid, it's hard for a pedestrian to cross Main Road. Could you look at a new zebra crossing at end of Prinsted Lane?

97: Knock village hall down and rebuild. Offices to rent, theatre and cinema nights, childcare events, weddings - a community base for everyone...use developers money.

98: Improve cycle track marking on A259 please.

99: If we have to have such vast development in Southbourne 'village' then my preference would be for developers to work on principle of making a 'village' effect development where green areas are preserved for 'village' activities smaller grouping always helps good neighbourliness, NOT a long line of houses even of housing architecture merit.

100: Dangerous crossings on the A259 in Southbourne should be assessed in view of numbers ever increasing on that road. Traffic lights on a roundabout and a bus stop are hazardous.

101: Improve road surface of Main Road, reduce noise evident with increased traffic.

102: Congestion at the new Co-op shop due to the numbers of car park spaces are not available. (parking on pavement etc.).

103: Already there is a lot of traffic around Southbourne. With more housing, in fact, a vast increase in housing, the already busy roads will be even more congested. The Fishbourne Roundabout will be even busier! Havant town centre (although not in Southbourne) will be even busier! This will increase air pollution. Will this increase in pollution come within recognised standards? How will we get healthy air to breathe?

104: Southbourne would benefit from a true centre of the village currently it seems to spread along the A259. Improvements to the station / shelters/ toilets. Walkway up and over to access platforms when train is sited at the station.

105: The doctor's surgery is already struggling to cope. A large Health Centre with more doctors and nurse practitioners would be suitable now and would take pressure off A & E operating on Saturdays would be possible with more staff.

106: Harbour and area south of A259 to be kept as an area free from housing but well provided with footpaths, etc. for visitors.

107: Park for dog walkers, pond, Skate Park, bowls, tennis, football a place for all the community.

108: Footbridge/cycle bridge over railway.

109: Parents taking responsibility for road safety.

110: Southbourne will become a 'built up' area with views mostly to the north. A purpose built Community centre to provide activities/café etc. + small retail units. Placed within a sensory garden and carefully selected trees to provide shade. (Use designers from Brinsbury College, students are part of Chichester College). An area to provide traditional early village activities area.

111: Main problems at the moment with more development: increased traffic over level crossings, lack of facilities (shops/café etc.). Despite claims of excellent transport links, the trains are woefully late and oversubscribed at peak times.

112: Please can we have more 'doggie poo' bins? As dog owners throw the poo bags into the hedgerow etc. which is very bad for wildlife! I always use the bins provided but they are quite spread out.

113: Roads, important transport links can accommodate more people, sufficient schools, GP surgeries – difficult to recruit/maintain GP's and nurses so provision needs to be made.

114: Parking for school – reduce verge at top of Cooks Lane (Stein Road) and create lay-by for parking. Widen other end of Cooks Lane to create footpath like Inlands Road so people can walk safely. Need affordable homes for young.

115: Build an access road on the A27 to alleviate traffic.

116: Like the majority of people my primary concerns relate to infrastructure: increased traffic on A259; increased strain on doctors surgery; road access over railway line. Need for additional slip roads to/from A27.

117: We would undoubtedly need more doctors which would be a problem as there is a national shortage of GPs. We also need more teachers.

118: Ensure there are cycle ways and also ensure the cycle way along A259 is upgraded to allow safe cycling all through the Parish.

119: A good community centre with parking facilities for old and young, especially as there will be many more families in Southbourne. We worry that the increase in housing will mean more traffic congestion and problems with the village infrastructure.

120: There needs to be provision for the schools i.e. parking for the junior school (will they be enlarged or extended?). Improve current railway crossing – more homes =more people=more chance of accidents.

121: New access to A27. Footbridge over railway line. Village car park.

122: Pay attention to drainage. Make or encourage developers to provide natural areas for soakaways. Maintain cycle pathways. Think about charging points for electric cars and better Broadband for Everyone!

123: Widen Cooks Lane! This will greatly ease traffic.

124: Expand the library. Improve broadband in the area, footpath over railway line, repair potholes on A259 and try to keep on top of them in the future.

125: Improve traffic movement by having another road link to A27 (perhaps using the flyover that was built for the army to use from Thorney Island which is still accessible). Have a pedestrian crossing of some sort (bridge or subway) over the railway to the station. Housing must include a large amount of really affordable housing for first time buyers...absolutely essential! Too many 3-4 bedroom houses being built at present with starting prices of £300K+ totally unaffordable for young people.

126: We need facilities for young people in the community – teenagers, parks for kids, open green space, don't just think about older people!

127: How can we be assured that traffic noise, pollution and congestion on the A259 will not increase beyond the present already high and sometimes intolerable levels? Can traffic calming, access, timing and tidal flow situations be adopted?

128: Bus service from North of the railway line. Doctors' surgery needs to expand. School needs more places. Road to Westbourne and Woodmancote very narrow not suited for more traffic.

129: Consideration as to whether a road bridge would be entirely positive? Would it invite additional traffic that would otherwise avoid Southbourne, creating a rat run?

130: Bridge from Parham Place over railway line. Sewage capacity. Surgery. Schools nursery/infants. Shops.

131: Link straight onto Main Road to avoid congestion (already bad at peak times) on Stein Road.

132: Where is the infrastructure plan for doctor's surgery? Surely it could not cope with increase in population.

133: Emsworth roundabout to Southbourne roundabout is a rat run, two stationary buses that I was on were hit by motor vehicles. I REST MY CASE! 1250 houses all coming out onto the A259, speed is a problem already, to cycle is becoming more dangerous. West Sussex Highways answer is street lights, signs 30 miles per hour.

134: Infrastructure has to take doctors into account - recently looking for an appointment there was no doctor or registrar available for 4 weeks! How will they cope with the current phase being built let alone 1250 more?

135: Traffic management on A259 between Hermitage and Prinsted. Crossings. Traffic speed and cycle lanes.

### **Environment**

136: It has been proven that building housing in smaller clumps rather than one huge development is better for nature and breaks up problems such as noise and air pollution, I wouldn't like to see one large estate. Flooding risk?

137: Leaflet new owners and residents of the new developments to engage and educate them in the idea of the Green Ring. I keep hearing that they have moved from towns and cities and don't know about the country!

138: Green Ring should be preserved. Areas of Outstanding Beauty should be preserved.

139: All the Green Ring trees should be left green. i.e. left with trees and fauna not houses in that area, that way animals could still exist in that area.

140: Well Done! Great to see someone caring about the environment and ACTUALLY DOING SOMETHING ABOUT IT!!!

141: There's concern losing all the green areas around the village where we are sandwiched between the railway and A27.

142: PLANT LARGER TREES.

143: The Green ring idea is brilliant. This will encourage green space where it can be enjoyed by everyone. Having space between new developments will help the 'feeling' of a village.

144: I believe that intensive building on long-established fields, farmland and tree copse is detrimental to the future of our native wildlife and vegetation. I also believe that our native wildlife and vegetation should be preserved for our future generations. With that said new building must be planned for. I think the idea of the Green Ring being incorporated in any plan is inspirational and I would like to see children's play areas, allotments, trees, footpaths, wildflower and shrub planting. Dog walking area and maybe wetland areas.

145: Marsh land, flooding at high risk. Is there new technology around to prevent this?

146: Activity play areas, keep planting trees! Workshops for youngsters to encourage caring for their environment.

147: Please plant lots more trees for wildlife.

148: New access to A27 will ease congestion for all in the future.

149: South of the A259 should remain an area for all to visit with ease and NOT for development. Development/new housing should be North of A259 or even better North of the railway.

150: Plant more trees.... LOTS MORE.

151: We must make the area by Nutbourne and North of Main Road a (illegible) with facilities etc. immediate to the housing. The beauty south of A259 to be protected, so it can be enjoyed by all the new residents in the north of the parish.

152: Important to keep impact on environment as low as possible. Green Spaces to divide village North/West/ East. Green corridor adjacent to bypass for wildlife/CO2 emissions and noise.

153: Green boundaries should be retained. There should be plenty of gaps for wildlife to thrive.

154: There is a need for a supplementary planning Guidance covering the Emsworth/Hermitage to Fishbourne corridor and encompassing the land/amenities/views of the neighbouring Chichester Harbour AONB and Southdowns National Park. Strategic gaps and wildlife corridor policy is insufficient on that and for Southbourne and the Bourne settlements.

155: Residents should still have places to enjoy. Field between Bourne College and Stein Road is walked daily by dog walkers. Need space to walk still.

156: How can the proposed development cope with the extra traffic – being cut off by the A27 to the North and railway to the South? Would this impact the A259?

157: Look at coherent cycling strategy will discourage cyclists due to increased traffic, hardly good for Env.

158: Will there be space for parking at the ends of the Green Ring? People WILL drive to where it is and the residents shouldn't have to cope with it...

159: About the importance of our natural environment. Our natural surroundings also help our own health! Very important to keep Southbourne's rural feel. More trees, plants, wildlife areas needed + education people.

160: Please provide more 'doggie poo' bins. People throw the bags in trees etc. Bins are quite spaced apart from each other. More bins should help/provide a solution.

## **Appendix 6 – Feedback from CDC Local Plan Review: Preferred Approach Meeting at Bourne Leisure Centre 29 January 2019**

- 1)** Houses built in Hambrook are still empty and some have been bought “buy to let”. Don't ruin our village.

- 2) Please keep all new housing south of the railway line. We are having major problems on Stein Road with cars sitting in queues **with their engines running outside our home. We have to put up with fumes daily and it's getting worse. We have notices up but they are ignored** by drivers. Thank you.
- 3) Stein Road level crossing is a major bottleneck. Any new development that means more traffic onto this road will cause even more congestion.
- 4) A flyover at the top of Alfrey Close is required to alleviate traffic congestion through the middle of Southbourne. The Bourne School therefore could be expanded to cater for the Junior School and generally 3-18 education.
- 5) Any new access roads onto the A259 need a significant safety zone around them to allow people to see what is coming. Blind access onto the road will cause accidents.
- 6) I would prefer smaller developments rather than one larger site. The pollution this would create would be extremely damaging to the environment and the people of Southbourne. I would like to see a pavement in Cooks Lane to make walking safer and a street lamp.
- 7) The A259 road from Southbourne to Emsworth is already a nightmare. It needs speed restrictions that are enforced. Street lights denote 30 mph but most of the population pay no attention or do not know this is the case. This is a problem now – if these houses go ahead what then?
- 8) The village needs new parking solutions for the school and the railway. I favour smaller “infill” sites on the HELAA such as Cooks Lane (not the larger Rydon site!) as this would create a footpath for people to walk safely along Cooks Lane.
- 9) The proposed houses are not needed and cannot be afforded by local people. The A259 is clogged with traffic already. There is not enough infrastructure.
- 10) I have concerns about: broadband, traffic, health provision, schools and drainage.

- 11)** Southbourne seems to be bearing far more than its fair share of housing within the Chichester District. Building should be restricted north of the railway due to traffic issues due to railway crossings and narrow roads. There is limited infrastructure for the proposed 1250 house development.
- 12)** I am concerned that Stein Road will not cope with the amount of traffic leading onto Manor Way. Schools will also struggle.
- 13)** The infrastructure needs to be vastly improved to accommodate 1250 new homes. This many homes will change Southbourne from a large village to a small town. There will be a huge environmental impact when green spaces are developed on this scale.
- 14)** In the last 3 months my cat has caught two bats (Manor Road). I believe she is getting them from industrial units. A bird of prey has used our shed for seagull kills.
- 15)** I see bats all the summer coming into the garden (Eastfield Close) from the fields of the proposed development in Cooks Lane – plus slowworms.
- 16)** We must think about the infrastructure – we are struggling now. We need to put in things for the children/teenagers as there is nothing here for them. I would like a bridge as I live in Manor Way and the build up of cars is dangerous. We need some shops, doctors, a youth building. Safety has to be thought about.
- 17)** I live in Nutbourne (PO18 8RR) and am concerned about the flooding on the pavements. On the north side of the A259 a gully was put in but it is never cleared of debris and leaves so flooding continues. This means pedestrians are forced to walk on the road.

18) NHS doctors and dentist facilities need to be improved to cater for the extra people.

19) Currently I have to wait 3 weeks for a doctor's appointment. A new surgery needs to be a priority. We need affordable housing – small family homes not four-bed places out of normal people's price bracket. Why does Southbourne have to have so many more houses than its neighbours? We need a community building; the Village Hall is virtually full with regular bookings.

20) Keep as much development as possible south of the railway line.

21) If the land adjacent to Stein Road that leads to the bridge is built on the traffic situation will be horrific. Stein Road has problems with the railway crossing. Also pedestrians will be at risk as many elderly people are having difficulty getting about because they have no local bus to Havant via Westbourne.

22) Stein Road is already congested. With 1250 extra houses where do the access roads go? Also, we moved back to Southbourne so that our children can be schooled from age 5-6 in the village without being "bussed out" elsewhere. How can this happen with the extra school age population?

23) When will there be an analysis of traffic flow down Stein Road? This must be done to cover the times of maximum traffic flow. With a large number of new homes north of the railway line I would predict Stein Road will become a car park.

24) I believe using multiple sites would enable better integration. People currently living in Southbourne would be happier. One large site may be cost effective but would rob people currently living here of reasons **why** they live here.

## **Appendix 7 – Interview questionnaire for Community Groups and Local Organisations**

**Questionnaire for Community Group and Local Organisation Consultation**

NAME OF ORGANISATION	
ADDRESS OF ORGANISATION	
POSTCODE	
WHERE DO YOU UNDERTAKE YOUR ACTIVITY?	
NO OF YEARS OPERATING IN PARISH	
NAME OF CONTACT	
TELEPHONE	
EMAIL	

DO YOU HAVE ANY CURRENT PLANS TO EXPAND?
IF SOUTHBOURNE NEEDS TO INCREASE BY AN ADDITIONAL 1250 HOMES HOW, IF AT ALL, DO YOU THINK THAT THE INCREASE IN NUMBER MIGHT AFFECT YOUR ORGANISATION?

WILL YOU NEED TO EXPAND OR RELOCATE YOUR ORGANISATION'S ACTIVITY IN LINE WITH THE INCREASE IN THE SIZE OF THE PARISH? IF SO HOW?

WHAT IMPROVEMENTS TO COMMUNITY INFRASTRUCTURE COULD BENEFIT YOUR BUSINESS/ORGANISATION?

ANY OTHER COMMENTS

Date .....

Issued 8<sup>th</sup> February 2019

## **Appendix 8 – Feedback from Community Groups and Local Organisations Survey**

### **List of groups/organisations contacted who returned questionnaire: total 21\***

Art for fun  
Brownies  
Everyone Active Bourne Centre  
Ferndale Care Home (Seagry Care Ltd)  
Glebe House (Shaw Healthcare)  
Green Roots  
Line Dance Class  
Loveders Nursery School  
Prinsted Care Home (Springfield Health)  
Rainbows  
Soul Balance Pilates  
Southbourne and District Age Concern  
Southbourne Club  
Southbourne Free Church  
Southbourne Infant and Junior Schools  
Southbourne Men's Shed  
Southbourne Sea Scouts  
Southbourne Womens Institute  
Tap Dancing  
Tuesday Quilting Group  
Willow Lodge Care Home (English Oak Care Homes)

\*Havant Borough Council (Planning Policy) was also consulted and returned a questionnaire on 20 February 2019 (see Para. 6.4). This questionnaire is not included with the following analysis but will be considered when other adjoining Parishes are consulted.

**Current plans to expand:** Yes: 5

No: 14

**How will 1250 new homes affect group/organisation:** Expand: 8

Good: 4

None: 1

Increase in number of potential employees available: 2

Increase in general traffic levels.

**Will your group need to expand:** Yes: 8

No: 9

**Will your group need to relocate:** Yes: 5

No: 10

**What improvements to community infrastructure could benefit your group/organisation:**

Traffic, already significant delays/congestion, improved street lighting, need for bridge over railway: 8

Improve car parking, drop-off areas: 5

A new building for ACS, Men's Shed and Youth Concern/ new larger hall/ a community hub with facilities for play group: 4

Medical services already stretched: 4

Affordable housing, single occupancy, elderly/disabled complex: 4

Maintain/improve bus/train services: 3

Dentist providing domiciliary visits: 2

Drainage/sewage/contamination of Harbour needs improvement: 2

Better signs: 2

More local employment opportunities needed; longer slipway into Harbour;

pavements are unsafe and need resurfacing: 1

**Other comments:**

A new building for ACS, Men's Shed and Youth Concern/ new larger hall/ a community hub with facilities for play group: 4 comments

The existing Village Hall is cold, needs enlargement, modernisation, better equipment and has inadequate parking: 3 comments

Need for new multi-purpose community facilities with outdoor activities for children/youth and park/play space for elderly/children: 2 comments

There is a lack of adults to lead child/youth groups. 2 comments

Need for pleasant open green space and play areas, accessible to elderly with cafe facility: 2 comments

Need for a road parallel to Stein Road: 2 comments

Concerns over road safety, local hospital capacity; the existing Village Hall is OK; the Sea Scouts need to move/expand to site with Harbour frontage; the Bourne Centre could develop as a Community Hub, is benefitting from GP referrals and needs a swimming pool; the backlog of infrastructure needs must be provided before further development; we should look on the increase in elderly population as a "strength" rather than a "weakness": each item mentioned once

## Appendix 9 – Questionnaire for March 2019 Consultation Events



# Questionnaire

### Southbourne Parish Neighbourhood Plan

Where do you live?

Road Name: \_\_\_\_\_ Post Code: \_\_\_\_\_

Which age group are you? (please circle):

0-15;

16-24;

25-44;

45-64;

65+;

Prefer not to say

**Question 1.** For each of the Options A, B and C please indicate briefly what you think are the advantages and disadvantages of each.

Option	Advantages	Disadvantages
A		
B		
C		

Any other comments

**Question 2.** What are the 5 key matters you consider necessary for growth in the Parish? Please give a rating 1-5 (5 =most important).

Key Matters for Growth in the Parish	Priority 1-5 (5=most important)
1. Access and road bridge	
2. Utilities infrastructure/sewage treatment	
3. Wildlife/Ecological improvements	
4. A new 2 form entry primary school	
5. A new community centre	
6. Youth and children facilities	
7. Green Ring and open/green space	
8. Affordable and social housing	

Please place the questionnaire in the box provided. Alternatively, if you wish to take this away, please return it to: Southbourne Parish Council, The Village Hall, First Avenue, Southbourne PO10 8JN or email: [npsg@southbourne-pc.gov.uk](mailto:npsg@southbourne-pc.gov.uk) by Monday 8<sup>th</sup> April 2019.

## Appendix 10 – Feedback from March 2019 Consultation

### Southbourne Neighbourhood Plan Review

#### Questionnaire Responses (March 24/25, 2019)

The total number of attendees was 254; 123 on Sunday and 131 on Monday. A total 193 questionnaires were returned.

Which age group are you?

	0-15	16-24	25-44	45-64	65+	Prefer not to say	TOTAL
<b>Sunday</b>	2	2	4	22	30	8	68
<b>Monday</b>	0	0	10	23	52	8	93
<b>Later</b>	0	0	5	11	11	5	32
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>19</b>	<b>56</b>	<b>93</b>	<b>21</b>	<b><u>193</u></b>

<u>Question 1</u>	<u>Advantages</u>		<u>Disadvantages</u>	
<b>Option A</b>	None	27	Not enough land for house	
<b>(south)</b>	Smaller scale development		allocation	72
	so spreadable	22	Lack of infrastructure/doctors/	
	No development north of		roads/doctors/shops	41
	railway	19	Piecemeal/fragmented	18
	Less disruption	19	Limited access	12
	Good/direct access onto		Increase in A259 traffic	10
	A259	14	Closes gap between	
	Flooding risk	7	Emsworth/	
	Less traffic on Stein Road	8	Hermitage and Southbourne	8
	Area already developed,		Does not enable new bridge	8
	A259 already built up	7	Difficult to manage	7
	No need for new road		Difficult to form new	
	bridge over railway	6	community	5
	Best/preferred option	4	Infilling bad for AONB/	
	Protects green fields north of		environment	5
	village	4	More disruption	5
	More integration with existing		Ancient woodland needs	
	community	3	protection	4
	In keeping with character of		More A259 ribbon	
	existing community	3	development	4
	Second best option	2	Limits opportunities for	
	Smaller developments	2	creating village centre	3
			Impact of access through	

Insufficient land but could		Parham Place	2
take pressure off B/C sites	2	Constraints on some sites	2
Maintains gap between Westbourne		Additional housing north of	
and Southbourne	2	railway impact on Stein Rd	2
Fewer infrastructure needs	2	No cycle/electric tram paths;	
Variety of house design; no unsightly		sporadic development; short-	
large development; less disruption		term solution; many land	
to wildlife	1	owners; scattered plots; too	
		near to my home; isolates	
		school on west of village	1

<b>Option B</b>	<b>Advantages</b>	<b>Disadvantages</b>	
<b>(west)</b>	New bridge over railway	Loss of green open space/	
	(essential*)	farmland/wildlife	31
	Single site owner	More traffic congestion on Stein Rd/	
		A259	25
	Community centre and other	Need for supporting infrastructure	20
	amenities creates village	Access to Stein Rd a problem	12
	centre		
	Close to Bourne College	Closes gap between Southbourne	
		and Hermitage/Hants	12
	Good access from A259 to	Close to noisy A27	9
	north end of Stein Rd	Connection needed to A27	8
	Coherent, all houses on one	Flooding risk	4
	site		
	Least disruptive impact on	Intrusive in gap between Westbourne	
	existing homes	and Southbourne	7
	Includes green spaces	Construction traffic on Stein Rd	7
	None	Problems of access through Parham	

Ties in with existing NP	4	Place	7
Bourne College could be extended	3	Pressure on drainage/sewage system	6
Can use facilities of both Westbourne and Southbourne	2	Flooding risk	4
Set back from AONB; beneficial to Church coffers	1	Ruins views north from A259	3
		If bridge over railway is not built	3
		Long way from Junior School	2
		Gas pipe	2
		Particulate pollution	2
		Settlement not central to Southbourne	2
		Skews focus of village; need for council houses; more a hotch-potch than a village; south coast urbanisation aesthetically poor; cost of new road bridge prohibitive; removal of hedgerows/views; train service poor; is there space for road bridge?; doesn't address changes needed to improve Cooks Lane; could there be a buffer between houses and A27; the rest of Southbourne could be built on later; it becomes a village in its own right; it will be objected to; large housing estates can become no-go areas; poses community infrastructure problems; does not give Green Ring to west of	

Southbourne; one owner; landing point  
of bridge close to existing settlement  
north of railway; pedestrian crossings  
on A259 1

\*New road bridge over railway seen as supplied by this option – essential to Option B.

<b>Option C</b>	<b>Advantages</b>	<b>Disadvantages</b>	
<b>(east)</b>	Uses brownfield/non-agricultural land	Poor road access	42
	Single development	Multiple owners	35
	Access to schools/shops/employment	No plan for bridge over railway? (this is essential*)	28
	Infrastructure could be provided from scratch	Disturbs wildlife/loss of green space	17
	Needs road bridge over railway*	Risk of flooding	11
	Good opportunity to improve Cooks Lane area	Increase in traffic on Stein Rd/A259	11
	Road access	Erosion of strategic gap between Southbourne and	
	A village feel in its own right		
	Potential to improve village centre		
	Less intrusive	Hambrook/Nutbourne	8
	No strategic gap/views to spoil	Further from School/station	6
	Similar to Option B	Doctor surgery/schools/infrastructure needed	6
	Less frontage on A27/less noise/pollution	Drainage	5

Set back from AONB; a village feel		Need for link to A27	5
in its own right; none; site rarely		Not improving cycle/pedestrian	
used by villagers; marginally		pathways	4
closer to Chichester	1	Infrastructure needed before	
		building	3
		Disruption	3
		Where will Green Ring	
		go?	3
		Railway noise	2
		None	2
		Insufficient opportunities for	
		Integration with existing	
		Southbourne	2
		Islands of development; over-	
		looked; unbalanced/worst;	
		short-term	1

\*Not clear if road bridge over railway would be included; it would be essential.

## Appendix 11 – Key Issues and Progress on NP - Information Sheets Distributed at Consultation, December 2019



### Southbourne Parish Neighbourhood Plan Review Public Consultation

1<sup>st</sup> and 2<sup>nd</sup> December, 2019

At the Public Consultation Meetings in March 2019 attendees were asked to give the advantages and disadvantages of three possible options for further development in the future. Here are the top four for each option:

<b>West: Advantages</b>	<b>%</b>	<b>Disadvantages</b>	<b>%</b>
New bridge over railway	24	Loss of green space	12
Single site owner	20	Traffic on Stein Road	1
Amenities for village centre	10	Need for infrastructure	8
Close to Bourne College	8	Problem access to Stein Road	5
<b>East: Advantages</b>	<b>%</b>	<b>Disadvantages</b>	<b>%</b>
Uses non-agricultural land	4	Poor road access	17
Single development	4	Multiple land owners	14
Infrastructure provided	3	No bridge over railway?	11
Access to schools/shops/ employment	3	Loss of green space	7
<b>Small sites: Advantages</b>	<b>%</b>	<b>Disadvantages</b>	<b>%</b>
None	11	Not enough land	28
Small-scale	9	Lack of infrastructure	16
No development north of railway	7	Piecemeal/fragmented	7
Less disruption	7	Limited access	5

## Key Matters for Growth in the Parish

Prioritised by attendees:

1. Utilities infrastructure/sewage treatment.
2. Access and road bridge.
3. Green Ring and open/green space.
4. Wildlife/ecological improvements.
5. Affordable and social housing.
6. Youth and children's facilities.
7. A new two-form entry Primary School.
8. A new Community Centre.

Not included in the options but high priority – expanded/improved medical/health facilities.

## Other Issues of Concern

Why should we accept the housing allocation from Chichester District Council?

We could leave it to the District Council to decide how and where development might take place in our Parish. However, we consider it crucial that the local community is able to have its say, through the modified Neighbourhood Plan, to shape how change may come about for the best.

What is the point of doing a Neighbourhood Plan Modification?

Since our first plan things have moved on and the underlying evidence of housing needs across the District must be planned for. We think that working with the community and developers will place us in a better position to plan positively for the future of Southbourne that delivers our Development Vision, that aims to secure a sustainable future for the Parish and is an exemplar of high-quality environmentally sustainable development.



## Southbourne Parish Neighbourhood Plan Review Public Consultation

1<sup>st</sup> and 2<sup>nd</sup> December, 2019

### **Southbourne Parish Neighbourhood Plan Steering Group: Update on Activities**

The members of Southbourne Parish Neighbourhood Plan Steering Group have not been idle over the last eight months. In response to the CDC Plan requiring 1250 new houses to be built in our Parish between 2020 and 2035 we have been reviewing our current Neighbourhood Plan.

We have subdivided into four teams looking at Housing, Infrastructure, Environment and Communications and much work has already been undertaken to obtain relevant information for the modified version of our Neighbourhood Plan. For example, the Housing team have listed Local Heritage Assets, researched other villages' sustainable design policies and have commissioned a Housing Needs Survey for the Parish. Southbourne intends to set up a Community Land Trust in the near future which members of the community are invited to join (for more information see [www.communitylandtrust.org.uk](http://www.communitylandtrust.org.uk)). The Infrastructure Group have visited local community centres to assess what would be needed to service a large expansion in Southbourne Parish, they have looked at ways of bringing employment into the area and are in the process of mapping transport and access routes. The Environment Group have been surveying and recording information about local flora and fauna as well as evaluating local green spaces which might be eligible for special protected status. An independent Strategic Environmental Assessment (SEA) is currently being undertaken.

The Steering Group is made up entirely of local volunteers who are putting a lot of time and effort into this work on behalf of their Community – many thanks to all concerned.

## Other Issues of Concern

**Would it be possible to have a link to the A27(M)?**

Highways England have ruled out providing a new link to the A27 (at the top of Stein Road) without a much larger housing allocation for the Southbourne/Fishbourne area. The cost would also be substantial. In addition, the Parish Council's retained transport consultants cite major reservations about creating such a link. They stress that any benefit which a link might bring to settlements west of Chichester along the A259 would be at the cost of higher levels of traffic passing through Southbourne, to access the new junction.

**What criteria govern the provision of school expansion?**

The distribution of school places within the Bourne school planning area which includes Southbourne is a matter for West Sussex County Council who hold details of the number of children on each school roll and the number of children who receive a place at their first choice school. The number of new school places needed is normally calculated based on demographic forecasts and 'pupil yield' from new development. Based on a typical 'pupil yield', an additional 1250 houses would generate about 350 primary age pupils or about 43 pupils per primary age group (years 1 to 7). To fulfil this demand would need the equivalent of a new 1.5 form entry primary school.

## Appendix 12 – Questionnaire for December 2019 Consultation

### QUESTIONNAIRE

Name

Address

#### 1. Which option do you think would be best for Movement + Connectivity?

Option B: Land to the West

Option C: Land to the East

No preference

Reasons

#### 2. Which option do you think would be best for Facilities?

Option A: Land to the West

Option B: Land to the East

No preference

Reasons / other facilities needed?

70

**3. Which option do you think would be best for Placemaking + Identity?**

Option B: Land to the West

Option C: Land to the East

No preference

Reasons

**4. Overall, which option do you think would best serve the growth of Southbourne?**

Option B: Land to the West

Option C: Land to the East

No preference

**Other reasons**

## Appendix 13 – Analysis of December 2019 Consultation

Attendees 260  
Questionnaires 236

<b>1. Movement</b>	<b>West</b>	<b>East</b>	<b>no preference</b>	<b>no answer</b>	
	<b>79</b>	<b>128</b>	<b>21</b>	<b>8</b>	<b>236</b>
	<b>33%</b>	<b>54%</b>	<b>10%</b>	<b>3%</b>	
<b>2. Facilities</b>	<b>85</b>	<b>113</b>	<b>25</b>	<b>13</b>	<b>236</b>
	<b>36%</b>	<b>48%</b>	<b>10%</b>	<b>6%</b>	
<b>3. Identity</b>	<b>77</b>	<b>101</b>	<b>39</b>	<b>19</b>	<b>236</b>
	<b>33%</b>	<b>43%</b>	<b>17%</b>	<b>8%</b>	
<b>4. Best serve Growth</b>	<b>80</b>	<b>113</b>	<b>25</b>	<b>18</b>	<b>236</b>
	<b>34%</b>	<b>48%</b>	<b>10%</b>	<b>8%</b>	

### Post Code ROUGH Analysis

Favoured East lives West or on Stein Road	<b>69</b>
Favoured East Lives East	<b>25</b>
Favoured West Lives East	<b>50</b>
Favoured West Lives West	<b>12</b>
Favoured East lives South	<b>17</b>
Favoured West lives South	<b>8</b>
No preference/not in Parish	
No postcode given	<b>55</b>

236

## **Appendix14 – E-mail sent to Stakeholder Consultees (Statutory and Community) with the Pre-Submission Plan**

Dear Sir/Madam

### **Southbourne Parish Neighbourhood Plan Review - Pre-Submission Plan (Regulation 14)**

#### **Statutory Body and Community Consultation - 17 August to 12 October 2020**

Southbourne Parish Council has embarked on the process of reviewing its Southbourne Parish Neighbourhood Plan (SPNP) for the whole parish for the period 2019-2037. As part of this process the Parish Council is required to bring the Plan to the attention of people who live, work or run a business in the parish, as well as any qualifying body that might be affected by the proposed Plan. You/your organisation falls within one of these categories.

The elements of the Plan (attached) include:

1. The Southbourne Parish Neighbourhood Plan Review (SPNPR) Pre-Submission Plan which sets out draft policies and proposals for the parish.
2. Appendix C to the Plan - Sussex Biodiversity Centre Report.

Both these documents, other related documents and supportive evidence, together with a response form, can be viewed on the Parish Council website at

[https://www.southbourne-pc.gov.uk/Neighbourhood\\_Plan\\_15123.aspx](https://www.southbourne-pc.gov.uk/Neighbourhood_Plan_15123.aspx)

We would like to invite you to consider our Pre-Submission Plan and respond with any comments (positive or negative) in writing so that we can take your views into account.

If you are unable to access the website you can request a hard copy of the SPNPR Pre-Submission Plan either by writing to:

The Clerk to the Council

Southbourne Parish Council

The Village Hall

First Avenue

Southbourne

PO10 8HN

or by e-mailing [spnecomms@southbourne-pc.gov.uk](mailto:spnecomms@southbourne-pc.gov.uk).

Unfortunately, due to the Covid-19 pandemic, it will not be possible to provide reference copies at public offices or libraries and no public exhibitions about the Plan will be taking place.

All responses must be received by **5 p.m.** on **Monday 12 October 2020**. Responses received after this time will not be considered.

Depending on the responses received, the SPNPR Pre-Submission Plan will be revised and sent to Chichester District Council for a technical and legal compliance check. The District Council will consult again and then an Independent Examiner will be appointed to consider and recommend changes as appropriate. After this the final version of the SPNP will be the subject of a local referendum. If more than 50% of those voting support the SPNP it will be adopted. If not, the District Council will prepare its own Site Allocation Plan for the parish at a future date.

Personal data will be processed in accordance with the General Data Protection Regulations and the Parish Council's [General Privacy Notice](#).

Thank you for your involvement.

Yours sincerely

Robin Davison

Clerk to the Council.

## Appendix 15 List of Statutory Consultees

firstname	surname	Email		Sent	Response
Adur & Worthing Council		planning.policy@adur-worthing.gov.uk	Statutory Consultees	x	
Kevin	Owen	kevin.owen@arun.gov.uk	Statutory Consultees	x	
N/A	N/A	localplan@arun.gov.uk	Statutory Consultees	x	
Don	Lynn	don.cd.lynn@openreach.co.uk	Statutory Consultees	x	
Richard	Austin	richard.austin@conservancy.co.uk	Statutory Consultees	x	
Steve	Lawrence	planning@conservancy.co.uk	Statutory Consultees	x	
Linda	Park	linda@conservancy.co.uk	Statutory Consultees	x	
		aerodromes@caa.co.uk	Statutory Consultees	x	
	Coal Authority	thecoalauthority@coal.gov.uk	Statutory Consultees	x	
Caroline	Wood	caroline.wood@coastalwestsussex.org.uk	Statutory Consultees	x	
Simon	Clavell-Bate	s.clavell-bate@nhs.net	Statutory Consultees	x	
Sarah	Hunter	sarah.hunter10@nhs.net	Statutory Consultees	x	
East Hants Council		localplan@easthants.gov.uk	Statutory Consultees	x	
Hannah	Hyland	planningssd@environment-agency.gov.uk	Statutory Consultees	x	
Chris	Murray	planning@hants.gov.uk	Statutory Consultees	x	
David	Hayward	david.hayward@havant.gov.uk	Statutory Consultees	x	
David	Guest	policy.design@havant.gov.uk	Statutory Consultees	x	
David	Bowie	david.bowie@highwaysengland.co.uk	Statutory Consultees	x	
Elizabeth	Cleaver	planningse@highwaysengland.co.uk	Statutory Consultees	x	
Historic	England	e-seast@historicengland.org.uk	Statutory Consultees	x	
Paul	Shorten	paul.shorten@hca.gsx.gov.uk	Statutory Consultees	x	
Homes England		<a href="mailto:enquiries@homesengland.gov.uk">enquiries@homesengland.gov.uk</a>	Statutory Consultees	x	
Mark	McLaughlin	mark.mclaughlin@horsham.gov.uk	Statutory Consultees	x	
Unknown	Unknown	contact@coast2capital.org.uk	Statutory Consultees	x	
		consultations@marinemanagement.org.uk	Statutory Consultees	x	
Alison	Giacomelli	alison.giacomelli@naturalengland.org.uk	Statutory Consultees	x	
Catherine	Tonge	catherine.tonge@naturalengland.org.uk	Statutory Consultees	x	

	Consultation Team	consultations@naturalengland.org.uk	Statutory Consultees	x	
Network	Rail	townplanningse@networkrail.co.uk	Statutory Consultees	x	
Paul	Best	paul.best@networkrail.co.uk	Statutory Consultees	x	
Paul	Harwood	paul.harwood@networkrail.co.uk	Statutory Consultees	x	
Katie	Brown	katie.brown@networkrail.co.uk	Statutory Consultees	x	
Paul	Wilkinson	contact.cct@orr.gsi.gov.uk	Statutory Consultees	x	
Steve	Morley	s.morley@portsmouthwater.co.uk	Statutory Consultees	x	
David	Wilson	drwilson@savills.com	Statutory Consultees	x	
Kirsty	Steel	kirsty.steel@sgn.co.uk	Statutory Consultees		failed
Jayne	Crowley	jane.crowley@scotiagasnetworks.co.uk	Statutory Consultees	x	
Lucy	Howard	lucy.howard@southdowns.gov.uk	Statutory Consultees	x	
SECAMB		enquiries@secamb.nhs.uk	Statutory Consultees	x	
South East Water		wre@southeastwater.co.uk	Statutory Consultees	x	
John	Smart	john.smart@sse.com	Statutory Consultees	x	
Terry	Davies	terry.davies@sse.com	Statutory Consultees	x	
Southern Railway		sab@southernrailway.com	Statutory Consultees	x	
Paul	Harding	paul.harding@gtrailway.com	Statutory Consultees	x	
Andrew	Sidgwick	andrew.sidgwick@gtrailway.com	Statutory Consultees	x	
C	Mayall	planning.policy@southernwater.co.uk	Statutory Consultees	x	
Laura	Hutson	planning.southeast@sportengland.org	Statutory Consultees	x	
Stage Coast		south.enquiries@stagecoachbus.com	Statutory Consultees	x	
	Surrey County Council	planning.consultations@surreycc.gov.uk	Statutory Consultees	x	
Andy	Taylor	andrew.b.taylor@sussex.pnn.police.uk	Statutory Consultees	x	
-	Sussex and Surrey Police	planning@sussex.pnn.police.uk	Statutory Consultees	x	
Samantha	Prior	samantha.prior@sussex.pnn.police.uk	Statutory Consultees	x	
Kate	Cole	kate.cole@eastsussex.gov.uk	Statutory Consultees	x	
Carmelle	Bell	thameswaterplanningpolicy@savills.com	Statutory Consultees	x	
Graham	Parrott	planningpolicy@waverley.gov.uk	Statutory Consultees	x	
-	-	planning.policy@westsussex.gov.uk	Statutory Consultees	x	
Caroline	West	caroline.west@westsussex.gov.uk	Statutory Consultees	x	

	Western Sussex Hospitals Trust	communications@wsht.nhs.uk	Statutory Consultees	x	
Valerie	Dobson	<a href="mailto:vdobson@chichester.gov.uk">vdobson@chichester.gov.uk</a>	Statutory Consultees	x	
Planning CDC		<a href="mailto:neighbourhoodplanning@chichester.gov.uk">neighbourhoodplanning@chichester.gov.uk</a>	Statutory Consultees	x	
Chidham and Hambrook Parish Council		chidhamandhambrookpc@gmail.com	Statutory Consultees	x	
Westbourne Parish Council		clerk@westbourne-pc.gov.uk	Statutory Consultees	x	
Planning Inspectorate		<a href="mailto:Plans.admin@planninginspectorate.gov.uk">Plans.admin@planninginspectorate.gov.uk</a>	Statutory Consultees	x	

-

## Appendix 16 List of Community Consultees

Emsworth Residents Association	Theo Schofield	chairman.era@outlook.com
Bourne Community College	Yvonne Watkins	ywatkins@bourne.org.uk
Southbourne Infant School	Mrs Partridge	bursar@southbourneinfants.co.uk
Southbourne Junior School	Mrs Louise Gasser	bursar@southbourneinfants.co.uk
Southbourne and District Age Concern	Robert Hayes	robert.hayes4@btinternet.com
Southbourne Men's Shed	The Old School, New Road, Southbourne, PO10 8JX	
Southbourne Bowls & Social Club		southbourneclubsecretary@gmail.com
Emsworth Marina	Alison Wakelin	alison@emsworth-marina.co.uk
Slipper Mill Pond Preservation Assoc	Nick Madinaveitia	chmn@smppa.org.uk
Brook Meadow Conservation Group	Colin Brotherston -Chair	colin.bmcg@btinternet.com
Peter Pond	David Gattrell	d.gattrell@btinternet.com
St. John's Church		admin@stjohnssouthbourne.com
Southbourne Free Church	Muriel Wood	<a href="mailto:contactus@southbournefreechurch.org.uk">contactus@southbournefreechurch.org.uk</a>
New Life Christian Church	Matt and Vivi Warren	info@newlifechurch.me
Southbourne Surgery	Darren Nickerson	<a href="mailto:darren.nickerson@nhs.net">darren.nickerson@nhs.net</a>
Mrs. Darling Veterinary Surgery	Mrs P R Darling	mrsdarlingvet@btconnect.co.uk
Priors Leaze Veterinary Centre		<a href="mailto:priorsleazevets@hotmail.com">priorsleazevets@hotmail.com</a>
Green Roots Nursery Pre-School	Gemma Lawson	hello@green-roots.com
Loveders Nursery School	Katrina Morris	admin@loveders.co.uk
Little Stars Bourne Pre-School		littlestars@bourne.org.uk
Southbourne Dental Surgery	Jonathan Murphy	01243 377652
Chichester Camping & Caravan Club Site		02476475426

Thornham Marina		<a href="mailto:info@thornhammarina.com">info@thornhammarina.com</a>
Bourne Leisure Centre		01243 376101
Southbourne WI	Maureen Grummitt	maureen.grummitt@gmail.com
Village Hall		info@southbournevillagehall.co.uk
Southbourne Library		southbourne.library@westsussex.gov.uk
Southbourne Sea Scouts	Katie Jarvis	tillyandkatie@btinternet.com
Tuppenny Barn	Maggie Haynes	<a href="mailto:maggie@tuppennybarn.co.uk">maggie@tuppennybarn.co.uk</a>

## Appendix 17 – Letter to Southbourne Residents Concerning Pre-Submission Consultation

Dear Resident,

August/September 2020

### Neighbourhood Plan Consultation

We hope you are keeping safe and well in this strange and difficult year. Most of you will be aware that we have been allocated a large amount of new homes to be built in Southbourne (1250+ ). Many of you will have taken part in one or more of the consultation events we held in 2018 and 2019 – a big thank you to all of you. The Parish Council has opposed such numbers, but court appeal losses (relating to Breach Avenue and Cook’s Lane) demonstrate how vulnerable we are. The severe delays to the Chichester District Council’s Local Plan leave us very exposed to unplanned and inappropriate development.

As a result of the position we find ourselves in there are two possible options open to us: to step back and watch it happen, or to use a modified Neighbourhood Plan to attempt to regain control and influence over the development that will happen whether we like it or not.

Our current (2015) Neighbourhood Plan has proven very popular and achieved: restricting development, providing the start of a Green Ring and funding for some significant new infrastructure (eg children’s playgrounds and allotments). The Plan we are consulting on now, recognises the change in our current position, but aims high – because we deserve nothing less.

The new Plan aims to provide: new accessible green spaces, an expansion of the Green Ring to serve all residents; better pedestrian and cycle paths, bridleway, and footbridges over the railway line. We will fight for a road bridge over the railway line to accommodate the new traffic. The Plan aims to link the new developments into a cohesive, master planned whole, well integrated with the existing community. Alternatively, we would see multiple, disjointed, piecemeal developments which will not deliver the new infrastructure we need. The Plan includes a new community hub with work and leisure space and greater environmental protection for our proposed wildlife corridors and other natural spaces. We are aiming for sympathetic house designs built to high green standards. We all know that developers say they will deliver affordable housing, that in fact remains too expensive for local people, but the Plan will give us an opportunity to have community-owned housing and a local preference scheme.

If this new Plan is a success it will enable us to influence the proposed development to the east of Southbourne. It will also help to protect the other areas within the Parish still vulnerable to development.

Unfortunately, COVID-19 makes it impossible to run ‘normal’ consultation events such as public meetings/exhibitions, but we cannot wait. Unless we get a new Plan in place soon, we will lose further planning appeals. We want to make the best of this difficult situation. The new Plan proposes a number of schemes which we think our community can and will be very proud of, but we really need your input, before we submit it to Chichester District Council for approval.

The new Plan and the response form are available online here: [www.southbourne-pc.gov.uk](http://www.southbourne-pc.gov.uk). You can also request a response form by emailing [spnecomms@southbourne-pc.gov.uk](mailto:spnecomms@southbourne-pc.gov.uk). Thank you for your interest and support

Best Regards,

## **Appendix 18 – Press release in Chichester Observer October 2020**

### **PRESS RELEASE**

#### **Community Views Sought on Development Plan for Southbourne Public Consultation ends on 12 October 2020 at 5 p.m.**

Southbourne Parish Council published its Draft Pre-submission Southbourne Parish Neighbourhood Plan (SPNP) for Regulation 14 public consultation on 17 August 2020. It sets out the policies that will determine where and how major developments and the necessary supporting infrastructure will take place in the Parish through to 2037.

The Chairman of the Parish Council, Jonathan Brown said "A team of volunteers has worked incredibly hard to produce a plan that will allow us to regain influence over the broken planning system. There are big changes coming so the views of Southbourne Parish residents are essential to developing a robust and ambitious Plan that puts local needs first."

Once the consultation ends, the Plan will be amended to reflect residents' views before it is submitted to Chichester District Council (CDC). Following a further period of consultation by CDC and an independent inspection, it is anticipated the SPNP will be put to a Parish referendum some time in 2021.

All residents of Southbourne, West Sussex are encouraged to send their views on the SPNP by 5pm on Monday 12 October 2020. Comments can be completed online at [www.southbourne-pc.gov.uk](http://www.southbourne-pc.gov.uk), by emailing [spnpcomms@southbourne-pc.gov.uk](mailto:spnpcomms@southbourne-pc.gov.uk) to request a Response Form or by telephone on 01243 373 667.

ENDS

Note for the Press - if you require further information about the SPNP, please contact the Clerk, Robin Davison, on 01243 373 667.

## Appendix 19 – Pre-Submission Plan Response Form



### **Southbourne Parish Neighbourhood Plan Review**

### **Pre-Submission Plan (Regulation 14)**

### **Response Form**

<b>Name</b>			
<b>Address</b>			
		<b>Post Code</b>	
<b>E mail address</b> (if any)			

The Parish Council will hold your personal information in accordance with the GDPR and the Council's [General Privacy Notice](#).

When completed please either email the form to

[spncomms@southbourne-pc.gov.uk](mailto:spncomms@southbourne-pc.gov.uk)

or post it to:

The Clerk

Southbourne Parish Council

The Village Hall

First Avenue

Southbourne

## **Southbourne Parish Neighbourhood Plan Review**

### **Pre-Submission Plan (Regulation 14)**

#### **Response Form**

#### **Questions**

##### Q1. Vision and Objectives

Do the vision and objectives capture all that is important in Southbourne Parish as we plan for the future? **YES/NO**

If no, let us know what is missing.

Q2. Community Facilities - The allocation of land to the east of Southbourne (Policy SB2) proposes building most of the new community facilities where they will be accessible to everyone. Which of the facilities listed below are most important to you? Please **tick three**:

- |                                  |                          |
|----------------------------------|--------------------------|
| ➤ Community Centre               | <input type="checkbox"/> |
| ➤ Children's Nursery             | <input type="checkbox"/> |
| ➤ Health Centre                  | <input type="checkbox"/> |
| ➤ Library                        | <input type="checkbox"/> |
| ➤ Flexible work space            | <input type="checkbox"/> |
| ➤ Community shop                 | <input type="checkbox"/> |
| ➤ Cafe                           | <input type="checkbox"/> |
| ➤ Meeting Rooms                  | <input type="checkbox"/> |
| ➤ Youth Facilities               | <input type="checkbox"/> |
| ➤ Artificial (all weather) pitch | <input type="checkbox"/> |
| ➤ Other - please specify below   | <input type="checkbox"/> |

Q3. The implementation of the 'Green Ring' remains one of the outstanding features of the Neighbourhood Plan. Our vision for the 'Green Ring' is that it should provide for both people and nature and serve both the existing and new community equally.

What qualities and activities do you think will draw people to the Green Ring? Of the possible features listed below please **tick** which you think are the **three** most important:

- Landscaped parks
- Water features
- Adult exercise equipment
- Children's play areas
- Pedestrian/cycle routes
- Skate park
- Dog walking
- Seating areas
- Nature observation zones
- Other – please specify below

Q4. Which **one** of these statements regarding a road bridge over the railway line do you most agree with?

- (a) A bridge over the railway line should be prioritised above all else even if this means diverting funding from other community priorities (e.g. community buildings, new green spaces for outdoor activities, more genuinely affordable housing, new biodiversity areas, etc).
- (b) A bridge over the railway line is important to the success and integration of the new housing and the Parish Council should continue to fight for its provision and the safeguarding of the required land; however, its delivery should be balanced with other community priorities even if that means construction of the bridge is delayed.
- (c) A bridge over the railway is desirable but is unlikely to be delivered soon and should not distract from the provision of more important community facilities.
- (d) I do not support the building of a bridge over the railway line.

Q5. The Plan contains 22 policies which are intended to deliver the five Neighbourhood Plan objectives.

Do you broadly support these policies?

**YES/NO**

If no, please explain why.

Q6. Any other comments?

Thank you for your feedback. The information you have provided will help us to review the Neighbourhood Plan prior to submission to Chichester District Council.

## **Appendix 20 – Record of Pre-Submission Plan Response Forms**

### **Southbourne Parish Neighbourhood Plan Review**

#### **Pre-Submission Plan (Regulation 14)**

##### **Response Form**

Total responses received: 145

##### **Resident Responses: 122**

63 resident responses supported the Plan, 29 supported the Plan and made comments, 4 described themselves as neutral, and 26 objected. Included in these totals are two which both supported and objected. 18 households in Inlands Road combined to respond in a single submission, some of whom also submitted individual responses (see Appendix 21).

##### **Statutory Consultees: 11**

Chichester District Council, West Sussex County Council, Natural England, Historic England, Environment Agency, Sport England, Highways England, Southern Water, Chichester Harbour Conservancy, Westbourne Parish Council and the Slipper Mill Pond Preservation Association. Sixteen responses were received from Statutory Consultees but of these West Sussex County Council submitted three separate responses (nos. 58, 78 and 116). Response 78 related to proposed Local Green Spaces and is dealt with in Appendix 21 and the other two are dealt with in Appendix 22 together with all the other responses from Statutory Consultees. Two Statutory Consultees (Surrey CC, two responses, and Waverley BC, one) responded saying they did not wish to comment at this stage.

##### **Community Consultees: 2**

The Womens Institute (No.11) supported the Plan and the Emsworth Residents Association (No.12) also responded (see Appendix 21).

##### **Developers/Landowners: 5**

Barton Willmore (acting on behalf of Wates Developments, Metis Homes and Seaward Properties), Stephen Jupp (acting on behalf of Pallant Homes Ltd.), LRM Planning Ltd. (acting on behalf of Hallam Land Management), Lichfields (acting on behalf of the Church Commissioners for England) and the Cooks Lane Landowners Group (see Appendix 22).

## Southbourne Parish Neighbourhood Plan Review

### Pre-Submission Plan (Regulation 14)

#### Response Form

#### Questions

##### Q1. Vision and Objectives

Do the vision and objectives capture all that is important in Southbourne Parish as we plan for the future? **YES/NO**

If no, let us know what is missing.

YES = 80

NO = 41

Q2. Community Facilities - The allocation of land to the east of Southbourne (Policy SB2) proposes building most of the new community facilities where they will be accessible to everyone. Which of the facilities listed below are most important to you? Please **tick three**:

➤ Community Centre	56
➤ Children's Nursery	13
➤ Health Centre	68
➤ Library	29
➤ Flexible work space	11
➤ Community shop	21
➤ Cafe	28
➤ Meeting Rooms	9
➤ Youth Facilities	42
➤ Artificial (all weather) pitch	13
➤ Other - please specify below	
Allotments, Swimming pool, tennis courts, orchard, large supermarket (Aldi/Lidl), Community Garden/Orchard/Farm	



Q3. The implementation of the 'Green Ring' remains one of the outstanding features of the Neighbourhood Plan. Our vision for the 'Green Ring' is that it should provide for both people and nature and serve both the existing and new community equally.

What qualities and activities do you think will draw people to the Green Ring? Of the possible features listed below please **tick** which you think are the **three** most important:

➤ Landscaped parks	38
➤ Water features	19
➤ Adult exercise equipment	9
➤ Children's play areas	49
➤ Pedestrian/cycle routes	75
➤ Skate park	4
➤ Dog walking	42
➤ Seating areas	40
➤ Nature observation zones	44
➤ Other – please specify below	

Dog Training, Wildlife enhancement, All of the above, forest/nature school

Q4. Which **one** of these statements regarding a road bridge over the railway line do you most agree with?

- (e) A bridge over the railway line should be prioritised above all else even if this means diverting funding from other community priorities (e.g. community buildings, new green spaces for outdoor activities, more genuinely affordable housing, new biodiversity areas, etc). 34
- (f) A bridge over the railway line is important to the success and integration of the new housing and the Parish Council should continue to fight for its provision and the safeguarding of the required land; however, its delivery should be balanced with other community priorities even if that means construction of the bridge is delayed. 35
- (g) A bridge over the railway is desirable but is unlikely to be delivered soon and should not distract from the provision of more important community facilities. 27
- (h) I do not support the building of a bridge over the railway line. 10

Q5. The Plan contains 22 policies which are intended to deliver the five Neighbourhood Plan objectives.

Do you broadly support these policies?

**YES/NO**

If no, please explain why.

Yes = 86 No = 3

Q6. Any other comments?

Some residents wrote a considerable amount which the Parish Council has found particularly helpful.

Main issues arising:

- 1) Traffic, both existing problems and those likely to result from the new housing allocation. There was strong support for a new road bridge over the railway line. Some felt that there was a lack of detail on how transport/traffic problems would be addressed.(34 respondents)
- 2) Infrastructure, or rather the lack of it, was the second greatest concern. Particular issues were raised in relation to inadequate waste water treatment. A few were concerned about flooding, as there have been localised problems in the parish. A number of respondents wanted to see infrastructure in place before new development begins. (33 respondents)
- 3) Green Infrastructure received the third most significant support. There is concern about the need to protect wildlife and to provide open space. (30 respondents)
- 4) A small number (8) did not want additional housing at all, but were resigned to it, some mentioning that they applaud the Parish Council's efforts but feel that the District Council will override what local residents want.
- 5) Some respondents (4) wanted to see a definite location for everything in the Plan, and details on how and when these proposals would come to fruition.
- 6) Two local residents considered it wrong to jump ahead of the District Council Local Plan, and that the Parish Council is trying to move forward not knowing what the government has in store with proposed changes in Planning legislation.
- 7) Two respondents suggested higher housing densities, with a suggestion of high-rise blocks as the better future option rather than wide swathes of housing estates because farm land will be needed for food production.
- 8) It was reassuring that a significant number of respondents expressed thanks to all involved for the Plan, its evidence and the huge amount of work undertaken.

Thank you for your feedback. The information you have provided will help us to review the Neighbourhood Plan prior to submission to Chichester District Council.

## Appendix 21 – Regulation 14 Responses – Analysis of Responses from Residents and Community Organisations and Changes made to the Plan as a Result

REF. NO.	LOCATION OF RESPONDENT	SUMMARY OF COMMENTS	TOPICS COVERED (PLAN REFERENCES)	SUPPORT, COMMENT, NEUTRAL, OBJECTION	PARISH COUNCIL RESPONSE	CHANGES TO PLAN
1	Southbourne	Makes the best of a bad situation. 1.Gaps between settlements. 2. Development away from A27.	Settlement Gaps, A27 (Policy SB1)	Support	1 Settlement gaps covered in Policy SB1.	None needed
2	Southbourne	1.Doctor’s surgery can’t cope, a new Health Centre should have priority. 2. Expand current Primary School, no need for new one. 3. Need for 1-2 bed flats for young people. 4.Flooding on corner of Stein Road not managed. 5.Traffic problems on Main Road will increase with more cars.	Health Centre, Primary School, Housing, Flooding, Traffic (Policies SB2, SB4, SB22, SB18)	Neutral	1 and 2 Will be dealt with in master planning post NP. 3 Dealt with in Policy SB4. 4 Noted for action but not a NP matter. 5 Noted.	None needed
3	Southbourne	No details provided		Support		
4	Hermitage	Strongly endorses the plan “for its vision and ambition for Southbourne to be a forward thinking community, planning for climate change, incorporating biodiversity, sustainable transport, greener housing and community green spaces”.	Climate change, biodiversity, sustainable transport, greener housing, community green spaces (Policies SB22, SB14, SB18, SB20, SB2, SB16)	Support	None needed	None needed
5	Southbourne	1.Where will the bridge over the railway go? 2.What facilities will be provided where? Access to public transport important.	Roads/traffic, Parking, Employment, Community facilities	Neutral/comments	1,2,3,4 More detail of proposed development will be provided through master	None needed

		3.What employment opportunities will be available and where? 4.1250 new houses, and associated community/employment facilities will impact on inadequate roads. 5.Need for new slip road onto A27. 6. No need for station car park – encourage people to walk.	(Policies SB2, SB18, SB6)		planning process – post NP. 5 No evidence to support new slip road to A27. 6 Noted.	
6	Prinsted	No details provided		Support		
7	Southbourne	Clear, concise, aspirational and realistic.		Support	None needed	None needed
8	Southbourne	1.No development without infrastructure. 2.The extra traffic justifies connection to A27.	Infrastructure, Traffic (Policies SB2, SB22, SB18)	Support	1 Covered by policies SB2 SB22 and SB18 2 No evidence to support link to A27.	None needed
9		Statutory - Environment Agency (Appendix 22)				
10		Statutory - Sport England (Appendix 22)				
11	Southbourne Women's Institute	Found Biodiversity Appendix interesting. Thanks for hard work in producing the documents. There are some areas where more details would be helpful but these will be clearer later. Broadly gives support for the Plan.	Policy SB14	Support	None needed	None needed
12	Emsworth Residents' Association	Thank you very much for sending me this. We share a lot of issues, and should get together when we can.				
13		Statutory – Waverley Borough Council Did not wish to comment on any specific issues.				
14	Southbourne	Double standard of not being able to collect cockles from Prinsted while professionals do so.	Thornham WWT inadequate (Policy SB22)	Support/ comments	Policy SB22 goes as far as the SPNP can.	None needed
15	Southbourne	1 Too much development.	Infrastructure, traffic,	Object	1 Noted. Indicative figure given	No change

		2 Not enough infrastructure. 3 Traffic and air pollution. 4 Bridge over railway line imperative.	bridge over railway (Policies SB2, SB22)		by CDC. 2 Covered by Policies SB2 and SB22. 3 Noted. 4 Included in SB2	
16	Southbourne	1. Not forward thinking enough. Planning for 20-59 years more important. 2. High density including tower blocks may be appropriate. 3. Problems with traffic and air pollution. 4. Infrastructure including sewage, doctors' surgery, and schools at maximum now.	High density housing, traffic and air pollution, infrastructure. (Policies SB2, SB7, SB18, SB3)	Object	1. Plan confined to 2037 end date. 2. Consider higher density building in post NP where appropriate in detailed master planning. 3. Already addressed in CDC Local Plan and/or NP policies.	No change
17	Southbourne	Seems comprehensive.	New development needs to blend and merge with current design.	Support	None needed	None needed
18	Southbourne	Bridge over railway line imperative.	Bridge over railway (Policy SB2)	Support	None needed	None needed
19	Southbourne	No details provided		Support	None needed	None needed
20	Southbourne	No details provided		Support	None Needed	None needed
21	Prinsted	Needs further consultation. More detail required on practicality of delivery. 1 Housing provision for 1250 should be challenged. 2 Existing infrastructure under strain, sewage, GP surgery, schools. 3 Concern about increased traffic, especially commercial vehicles on A259. Need sensible access to land east of Southbourne, congestion at level crossing appalling so bridge or tunnel essential. 4 Can't understand last line para 5.32, needs redrafting.	Housing numbers, sewage, GP surgery, schools, traffic congestion, need bridge or tunnel. (Policies SB2, SB22, SB18, Typo para. 5.32)	Supports objectives/ Comments on policy issues.	1 Indicative housing figure given by CDC. 2 Noted. 3 General concern noted. Local specifics will be addressed in master planning post NP. Route for bridge safeguarded in SB2. 4 Typo para 5.32 to be corrected.	No change to policies.  Typo in para 5.32 to be corrected.

22	Southbourne	Plan is more sustainable, suitable for local infrastructure and appropriate for local area than the national plan.	Whole Plan	Support	None needed	None needed
23	Southbourne	Land owners in middle of Consortium land not included in NP, this damages finance and land value. Green Ring appears to run through their land. (Appendix 22)	(Policy SB2, SB13)	Object	Land owner intentions unknown when NP prepared.	None needed
24	Southbourne	No details provided		Support	None needed	None needed
25	Southbourne	1.Need to protect Ham Brook from flooding. 2.Need to protect coastline from rising sea levels. 3.Need to prevent ad hoc development	Flooding, Ad hoc development (Policies SB22, SB1)	Support	None needed	None needed
26	Southbourne	1.Concerned about traffic on Stein Road if construction lorries access that way. 2.Concerned about level crossing at school drop-off/pick-up as well as parking.	Traffic, Parking, Level crossing (Policy SB2, SB18)	Support	None needed	None needed
27	Southbourne	Plan is sustainable and more suitable for local infrastructure than national plan.	Whole Plan	Support	None needed	None needed
28		Statutory – Slipper Mill Pond Preservation Association (Appendix 22)				
29	Nutbourne	Suggests amendments to the heritage asset (Gate Keeper's Cottage, Inlands Road, Nutbourne. PO18 8RJ) and its associated information. Suggests inclusion of photograph of Pink's delivery van near railway gates. Suggests change of address of Loveders Farmhouse to Nutbourne.	Historical assets; Identity and boundaries of Nutbourne (SB12 EV5 Item 11)	Neutral	Make change to address. Consider inclusion of photo. Check address on Listed Buildings List. (See also Supporting Evidence SB12.EV5 No. 11)	1 Change details on Heritage Asset No. 11 2 Photo poor quality and could not be inserted into LHA entry. 3 Loveders Farmhouse on Historic England Listed Buildings record as Southbourne so cannot

						change address
30	Prinsted	Road viability and junction to A27. Infrastructure BEFORE development.		Support	Noted. No evidence to support junction with A27.  Gov. planning policy does not support infrastructure upgrade pre-building.	No change
31		Statutory –Surrey County Council We do not have any specific comments to make on this consultation.				
32	Sidlesham	1.Self-build homes required. Review wording of SB5 (change “supported” to “provided”). 2.Expand SB6 to allow employment on “Previously Developed Land” in countryside. 3 Encourage provision of low-cost bungalows/caravans(not limited to travellers).	Housing (Policies SB2, SB4, SB5)	Object	1 Not agreed. SB5 wording already appropriate. 2 Not agreed. Exception for PDL Inappropriate. 3 Already addressed in general in SB4.	No change
33		Developer – Stephen Jupp for Pallant Homes Ltd. (Appendix 22)				
34	Southbourne	Amazed at huge amount of work done. 1 typo page 35 para 5.32 “in-computers” 2 How can bridleway be established here?	(para 5.32) (Policy SB13, para 5.69)	Support/co mment	1 Correct typo. 2 Considered realistic, implementation will require detailed assessment.	1 Amend to “in - commuters” 2 The Plan has been amended. The requirement for bridleways is now referenced in Policies SB2(f) and 13A Paragraph 5.69 details the proposal to upgrade footpath no.251/1, which crosses the A27 on a small bridge, to a bridleway thereby providing equestrian access to/from the north

						of the parish.
35	Unknown	No name or email given		Support		
36	Southbourne	Make verges smaller on Cooks Lane to create lay-bys.		Support/ comment	Noted for post NP detailed master planning.	None needed
37	Southbourne	Building to the east makes perfect sense.	Location (Policy SB2)	Support	None needed	None needed
38	Southbourne	Totally wrong for Southbourne. Should be both both sides not just east. Will create two separate villages. Footbridge over railway by schools needed to connect north and south. West side better for access/rail bridge.	Location (Policy SB2)	Object	Fundamental objection to strategy noted. Agree footbridge on west side would be of advantage but this is now beyond scope of NP.	No change
39	Prinsted	No extra parking on Prinsted foreshore.		Support	Noted – separate issue to NP.	None needed
40	Southbourne	Rail bridge essential before building.	Bridge over railway (Policy SB2)	Support/co mment	Gov. planning policy does not support infrastructure upgrade pre-building.	None needed
41	Lumley	1 Just a copy of other plans. Land use policy is not clear. 2 Camping site will be sold for development. 3 No plan for Southern Water upgrades, starter business units, green corridor, or cycle routes. 4 Traffic speed limits, dog fouling. 5 Policy SB3 to be encouraged but “village centre” leaves much to be desired. 6 Traffic on Stein Road cannot be fixed (para 4.9), need A27 junction. 7 Green Ring makes no mention of Lumley which is disingenuous.	1 General 2 Tourism (Policy SB1) 3 Infrastructure (Policy SB22, SB6, SB2, SB18)	Object	1 Noted. 2 Consider reference to Tourism in SB6. 3 Foul water infrastructure dealt with in Policy SB 22; no evidence of need for starter units, but enterprise hub is proposed SB2B(e); Green Ring covered in SB2, Wildlife Corridors covered in SB14 and para. 5.74, cycle routes in SB18. 4 Not planning matters. 5 Noted. 6 Noted. No evidence to support junction with A27 7 SB14 and para 5.74 refers to Lumley Wildlife Corridor.	Plan now changed. Tourism is now referenced in Policy SB6 and in paragraph 5.55.  No other changes needed

42	Southbourne	No details provided		Support	None needed	None needed
43	Southbourne	Very thorough assessment of needs. Supports:- 1 Settlement Boundaries and gaps maintained. 2 SB16 Green Space at Prinsted, must reject current application for car parking and dog walking facility. 3 Need more variety in housing design. 4 Sewage treatment must be expanded. 5 Fear current Gov. policy will render all the good work done to nothing.	1 Settlements (Policy SB1) 2 Local Green Spaces (Policy SB16) 3 Design (Policy SB7) 4 Infrastructure (Policy 22) 5 Not NP matter	Support/ comment	None needed	None needed
44	Southbourne	Crazy that building comes before upgrading of infrastructure. Problems with sewage treatment and overflow traffic should be resolved.	Sewage treatment (Policy 22) Traffic (Policy SB2)	Support/ comment	Gov. Policy does not support infrastructure upgrading pre-building.	None needed
45	Nutbourne	1 Queries the decision to go East, citing environmental and transport issues, and single landowner to west. 2 Queries why the loss of the appeal affected the decision. 3 Queries Cooks Lane, Prior's Leaze Lane and Inlands Road are already rat runs. 4 Queries the validity of a decision based on 260 responses only.	Querying choice of east (Policy SB2)	Object	1 Earlier community consultation favoured east. 2 Appeal decision allowing 199 dwellings (Rydon) effectively began development to east, and in view of (1) above it was considered appropriate to try to regain control/influence of the situation by working with the remaining members of the Consortium. 3 To be considered in detail when master planning is undertaken post NP. 4 The community response, however small, must be assessed and given appropriate weight.	No change
46	Nutbourne	No details provided		Support		None needed
47	Hermitage	1 Woodland at north of Woodfield Park Road should be bought by Southbourne Development	Local Green Spaces (Policy SB16)Two	Support/ Suggests	1 Noted. Not possible to add further Local Green Space at	No change

		Trust and provide public access including childrens' play area, woodland activities etc. 2 Improve childrens' play area in Thistledown Gardens. 3 Area NW of attenuation pond in Sadlers Walk lacks seating and access unclear.	greenspace sites, Woodfield Park Road and Sadlers Walk	additions	this stage. 2 Noted but this space is privately owned/managed. 3 Noted but area is privately owned/managed.	
48	Southbourne	1 Road bridge important. 2 Widening of Inlands Road and Priors Leaze Lane needed.	Transport and traffic (Policy SB2)	Support/comment	1 Noted. Included in Policy SB2. 2 Detail to be addressed in post NP master planning of allocation area.	None needed
49	Hermitage	1 1250 houses disastrous for community, environment, harbour (sewage discharges), agriculture. 2 Need a Village Green and cricket pitch at central hub.	1 Housing, sewage, agriculture. (Policy SB2, SB22) 2 Community facilities (Policy SB2)	Object	1 Indicative housing figure given by CDC. 2 Noted. Details of provision to be part of master planning post NP.	No change
50	Prinsted	Comprehensive and forward thinking. Para 5.32 last line needs redrafting.	Whole plan Typo para 5.32	Support/comment	None needed. Typo will be corrected.	None needed Correct typo para 5.32
51	Southbourne	1. Concern about increase in volume of traffic in small lanes (Cooks Lane, Prior Leaze Lane, Inlands Road). 2. Who will pay for bridge over railway? Where will it be? 3. Station car park must be free or else people will park in neighbouring roads.	Traffic, Bridge over railway, Car parking (Policies SB2, SB18)	Support/comment	All matters of detail to be settled by master planning post NP.	None needed
52	Southbourne	1. Essential that road and foot bridges over railway are built. Existing road network couldn't cope with increase in traffic. Policy needs strengthening. 2. New buildings mitigating climate change, need for statutory regulations to enforce. Item SB20 needs teeth. 3. Thornham WwTW capacity needs independent assessment. Sewer network needs	Traffic, Roads, Bridges, Housing, Sewage disposal (Policies SB2, SB18 and para 5.89; SB20 and SB21; SB22)	Support / comment	1 and 2 Noted but Transport and climate policies can't be any stronger in view of NPPF and Gov. Policy. 3 WwTW capacity a matter for Local Plan and CDC are being pressed to examine this. Pre development upgrades not supported by Gov. Policy.	None needed

		upgrading before development.				
53	Southbourne	1. Infrastructure (sewerage) inadequate. 2. Affordable housing is not – so it is purchased by people to rent out. 3. Need for facilities for elderly, help with travel.	Sewage disposal, Affordable housing, Facilities for elderly (Policies 22, SB4, SB18)	Support/ comment	1 and 2 These planning policies are limited by Gov. and District Council policy and cannot be strengthened any further. 3 Noted (Policy SB4).	None needed
54	Nutbourne	1 Considers NP is premature as CDC has not delivered their plan. 2 Suggests a balance of Options A, B and C and not just East, towards which it is felt Plan is biased. 3 Suggests most infrastructure lies to the West. 4 Suggests inadequate transport analysis as the area is already congested. 5 Queries use of prime agricultural land for building. 6 Suggests going East will blur boundaries with Chidham and Hambrook. 7 Suggests that Nutbourne has special historical significance. 8 Concern over flooding and the future impact of climate change.	Premature NP; Querying East; Transport; Identity and boundaries of Nutbourne; Climate Change (Policies SB2, SB22)	Objection	1 Have indicative housing figure from CDC. Not necessary to wait for Local Plan. 2 Decision to go East based on extensive consultation and technical considerations. A blended strategy would be unlikely to provide the required infrastructure. 3 Noted. 4 Further transport work to be done in master planning post NP. 5 Gov. Policy is “worst first” but has to be balanced against other objectives. 6 Settlement boundaries and Wildlife corridor mitigate against this. 7 Noted. 8 Dealt with in Policy SB22.	No change
55	Nutbourne	1 Concerns over the size of the development and impact on transport infrastructure. 2 Positive about the proposed idea of a green space, pedestrian and cycle ways. 3 Queries the location of the green space backing onto the A27.	Transport; Overdevelopment; Green Space (Policy SB2)	Objection/ Support	1 Indicative housing figure given by CDC. 2 Noted. 3 Decision on its location is not final, will be addressed in master plan post NP.	No change
56	Hermitage	1 Electric car charging throughout parish	1 Local Plan policy	Support	Noted	None needed

		required. 2 Assurance that Southbourne will not get more housing next time having taken lions share this time. 3 Excellent work by all involved	2 Policy SB2			
57	Southbourne	Chance to create legacy, not just soulless housing estates. Well done everyone, hope community supports this. Excellent work on green infrastructure and biodiversity.	Design (Policy SB7) and Biodiversity (Policies SB 13,14,15)	Support	None needed	None needed
58		Statutory – West Sussex County Council (Appendix 22)				
59	Southbourne	1 No study on traffic flow. 2 Location of road bridge? 3 Car parking for station.	Traffic (Policies SB2,SB18)	Support/ comment	Detailed work will be undertaken as part of master planning post NP.	None needed
60		Statutory – Chichester Harbour Conservancy (Appendix 22)				
61	Lumley	Support plan and look forward to updates and progress.	Whole plan	Support	None needed	None needed
62	Prinsted	1 Upsurge in visitors and traffic to Prinsted during summer due to pandemic and CHC advertising. 2 Seeks reassurance Prinsted will not have further development and will retain its unique status re. wildlife. 3 Excellent job in encompassing such far-reaching objectives and commends plan.	1 Local Green Space (Policy 16) 2 Strategy/Settlement Boundary (Policy SB1) 3 Whole plan.	Support/ comment	None needed	None needed
63	Southbourne	No details provided		Support	None needed	None needed
64	Lumley	Missing green recreation space and nature reserves. Money grab by developers.	Policies SB 13,14,15	Neutral		None needed
65	Southbourne	Enormous amount of work done, thanks to all		Support	None needed	None needed

		prepared to do best for our village				
66	Prinsted	Very well thought out plan		Support	None needed	None needed
67	Nutbourne	All looks good thanks		Support	None needed	None needed
68	Southbourne	If infrastructure of all types can be addressed along with the housing increase plan is good.	Infrastructure (Policies SB3 and SB22)	Support	None needed	None needed
69	Nutbourne	Quite happy with it.		Support	None needed	None needed
70	Nutbourne	If plan had to be east rather than west, quite happy with it.		Support	None needed	None needed
71	Southbourne	1 Wildlife areas being destroyed. 2 New development access can ONLY be on Cooks/Priors Leaze/Inlands to stop more congestion on Stein Road. 3 Green Space settlement gaps needed.	1 Wildlife (Policies 13,14,15); 2 Access (Policy SB2) 3 Settlement boundaries (Policy SB1) Wildlife corridors (Policy SB14 and para 5.74)	Object	1 Policies included to protect wildlife as far as possible. 2 Detailed work on access will be undertaken as part of master planning post NP. 3 Policies included to protect gaps between settlements and two Wildlife Corridors (at Lumley and at Ham Brook).	No change
72	Hermitage	Commends vision and policy framework that will manage sustainable growth. Maintains distinctive nature of Southbourne and constituent settlements.	Whole plan.	Support	None needed	None needed
73	Nutbourne	No details provided		Support	None needed	None needed
74	Nutbourne	1 Concerns about the integration of community facilities. 2 Concerns about the services infrastructure (gas, electricity and especially drainage). 3 Concerns that a road bridge would increase the level of traffic.	Transport; Infrastructure (Policy SB2, SB22)	Object	1 Decision on their location is not final. 2 Noted. 3 No objection to bridge from Highway Authority. More analysis and funding to be considered as part of master planning post NP.	No change
75	Southbourne	No details provided		Support	None needed	None needed

76	Southbourne	<p>1. Fishbourne roundabout (A27/A259) and Stein Road already congested.</p> <p>2. NP submission should be postponed until public consultation/voting is possible.</p> <p>3. Need to clarify access to new development.</p>	Traffic, Roads Consultation. (Policies SB18, SB2)	Object	<p>1 and 3 Concern about congestion noted. Proposed access from A259 to new development not finalised in detail, but bridge over railway intended to provide appropriate access and could help alleviate current problems.</p> <p>2 If public consultation delayed post Covid, Plan would lose initiative to resist hostile planning applications.</p>	None needed
77	Nutbourne	<p>1 Requests amendment of SB1(B) to remove restrictions on area outside Settlement Boundary.</p> <p>2 Requests review of Settlement Boundaries.</p> <p>3 Requests extension of Settlement Boundary to include land North of Nutkin Barn.</p> <p>4 Requests allocation of additional sites of not more than a hectare to accommodate a minimum of 125 dwellings.</p>	Nutbourne West Settlement Boundary and allocation of additional small sites (SB1(B))	Object	<p>1, 2, 3 Detailed consideration of Settlement Boundaries already undertaken.</p> <p>4 Additional small sites not beneficial, cannot supply land required for infrastructure improvements.</p>	No change
78	West Sussex County Council (landowner)	Local Green Space proposed designation of land (SB16 EV2, site no.17)	(Policy SB16, Site no. 17)	Object	See Supporting Evidence SB16 EV2, No. 17	No change
79	Nutbourne	<p>1 Plan does not comply with three of the five Basic Conditions tests. Should be halted until at least Spring 2021 when the CD Local Plan is made public.</p> <p>2 The 1250 housing figure has not been agreed/confirmed by CDC and Local Plan review is insufficiently advanced to be given any weight. N Plan should not be determining strategic allocations.</p> <p>3 CDC does not have a five year housing supply</p>	Settlement strategy, Housing, Infrastructure (Policies SB2, SB14, SB22)	Object	<p>1. The Plan is compliant with the “Basic Conditions” set out in the Plan “Introduction and Background – Figure 1”</p> <p>2 Indicative housing figure given by CDC.</p> <p>3 IPS is a temporary policy. NP provides proper comprehensive policies produced with community</p>	No change

		<p>but the CDC Interim Planning Statement (IPS) provides for sufficient permissions to be granted until the new Local Plan is approved. N Plan should also provide for small and medium sites which could be developed quickly. The IPS fills the gap until the reviewed LP is published so no need to fast track NP. In meantime infrastructure contributions could be made from small/medium sites.</p> <p>4 NP can be brought forward in advance of a LP but must be agreement between the Parish Council and CDC on the policies in the emerging NP and LP/spatial development strategy, adopted development plan, all with regard to national policy and guidance.</p> <p>5 Eastern option is less sustainable location than western option, and could cause coalescence with Hambrook/Chidham.</p>			<p>assistance. Small sites in parish could not provide sufficient land in the right location for the infrastructure required.</p> <p>4 Liaison with CDC continues to ensure complementary policies in NP and CDC Local Plan.</p> <p>5 Eastern option sustainable. Settlement Boundaries and Wildlife Corridor will prevent coalescence with Hambrook.</p>	
80		Statutory – Chichester District Council (Appendix 22)				
81		Statutory – Surrey County Council We do not have any comments to make.				
82	Southbourne	<p>1.Traffic calming needed in Cooks Lane.</p> <p>2.Need for substantial supermarket.</p> <p>3.Concerns over sewage/drainage.</p> <p>4.Station car park should be free or else nearby roads will be used.</p>	Traffic, Retail, Sewage/drainage, Parking (Policies SB18, SB2, SB22)	Object	<p>1, 2 and 3 Will be addressed in detailed master planning of SB2 area to be done post Plan.</p> <p>3 Addressed in Policy 22.</p>	No change
83	Southbourne	<p>1.Concerned about squeezing development between AONB and SDNP.</p> <p>2.Concerns about access at north side of development.</p> <p>3.Concerns about train services for Southbourne and Nutbourne.</p>	Location, access, rail services. (Policies SB2, SB18)	Support/comment	1 and 2 dealt with in Policies SB1 and SB2.	None needed
84	Prinsted	Number of new houses should be severely	Housing (Policy SB2)	Object	Indicative housing figure given	No change

		limited in future. Area has already made contribution and character is being changed.			by CDC	
85	Hermitage	“Thanks for all you are doing to minimise the detrimental effects of inappropriate development.”	Whole plan	Support	None needed	None needed
86	Southbourne	1 Queries traffic flow? 2 Building on agricultural land wrong. 3 Bridge should go through scrap yard. 4 Loss of hedgerows on Cooks Lane against policy.	1 and 3 (Policy SB2) 2 NPPF policy not NP 4 Hedgerows (Policy SB15)	Support/ comment	1 and 3 Will be subject to detailed examination at master planning stage post NP. 2 NPPF policy is “worst first” but balanced with other factors. 4 Policy aims to protect hedgerows unless proven unavoidable. Requires replacement.	None needed
87	Southbourne	1 Infrastructure before developments. 2 Resolving level crossing problem at Stein Road a priority. 3 Green Transport welcomed but unlikely. 4 Loss of biodiversity to development a problem.	1 Infrastructure (SB2,SB22) 2 Traffic (Policy SB2) 3 Transport (Policy SB18) 4 Biodiversity Policy SB 14	Support/ Object	1 Pre-development upgrades not supported by Gov. Policy. 2 Noted. 3 Noted. 4 Policy SB14 as strong as possible.	None needed
88	Southbourne	1 East makes sense, grows community around existing village. 2 Road bridge first or just creating another Stein Road. 3 Need more facilities for children/youth.	1, 2 and 3(Policy SB2)	Support/ comment	1 Noted. 2 Pre-development infrastructure upgrades not supported by Gov. Policy. 3 Included in Policy SB2	None needed
89	Southbourne	Safe cycle route needed	Cycle routes (Policy SB2, SB18)	Support/ comment	Addressed in policies	None needed
90	Southbourne	No details provided		Support	None needed	None needed
91	Southbourne	1 Road infrastructure already bad. Cook's Lane too narrow. South Lane too narrow to create access. 2 Considerably less wildlife areas with further	Traffic, Wildlife, Process (Policies SB2; SB13, 14, 15)	Object	1 Detailed traffic matters will be addressed in the master planning post NP. 2 Noted but the Parish Council	No change

		<p>construction.</p> <p>3 We are not happy with the way the review of the plan has been undertaken. A proper vote as promised in Dec 2019 meeting should take place as to the location of the new development, and not just a decision based on questionnaires. Should have been delayed due to Covid-19 so proper presentation could have happened.</p>			<p>has undertaken considerable wildlife survey work and its protection is dealt with in Policies SB13,14,15 including two proposed Wildlife Corridors, the one for Ham Brook being in addition to the one proposed by CDC at Lumley.</p> <p>3 Noted. The consultation methods have had to be adapted to Covid requirements. There will be a further opportunity for comment at the Reg 16 stage and a vote at the Referendum. Delay will enable hostile planning applications to proceed with no NP to challenge them.</p>	
92	Southbourne	<p>1 Need to protect nature around existing housing, new settlement boundary seems to come up to the fence will lose scrubland that remains north of new Breach Avenue housing.</p> <p>2 Should not be a choice between Rail Bridge or Community centre both are needed.</p> <p>3 Road infrastructure a priority!</p>	Wildlife, Rail crossing/infrastructure.( Policies SB 13, 14, 15; Policiy SB2)	Object	<p>1 Noted that this is a sensitive area for wildlife. Plan contains three policies to protect wildlife (SB13,SB14, SB15). Details to be considered during master planning process post NP.</p> <p>2 Both provided for in Plan.</p> <p>3 Road bridge in Policy SB2 and will be considered with other infrastructure within allocated area during master planning post NP.</p>	Points noted. No change
93	Southbourne	Nothing in plan to protect existing residents environment.	Settlement Boundaries (Policy SB1)	Object	Policy SB1 results from review of Settlement Boundaries.	No change

					Policies in Plan intended to protect existing residents' environment and lay down standards for new building.	
94	Prinsted	<p>1. Concern we are gateway to Chichester Harbour and AONB not enough protection for this area, visitor numbers already an issue.</p> <p>2. Age Concern Building needs new premises, suggest links to community centre.</p> <p>3. Community hub creation can allow sharing of facilities for different users.</p> <p>4. Road bridge and community infrastructure all need to be on the CIL list and land safeguarded in the plan.</p> <p>5. Support for SB2 para 5.25.</p> <p>6. Concern over ability of developers to work together, having more than one is a threat to delivery and coherence of the plan.</p> <p>7. CDC has to play a more active role in promoting the Plan and embracing its vision.</p> <p>8. Infrastructure as well as a road bridge is vital. Key being sewage as it's not managed well by Southern Water, discharge of raw sewage into Harbour unacceptable.</p> <p>9. The fact that developments take place near a chalk stream (Ham Brook) is very important; this is an extremely rare ecosystem and must be protected and enhanced.</p> <p>10. Much better community facilities, recreation and sporting must be grasped. Located close together so they can be managed.</p>	Whole plane	Support	<p>1. Noted.</p> <p>2,3,10 –New infrastructure proposed as part of SB2.</p> <p>4. Already on CIL list.</p> <p>5. Noted.</p> <p>6. Noted.</p> <p>7. Noted.</p> <p>8. Foul water infrastructure covered in SB22.</p> <p>9. Wildlife corridors and biodiversity covered in policies SB13,14,15.</p>	None needed
95	Prinsted	<p>1. Reluctant acceptance of the numbers and decision to go East.</p>	Whole plan	Support	<p>1. Noted.</p> <p>2. Noted.</p>	None needed

		<p>2.Concern about Gateway to AONB and protections.</p> <p>3.Community facilities can be co-located. Need for flexible workspace. (similar concerns raised in 94).</p> <p>4.Lack of CDC local plan makes it more important to progress this review as quickly as possible. Avoid Ad hoc development.</p>			<p>3. New infrastructure proposed. in SB2 location will happen in master planning.</p> <p>4.Agreed and noted.</p> <p>5.SB1 and SB22.</p>	
96		Developer – LRM Planning Ltd./Hallam Land Management (Appendix 22)				
97	Prinsted	<p>1 Comprehensive but some threats to delivery i.e. will developers work together; CDC needs to take active part.</p> <p>2 Necessity for road bridge; sewage discharge to harbour unacceptable; community, recreation and sports facilities need improvement; community facilities need to be close and overlook recreation and sports facilities to ensure good management.</p> <p>3 Need to protect Hambrook Chalk Stream.</p>	Implementation, bridge over railway, infrastructure, Ham Brook (Policies SB2, SB22, SB13, SB14)	Support/ comment	<p>1 Master planning with Consortium proposed.</p> <p>2 All detail to be master planned post NP.</p> <p>3 Proposed Wildlife Corridor to protect Ham Brook.</p>	None needed
98	Nutbourne	<p>1 Very concerned about the identity of Nutbourne and its historical significance.</p> <p>2 Queries the decision to go East.</p> <p>3 Concerns about the coalescence of individual communities.</p> <p>4 Notes that the main facilities are in the West.</p> <p>5 Queries the increase in traffic.</p>	Identity and boundaries of Nutbourne; Transport; Querying East (Policies SB11, SB2, SB1)	Object	<p>1 Addressed in Policy SB11. Sufficient for planning purposes. However, this issue could be reassessed to better reflect the influence of Nutbourne West beyond its Settlement Boundaries.</p> <p>2 Decision made as result of public consultation and appeal decision allowing 199 dwellings (Rydon). This effectively began development to east, and it was considered appropriate to try to regain</p>	No change to Plan but changes have been made to the Nutbourne West Character Appraisal to reflect the extent of Nutbourne's historical and cultural influence.

					control/influence situation by working with the remaining members of the Consortium. 3 Addressed in Policy SB1. 4 Noted. 5 Noted.	
99	Southbourne	Supports Passivhaus housing and higher density Supports self build	Low-carbon development. Community hub. Housing. (Policies SB20, SB5, SB2, SB4)	Support	None needed	None needed
100	Southbourne	Needs doctor surgery, sustainable infrastructure Flats for 1st time/retired buyers	Community facilities Sustainable infrastructure Housing (Policies SB2, SB21, SB22, SB4)	Support	None needed	None needed
101	Nutbourne	Bridge over railway. Junction to A27.		Support	None needed	None needed
102	Southbourne	No details provided		Support	None needed	None needed
103		Statutory – Westbourne Parish Council (Appendix 22)				
104		Statutory – Southern Water (Appendix 22)				
105	Southbourne	Essential that planning is green/blue infrastructure led. Essential pre-19th century biodiversity is protected and restored to ensure successful integration of existing with clearly defined, inclusive identity. Essential that Green Ring/shared open spaces, pedestrian and cycle routes be as close to Settlement Boundary with many access points. Essential that a multi-functional community hub be located close to Green Ring Essential that master planning should insist on building close to carbon neutral	Wildlife, Green Infrastructure, Community infrastructure, Sustainable building (Policies SB13, SB14, SB15; SB2, SB20)	Support	Noted. Fully supportive of Plan Policies. Detailed master planning will deal with infrastructure and its location within the allocated area.	None needed

		for all housing categories.				
106	Southbourne	Looks to be a well thought out and researched plan. If adopted it bodes well for the future of Southbourne and surrounding districts.	Whole Plan	Support	None needed	None needed
107	Nutbourne	<p>1 Querying the decision to go East on the basis of previous polls.</p> <p>2 Suggesting that to go West would be simpler as there is one landowner.</p> <p>3 Expressing concerns about the road bridge and its apparent removal.</p> <p>4 Concern at the removal of Inlands Road from Nutbourne West to Southbourne.</p> <p>5 Querying the coalescence of communities.</p> <p>6 Traffic congestion.</p> <p>7 Impact on wildlife.</p> <p>8 Climate change and quality of life for residents.</p> <p>9 Concerns over waste-water infrastructure.</p>	<p>Transport; environment; Querying East; Infrastructure; identity and boundaries of Nutbourne (Policies SB2, SB1, SB18, SB13, SB14, SB 20, SB21, SB22)</p>	Object	<p>1 Decision to go east made as result of public consultation and appeal decision allowing 199 dwellings (Rydon). This effectively began development to east, and it was considered appropriate to try to regain control/influence situation by working with the remaining members of the Consortium.</p> <p>2 Noted.</p> <p>3 Safeguarding route for road bridge remains in Policy SB2.</p> <p>4 The Settlement Boundaries for Southbourne and Nutbourne West are set out according to Policy SB1 and the "Policies Inset Map 1". These are defined for planning purposes. The matter of addresses is not a matter for the NP.</p> <p>5 Policy SB1 addresses this issue.</p> <p>6 Detailed consideration of traffic matters will form part of the master planning undertaken post NP.</p> <p>7 Policies SB13, SB14, SB15 address wildlife issues.</p> <p>8 Policies SB20 and 21 address</p>	No change

					climate change and go as far as can reasonably be expected in a NP. 9 Policy 22 deals with waste water, although the principle matter of capacity is also dealt with by CDC in the Local Plan.	
108	Nutbourne	<ol style="list-style-type: none"> <li>1. Very concerned about the identity of Nutbourne and its historical significance.</li> <li>2. Queries about going East.</li> <li>3. Concerns about the coalescence of individual communities.</li> <li>4. Notes all main facilities are west.</li> <li>5. Queries increase in traffic.</li> </ol>	Settlement boundaries, traffic, infrastructure (Policies SB1, SB2, SB22)	Object	<ol style="list-style-type: none"> <li>1. The Settlement Boundaries for Southbourne and Nutbourne West are set out according to Policy SB1 and the "Policies Inset Map 1".</li> <li>2. Earlier consultation favoured east.</li> <li>3. Policy SB1 addresses this issue.</li> <li>4. Noted.</li> <li>5. Detailed consideration of traffic matters will form part of the master planning undertaken post NP.</li> </ol>	No change to Plan but changes have been made to the Nutbourne West Character Appraisal to reflect the extent of Nutbourne's historical and cultural influence.
109	Southbourne	Higher quality design needed in housing. Protect settlement gaps especially Lumley/Hermitage. High density/taller development nearer centre of parish. Improving cycle route A259.	Housing Design, Settlement Boundaries, Cycle route A259 (Policies SB20; SB1; SB18)	Support	None needed	None needed
110	Nutbourne	No details provided		Support	None needed	None needed
111	Nutbourne	No details provided		Support	None needed	None needed
112	Nutbourne	No details provided		Support	None needed	None needed
113	Southbourne	Concerned about road infrastructure particularly Stein Road. Needs improvement before	Traffic, roads (Policies SB2. SB18)	Support/ comment	Gov. policy does not support improvements pre-	None needed

		development.			development	
114	Hermitage	1 Has business in Hermitage, not resident so has only commented on business policy. Plan doesn't acknowledge need to support existing businesses and marine heritage (Marinas). General sentiment supporting existing employment should be more specific. 2 Objects to inclusion of three pieces of land at Emsworth Marina as Local Green Spaces because one site already protected, two additional designations may add to cost, delay and complexity of planning permissions. Two are accessible by public footpath, but the largest piece is entirely private and therefore designation is inappropriate.	Marinas, Local Green Space (Policies SB6, SB16, Site No. 14 (b))	Object	1 Noted. 2 Agreed to remove Local Green Space designation at Emsworth Yacht Harbour. (See also Supporting Evidence SB16.EV2).	1 Include reference to Marinas (Para. 2.15). Para 5.52 recognises employment sites outside Settlement Boundaries. 2 Local Green Space designation within Yacht Harbour removed from Site No. 14(b)
115	Prinsted	Many thanks to the team - you are all heroes.	Whole plan	Support	None needed	None needed
116		Statutory - WSCC services (Appendix 22)				
117	Southbourne	1 Eco-friendly building design. 2 Land set aside for self-build at a sensible price. 3 Link to A27. 4 Upgrade of station, length of trains and frequency to cater for more users. 5 Happy with biodiversity plans.	Sustainable buildings, self-build, A27 link, improve station (Policies SB20, SB5, SB2, SB14)	Support/ comment	1, 2 and 5 covered by Policies. 3 No evidence to support link to A27. 4 Will form part of master planning post NP.	None needed
118	Southbourne	No details provided		Support	None needed	None needed
119	Southbourne	Need a fish and chip shop	Retail (Policy SB3)	Support	Noted	None needed
120	Southbourne	No details provided		Support	None needed	None needed
121	Nutbourne	Vision and objectives admirable.		Support	None needed	None needed
122	Southbourne	No details provided		Support	None needed	None needed
123	Southbourne	No details provided		Support	None needed	None needed
124	Nutbourne	No details provided		Support	None needed	None needed
125	Nutbourne	No details provided		Support	None needed	None needed

126	Nutbourne	1 How will vision be realised? 2. Against Barratt style housing estates. 3. West should still be considered as there is already ribbon development and infrastructure.	Housing, lack of infrastructure east	Object	1 Development design will be processed in master planning post NP. 2 Addressed in SB2 , SB4, SB5. 3. Creation of new infrastructure addressed in SB2, SB6, SB18, SB22.	None needed
127	Prinsted	1 Plan thorough and well thought out. 2 Comments only on Local Green Space/parking at Prinsted Foreshore. Wheelchair access along sea wall unsigned and invariably blocked by parked cars. Car park now heavily used by visitors and dog walkers, also by commercial windsurfing schools, and this will not decrease. There are 22 spaces not 12 as stated in Plan. If permission granted for parking on Mr Yeates' field this will be a precedent for business use of all the fields up to Thornham Marina. Even parking under 28 day "permitted development" would be a problem.	Whole Plan.	Support/ comment	1 Whole plan supported. 2 Prinsted foreshore current planning application to be considered on its merits.	None needed
128	Nutbourne	No details provided		Support	None needed	None needed
129	Southbourne	Numbers inappropriate but Plan makes the best of a difficult situation. Developers should support it.	(Policies - whole Plan)	Support	None needed	None needed
130	Southbourne	Need to provide services and facilities for all the community.	Services and facilities (Policies SB2, SB3)	Support	None needed	None needed
131		Statutory – Historic England (Appendix 22)				
132		Statutory – Natural England (Appendix 22)				
133	Southbourne	Incorporate local history of area with art work. Competition with all age groups, local residents to be voted on.	Strictly speaking, not a planning policy matter.	Support/ comment	Could be part of master planning work post NP	None needed
134	Southbourne	No details provided		Support	None needed	None needed

135		Statutory – Highways England (Appendix 22)				
136	Nutbourne	<p>1 Need a waste water and infrastructure plan.</p> <p>2 Queries the decision to go East and calls for a new poll.</p> <p>3. Traffic congestion.</p> <p>4 Suggests that existing residents need to be supported during the development.</p> <p>5 Requests a report from Network Rail about the level crossings.</p> <p>6 Suggests a need to protect existing wildlife.</p> <p>7 Suggests that the infrastructure lies in the West.</p>	<p>Infrastructure; Transport; Querying East; Environment (Policies SB22, SB2, SB18, SB13, SB14, SB15)</p>	Object	<p>1 Being addressed in Local Plan but details as they affect Southbourne will be addressed in master Planning post NP.</p> <p>2 The Reg 16 Consultation and ultimately the Referendum will be further “Polls”.</p> <p>3 More analysis of traffic will be undertaken by master planning post NP.</p> <p>4 There will be dialogue with developers during construction.</p> <p>5 Network Rail have been consulted and will be consulted further during master planning.</p> <p>6 Considerable amount of local survey work completed by Parish Council as reflected in Policies SB13, 14, 15. Including additional wildlife corridor for Ham Brook.</p> <p>7 Noted.</p>	No change
137	Nutbourne	<p>1 Queries standard of existing developments (Prior’s Orchard).</p> <p>2 Suggests it should be community led and not development led.</p> <p>3 Encourage green developments.</p> <p>4 Thanks the PC for its efforts.</p>	<p>Standard of development; Environment (Policies SB7, SB2, SB13)</p>	Support/ comment	<p>PC committed to higher standards.</p> <p>The NP is community led.</p> <p>Agreed.</p> <p>Noted.</p>	No change
138		Developer – Lichfields/Church Commissioners for England (Appendix 22)				
139		Developer – Barton Willmore/Wates				

		Developments, Metis Homes, Seaward Properties (Appendix 22)				
140	Southbourne	Development north of railway on agricultural land not desirable with a view to food security.	Allocation site (Policy SB2)	Support/ comment	Most of the land around Southbourne village available for development is of "best and most versatile" agricultural quality.	None needed
141	Southbourne	1 Infrastructure first all types, road, schools, doctor surgery etc. 2 Fear that Westminster and proposed policies will undermine plan and views of residents. 3 Strong provision for social housing, first time buying and bungalows for the elderly. No more 3, 4, 5 bedroom standard build estates.		Support/ comment	1.SB 2, 6, 18, 22. 2. Noted not a NP consideration. 3.SB 1 and SB4.	None needed
142	Prinsted	No details provided		Support	None needed	None needed
143	Southbourne	1 Rail bridge crucial. 2 Houses better to the west.	Transport, Location (Policy SB2)	Support/ comment	1 Rail bridge referred to in Policy SB2 2 Noted. Eastern location selected.	None needed
144	Southbourne	1 Doctors surgery/chemist cannot cope now. Community shop not big enough space for larger store (Aldi/Lidl) to support local shops for those that cannot travel with heavy shopping. 2 Not happy that questionnaire response and loss of Breach & Rydon appeals caused PC to rollover and choose East. 3 Cooks Lane/Priors Leaze and Inlands road not wide enough to cope with additional traffic. Need significant traffic calming measures or even walking won't be possible. 4 Where is parking for station going to go? 5 Provision for surface water/drainage and sewage? 6 Provision required to protect what wildlife	Infrastructure, Location, Traffic and parking, Drainage (surface and foul), Wildlife, Process. (Policies SB2; SB22; SB 13,14,15;	Object	1 New infrastructure proposed as part of SB2 allocation. 2 Parish Council relies on responses to consultations for assessing community response. 3 and 4 Local traffic matters, including parking for station, to be dealt with as part of master planning post NP. 5 Dealt with in Policy 22. 6 Parish has undertaken considerable wildlife survey work and protection dealt with in Policies SB13,14,15 including	No change

		remains. 7 Hope for detailed responses to residents' questions and concerns. Did not receive letter until very late. As plan stands will not vote for it.			two proposed Wildlife Corridors, the one for Ham Brook being in addition to the one proposed by CDC at Lumley. 7 Process – Not proposing to enter into subsequent correspondence. Unfortunately Covid has placed strain on ability to meet and discuss issues.	
145	Southbourne	Support but needs better integration with other Bourne villages. Very comprehensive, but difficult a 2 page executive summary might have been more useful for people.	Integration with Bourne area.  Process	Support	Parish Council has suggested group working with other Bourne villages, and has invited them to a number of meetings, but this has not been progressed. Need for Summary – noted.	None needed

## APPENDIX 21 - TOTAL RESPONSES 122

**Total responses supporting the Plan: 63**

**Total responses supporting the Plan with comments: 29**

**Total responses neutral: 4**

**Total responses objecting to the Plan: 26**

**NB Two responses both supported and objected to the Plan**

# APPENDIX 22

## SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN REVIEW

### REGULATION 14 ANALYSIS: SUMMARY REPORT

#### Introduction

1. The purpose of this report is to summarise part of the outcome of the consultation on the Pre-Submission version of the Southbourne Parish Neighbourhood Plan Review held from 17 August to 12 October 2020. The report reviews the representations made by statutory consultees, and by developers/landowners. It then makes recommendations for minor modifications to the Plan for its submission.

2. The report will be published by the 'qualifying body' (QB), Southbourne Parish Council, and should be appended to the Consultation Statement so that it may be submitted to the Local Planning Authority, Chichester District Council (CDC), to arrange for the Plan Review's examination and referendum, in line with the Neighbourhood Planning (General) Regulations 2012 (as amended).

#### Consultation Analysis and Recommendations

3. During the consultation period representations were received from:

- Chichester District Council (CDC)
- West Sussex County Council (WSCC)
- Natural England (NE)
- Historic England (HE)
- Environment Agency (EA)
- Sport England
- Highways England
- Southern Water
- Chichester Harbour Conservancy
- Stephen Jupp on behalf of Pallant Homes Ltd
- Barton Willmore on behalf of Wates Developments, Metis Homes and Seaward Properties
- Lichfields on behalf of the Church Commissioners for England
- LRM Planning on behalf of Hallam Land Management Ltd
- Westbourne Parish Council
- Slipper Mill Pond Preservation Association
- Cooks Lane landowners' group

4. Minor editing and clarification will be dealt with separately as a matter of course for all documents. The summary analysis of these representations is provided below, together with recommendations on making modifications for the Submission version of the Plan.

## **Chichester District Council (CDC)**

5. CDC raise five points of substance with regards to the Plan and its content. They also provide separate comments on the Sustainability Appraisal and Habitat Regulations Assessment.

*(i)...A general concern about the timing and relationship with the adopted Local Plan and the emerging Local Plan Review...and that the Review sits between the policies of the adopted plan and the 'draft strategic policy setting' and development strategy of the Local Plan Review (LPR)*

6. The Plan Review will be examined against 'general conformity' with the policies of the adopted Local Plan but has considered the 'reasoning and evidence' of the Local Plan Review in line with Planning Practice Guidance (PPG ID:41-009-20190509). It is appropriate to quote policies of either plan where this is considered appropriate.

7. Following the receipt of their submission, CDC issued further guidance by letter dated 26 Nov 2020 on the emerging LPR development strategy and provided the Parish Council with an indicative (albeit untested) housing number consistent with NPPF §66 as follows:

*(ii)... "Taking into account the need for development set out in national planning policy, the availability of land, and other evidence as set out on the Council's Local Plan Review Evidence webpage, the revised distribution we are testing includes a proposed level of development of 1,250 dwellings for your parish.*

*The working assumption therefore is that your parish council will bring forward a neighbourhood plan identifying sites (of five or more dwellings) to deliver this level of development for the period 2019-2037. Typically, any sites or schemes which already have planning permission, allocated in the existing Local Plan or a "made" Neighbourhood Plan on 1 April 2020 would not count towards this figure. Nor would development on sites of less than five dwellings, as they count towards the "windfall" figure for the Local Plan Review and so cannot be double counted. The exception to this is the 199 dwellings which have planning permission on the Cook's Lane site, which I can confirm are envisaged will count towards the 1,250 total."*

8. Preparation of the Review and its supporting evidence to date has been predicated on the basis of the emerging plan period and housing number set out above. While there is no obligation for a neighbourhood plan to match the plan period of an emerging local plan, it is common practice to do so. **It is recommended that the above explanation of the LPR development strategy and the housing figure of 1250 homes which includes permissioned land north of Cooks Lane for 199 dwellings is added to Chapter 3 (Planning Policy Context) of the Plan under a new heading 'CDC Indicative Housing Number'.**

*(iii)... "Reference is made to the inclusion of a 'proposed wildlife corridor' in relation to the Ham Brook Chalk Stream. CDC note there is no strategic policy identifying this corridor in either the CLPKP or the LPR and therefore no 'hook' for such an allocation. It is also not clear, as the map identified relates to a GI network."*

9. National planning policy (NPPF 2019 §171 & §174) provides an appropriate "strategic policy hook" for the Review to "identify, map and safeguard...ecological

networks” and the opportunities in the Parish to “...maintain and enhance networks of habitats and green infrastructure...”.

10. CDC have also published guidance on “Delivering Green Infrastructure (GI) in the Local Plan Area (Jan 2016) intended to support Policy 52 and Appendix A of the adopted Local Plan (ALP). The guidance includes ‘Wetland areas, waterways, ditches’ within its definition of GI. It also states that “Neighbourhood Plans also indicate where GI should be provided within individual parishes”. Policy and Guidance therefore places no bar on the Review from defining a green and blue infrastructure network in the Parish including the identification of the Ham Brook Chalk Stream wildlife corridor as part of that network.

11. To assist in preparation of the Review evidence base, an ecological consultant was commissioned by the QB in June 2019 (see SB14.EV1) and the area of the Ham Brook Chalk Stream was surveyed. Chalk Streams are a Section 41 (CROW Act) habitat and in the case of the Ham Brook Chalk Stream is also inhabited by Water Voles (a Section 41 species). The identification of the Ham Brook as part of the network of ‘habitats and green infrastructure’ as defined in Policy SB13 is therefore considered entirely appropriate. The survey evidence provided to the Sussex Wildlife Trust has been verified and the results mapped in the Sussex Biodiversity Record Centre Report (map 4) in Appendix D of the Plan Review.

**12. No changes to Policy SB13 are recommended. However, to provide greater clarity, minor amendments to the SB13 Policy Map are recommended to distinguish the Ham Brook and Lumley wildlife corridors within the overall GI network and to amend the land defined as green space to a ‘biodiversity gain opportunity area’.**

**13. It is also recommended that following submission and prior to examination, the wider matter of the Ham Brook corridor boundary are discussed with CDC, the Sussex Wildlife Trust and Natural England (who are supportive of policy SB13) to agree a common position.**

14. CDC also comment on the position of the settlement policy boundary on Policies Inset Map 1:

*(iv) “...Concern over the amendment to the settlement policy boundary to include as yet unknown area of built form of strategic policy. Suggest following similar approach to CDC in relation to strategic sites; the allocation remains outside the SPB until the construction of the built form and then the SPB can be amended at a later stage more accurately”*

***It is recommended that this advice is followed, and that the settlement boundary indicated on Policy Inset Map 1 to the east of Southbourne is amended to include only consented land to reflect the local planning authority’s normal convention.***

15. In respect of the masterplanning of the land under Policy SB2:

*(v) “...The key to this policy will be the master planning process and how this comes forward... more detailed work would need to be undertaken and presented to underpin the plan before it could move forward...”*

The QB are grateful for CDC's comments on the process of masterplanning that reflects the requirements of ALP Policy 7 and the importance of the policy being underpinned by a single comprehensive masterplan.

16. The QB acknowledge the importance of this approach and also, in line with ALP Policy 7, the benefit of the masterplan coming forward through a participative process with the community that ensures the proposals are both transparent and deliverable. The land promoters share this commitment. Further detailed technical work has been undertaken since the Regulation 14 stage in support of the allocation, including workshops to inform the preparation of the Masterplan Briefing Report and **it is recommended that the technical notes are published at Regulation 15 stage with the updated Site Selection Background Paper and the Masterplan Briefing Report is inserted into a new appendix B in the Plan Review.**

17. It is also recommended that the wording of clause B(a) of Policy SB2 is amended as follows:

**"a) A single comprehensive masterplan and delivery framework is prepared for the whole of the allocated land with the active participation of the community in accordance with Local Plan Policy 7 or any successor policy, and submitted for approval to the District Council prior to the determination of any planning applications on the allocated land. The comprehensive masterplan will be informed by the Masterplan Briefing Report in Appendix B;**

18. CDC have suggested a number of other minor changes to policy SB2 to assist with clarity.. **These are noted and where helpful without changing the thrust of the policy it is recommended these are accommodated.**

19. In respect of policy SB3, CDC suggest the policy needs to be clearer on how viability of a community use should be assessed, and the marketing requirements that will be necessary. **It is recommended that a new supporting paragraph is inserted that references CDC's 'General Requirements of Marketing' guidance.**

20. CDC suggest that the relationship between local housing needs in the Parish and their own evidence of housing need requires clarity. **It is recommended that the relationship with emerging policy DM2 is referenced in the clause A. and community led housing is referenced in clause C. In addition, the significance of the local need for smaller dwellings is acknowledged in clause B. It is also recommended that the benefits of community led housing is expanded in the supporting text.**

21. It is also recommended that the QB and the new Southbourne CLT Ltd maintain their dialogue with the planning policy and housing teams at CDC in relation to the implementation of policies SB4 and SB5.

22. In response to CDC comments on design policy SB7 in which they indicate the policy should also support innovative design where this is appropriate to the location. **It is recommended that an additional clause is added to the policy as follows:**

**"Planning permission will not be refused for buildings of an outstanding or innovative design which promote high levels of sustainability or help raise the standard of design, as long as they fit with the overall form and layout of their surroundings."**

23. CDC welcome the inclusion of the character and environmental policies. They make a number of helpful suggestions for minor changes to policies and the policy maps or where it would be helpful to provide further detail, for example in relation to the ambitions of Policy SB20. **It is recommended that where appropriate these minor changes are accommodated in the updated version of the plan.**

24. CDC also provided comments on the SA/SEA and HRA reports prepared by AECOM. They confirm the SEA framework provides a good approach. However, they raise two issues about the Sustainability Appraisal Report. Firstly:

*"...As with the draft Neighbourhood Plan (NP), the text of the Sustainability Appraisal (incorporating Strategic Environmental Assessment) for the Southbourne Neighbourhood Plan (August 2020) refers to the draft plan being prepared in relation to the adopted Chichester Local Plan: Key Policies 2014-2029 (CLPKP) and the emerging Local Plan Review (LPR). References are made throughout the SA to policies in each."*

25. The Plan Review will be examined for 'general conformity' with the policies of the adopted Local Plan but has considered the 'reasoning and evidence' of the Local Plan Review in line with Planning Practice Guidance (PPG ID:41-009-20190509). To quote relevant policies of either plan reflects the PPG.

26. CDC also refer to policies SB20 and SB21 as "perhaps the most progressive and advanced of the policies" and suggest they are not adequately assessed through the SA at paragraphs 5.21 and 5.27 of the SA report, which they suggest reads more like a description than a full assessment of the positive and negative effects of the options for the policies.

**27. It is recommended that these comments are passed to AECOM to be considered in their Final SA/SEA Report.**

### **West Sussex County Council**

28. West Sussex County Council provided two representations to the consultation. The first an officer response on behalf of various services, and the second from their Asset Management and Estates Team.

29. The services response details issues in relation to Highways, Education and Minerals and Waste (MW) matters. They confirm their transport evidence did not identify a severe residual highways and transport impact from the proposed allocation of 1250 homes and have no overriding concerns with the SB2 allocation. **It is recommended that dialogue is maintained with WSCC and CDC on these matters.**

30. The MW team confirm the Minerals and Waste Plans form part of the development plan and that policy SB2 falls within a minerals and waste safeguarding area. **It is recommended that Section 3 of the Plan is updated to include reference to the Mineral and Waste Local Plans, and that a new clause (s) is added to policy SB2 as follows:**

**"A Waste Infrastructure Statement and a Mineral Resource Assessment is submitted which has regard latest Minerals and Waste Safeguarding Guidance."**

31. The Local Education Authority confirm the need for a new 2 form entry (FE) primary school and associated services with the provision of sufficient land to expand to 3FE and propose a modification to policy SB2 (d). **It is recommended that clause (d) is updated as follows:**

**“A minimum of 3.3ha of land that meets the Local Education Authority criteria for a 2 Form Entry (FE) expandable to 3FE primary school with on-site early years provision and a special support centre with safe walking and cycling access from both the existing village and the new development”**

32. WSCC have also suggested a number other minor changes to policy SB2, SB13 and SB18 in relation to the terminology used in referencing the Public Rights of Way (PROW) Network, the requirement for a Transport Assessment, the provision of Bridleways and the inclusion of public transport provision as part of travel planning. **It is recommended these minor changes are accommodated by modification to SB2 criteria f, m and n, and Policy SB13 and SB18.**

33. WSCC also comment on infrastructure provision and recommend PROW improvement projects are included in the Plan for the purpose of CIL allocation. **It is recommended the QB review the projects listed in Section 6 of the plan.**

34. The WSCC Asset Management Team are not supportive of three Local Green Space designations involving land in their ownership. These relate to LGS 2, 9 which they confirm forms “part of the public maintainable highway” and LGS 17.

35. In respect of LGS 2 and 9, paragraph: 020 Reference ID: 37-020-20140306 of Planning Practice Guidance states “Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners”. This reflects NPPF para 101 that the LGS report quotes. Furthermore, NPPF paragraphs 143 to 147 define what is, and what is not, ‘inappropriate development’ in relation to Green Belt policy, which is not a blanket policy restriction.

36. Highways Authorities (HA) rarely undertake modest highways works/junction improvements that fall within the legal definition of ‘development’ and therefore they would not require planning consent to undertake such work. It therefore follows that if these type of works do not require planning permission then policy SB16 would not be engaged e.g. if the HA wishes to realign a highway the LGS designation will not prevent this as this would not be ‘development’, but the designation could alert them to the sensitivity of the location.

37. Even on those occasions when the policy is engaged, it would be balanced by the requirement for regard to be had to all other material considerations, including the benefits highlighted by WSCC in terms of increased highway safety or reduced traffic congestion. **It is recommended that the QB review these particular LGS proposals in the light of these objections and review the justification for their designation should they be retained.**

## **Natural England**

38. Natural England welcomes the commitment in the Neighbourhood Plan to achieving environmentally sustainable development, and particularly support the requirement for all development proposals to achieve at least 10% biodiversity net gain. They also support the policy for green and blue infrastructure (policy SB13), which they confirm will benefit both people and wildlife.

39. They also welcome the inclusion of policies for mitigating and adapting to climate change. However, they suggest adding a clause to policy SB22 to safeguard from development all the low lying areas (outside Settlement Boundaries) around Chichester Harbour for climate change adaptation land and would like to see this as a high priority. **It is recommended the following clause is added to SB22:**

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

40. Natural England have also confirmed they agree with the pathways for likely significant effects, as identified in section 5 of the HRA Report (August 2020). They also agree that water quality impacts on European sites from treated sewage are likely to be avoided as policy SB2 is nutrient neutral given that it is currently in agricultural production. Therefore, there is no adverse effect on the integrity of any European sites from sewage inputs.

41. They confirm that subject to the inclusion of the recommendations in the Submission Plan, as set out at section 7 of the HRA Report, the policies (as amended) are sufficient to avoid an adverse effect on the integrity of nearby European sites. **As above, the HRA recommendations should be incorporated into the Final Plan prior to Submission.**

## **Historic England**

42. Historic England (HE) confirm that further evidence is needed regarding the potential impacts to the historic environment of the allocation of policy SB2 and the impacts of alternatives considered in the plan making process. They confirm that while the SEA Environmental Report identifies the number of records of archaeological sites recorded in the Parish on the West Sussex and Chichester Historic Environment Records but has not provided further evidence of whether any of these could be directly affected by the proposed development. They request that liaison is maintained with the District Council's Archaeological Advisor.

43. HE acknowledge that policy SB2 includes a requirement that archaeological evaluation works form part of the package of works required to understand the implications of the development of the land and should be submitted at the Outline Application stage. This is important in ensuring that the location and nature of any remains of archaeological interest are understood before decisions about the development's layout are made. They recommend a modification to policy SB2 to add clarity to this requirement and how this information should influence the design of development to further the conservation of heritage assets as appropriate to their significance. **It is recommended that policy SB2 and the supporting text is updated to accommodate HE's advice. The policy clause should be updated as follows:**

**“A full heritage impact assessment is submitted which identifies and assesses the significance of heritage and archaeological assets and, where appropriate, a field investigation is undertaken to establish the significance of potential archaeological assets and, where necessary, mitigation measures adopted to conserve them in a manner appropriate to their significance”**

### **Environment Agency**

44. The Environment Agency (EA) support the intention set out in the Plan and its policies for development to be “green infrastructure led” and policies SB13, SB14 and SB22 in particular. In respect of Policy SB2 they acknowledge the policy sets out clear requirements for how this allocation should be developed and welcome the specific reference to the requirement for at least 10% biodiversity net gain and the requirements for nitrate neutrality and confirm they have been working closely with CDC and other partners with regard to wastewater treatment capacity.

45. They recommend policy SB2 makes reference to the need for a comprehensive drainage masterplan given local circumstances. **It is therefore recommended that the sustainable drainage clause in policy SB2 is updated to reflect EA’s recommendations as follows:**

**“A comprehensive drainage masterplan and sustainable drainage (SuDS) strategy is submitted to reduce the potential for surface water run-off impacts on the maritime environment. This should include approx. 4 Ha of natural flood management features to mitigate existing downstream fluvial flooding and include proposals to enhance the Ham Brook Wildlife Corridor and improve water quality in the Ham Brook Chalk Stream and Chichester Harbour”**

### **Sport England**

46. Sport England identify the relevant extracts from the NPPF relevant to their responsibility and reference their own published guidance. While they make no specific observations on the plan policies **it is recommended that the QB review the Sport England guidance as their involvement in the masterplanning progresses.**

### **Highways England**

47. Highways England make no specific comments on policy. They do, however, confirm that they are still in the process of determining the likely form of junction mitigation at the westernmost junctions of the A27 Chichester Bypass. As the Land East of Southbourne Village development would directly impact these junctions, they will require a contribution towards any final agreed schemes. In the event that any planning application is received prior to that agreement, development will need to mitigate its own impacts on the A27 Chichester Bypass, taking into account the agreed strategic allocations in the current adopted Chichester Local Plan 2014-2029, as well as those in the emerging Chichester Local Plan Review 2035, plus any development since committed that falls outside of the adopted Local Plan. Applications will also require a detailed Transport Assessment that evaluates the affected junctions on the A27 Chichester Bypass. **It is recommended that the QB maintain a dialogue with CDC, WSCC and Highways England on local transport matters.**

### **Southern Water**

48. Southern Water (SW) confirm that the results of a preliminary assessment of the impact that additional foul flows from the proposed policy SB2 indicate that there is an increased risk of flooding unless network reinforcement is provided by Southern Water in advance of the occupation of development. Network reinforcement will be funded through the New Infrastructure Charge to developers. They also confirm they will work with the site promoters to ensure the delivery of the necessary network reinforcement is coordinated with the phasing and occupation of development.

49. SW propose a minor amendment to clause (q) of policy SB2 and **it is recommended that reference to the 'sewerage network' is inserted into the clause as requested.**

### **Chichester Harbour Conservancy**

50. The Conservancy broadly support the policies and the contiguous nature of the Green Ring, but suggest the policies need strengthening as they do not feel they address the protection afforded by the AONB designation nor the SPA. They would also prefer new dwellings to be built north of the railway line (further from the AONB boundary) and hence are supportive of a bridge over the railway. They also acknowledge the urgency of getting an up-to-date neighbourhood plan adopted as soon as possible.

51. While not providing specific examples of how the policies could be strengthened, they do however suggest a modification to the Vision to acknowledge the relationship between the Parish and the AONB. Policy SB19 in relation to the SPA has been strengthened in response to comments from Natural England and the Environment Agency which it is hoped the Conservancy will welcome. **It is recommended that the Vision statement is modified to include reference to the Parish being '...a valued harbour community within the Chichester Harbour Area of Outstanding Natural Beauty...'.**

### **SJ Planning Solutions OBO Pallant Homes Ltd**

52. Pallant Homes object to the Local Green Space (LGS) designation proposed at Meadow View (LGS 5). They state the land is intended to provide an amenity area for the development and, except for the allotments, is for the use of residents, not the wider community. They also opine that it is 'an extensive tract of land' and is not demonstrably special.

53. The LGS Report (in the evidence base) describes the qualities of the land and that it meets criteria for beauty, recreation and wildlife. The disposition of the land and its 'particular local significance' reflects its allocation through retained policy 2(iv) of the 'made' Neighbourhood Plan. This requires "the development area to be confined within the settlement boundary part of the site...to reflect the character of the settlement...and to provide new community assets for Nutbourne West..." (see SNP1 paragraph 4.32). These requirements reflect clause (b) of the allocation policy:

***b. provides a significant landscape buffer along all its boundaries, comprising structural landscaping, public allotments, informal open space and a children's play area;***

54. The policy makes clear the site is to provide new community assets for the community of Nutbourne West, not just the residents of Meadow View. The scale of the proposed designation is not, through custom and practice, considered to be an extensive tract of land. The proposed LGS designation is intended to fulfil existing commitments and the approved landscape scheme<sup>1</sup>. These commitments include maintaining the open space area in perpetuity, maintaining the existing PROW (257/1), provision of play space, native tree planting, wildflower meadow (and hedgehog house) which together reflect Policy 2(iv) under which the scheme was approved<sup>2</sup>. Under the original application, the CHAONB did not object to the scheme subject to securing the public open space shown on the approved architectural drawing 14\_076 PL04 Rev AN. **The objection is noted, and no further action is considered necessary.**

### **Barton Willmore OBO Wates Developments, Metis Homes and Seaward Properties**

55. As agents for the consortium of land promoters of the site for Land East of Southbourne Village their response includes a number of technical notes in support of the allocation. These include notes on Transport, Landscape, Drainage, Ecology, Nitrates, Noise, heritage and Air Quality. Their response acknowledges Southbourne's position in the settlement hierarchy, and it supports the proactive approach being taken by the Review to reflect emerging Policy AL13.

56. The consortium are supportive of the 'overarching aspirations and principles of the draft Neighbourhood Plan' and commend the approach being taken. They confirm the land in question can deliver comprehensive development while at the same time securing benefits for the existing community.

57. They raise a number of observations in relation to Policy SB2 and suggest a change to the policy wording to clause (B.a) to reflect the means by which a comprehensive planning application is made so as not to undermine early housing delivery. **CDC made similar observations and the recommended revised wording of clause B.(a) will address this issue.**

58. They also suggest a number of further minor changes to the SB2 policy clauses in relation to self and custom Build Housing, community facilities, the Green Ring, infrastructure, energy requirements, green infrastructure network, drainage strategy. These comments indicate the policy will benefit from greater clarity, and also in clarity of the back evidence. **It is recommended that minor amendments are made to the policy clauses to provide clarity, or to bring them up-to-date, and that the background evidence in relation to community facilities, community led housing and Self Build Custom Build Housing is reviewed and updated.**

59. Barton Willmore support the broad principles of the developable parcels of land near the existing settlement with a green landscape buffer to the north and east. However, they suggest the whole of the land allocated under Policy SB2 should fall within the settlement boundary. **CDC have also made comments in relation to the effect of Policy SB2 on the settlement boundary defined by Policy SB1 and the recommendation described in paragraph 14 above will be followed.**

60. It is also acknowledged that since the Pre-Submission plan consultation was undertaken further guidance has been issued by government in regard to the

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<sup>1</sup> SB/17/02231 [Site Layout Plan TND 266606-1D](#)

<sup>2</sup> SB/16/03803/FUL Nellies Field, Main Road, Nutbourne West [Link](#) and Ecology Mitigation Statement [Link](#)

transitional arrangements toward Zero Carbon buildings, Design Coding and Self Build/Custom Build Housing and in other policy areas, which to an extent reinforce the direction of the Review. In other cases, issues around delivery will emerge through the land promoter's commitment to a participative masterplanning process with the community prior to its ratification and any subsequent planning applications.

61. In relation to the Sustainability Appraisal, Barton Willmore advises that following detailed modelling the flood zone at Harris Scrapyard has been updated and approved by the Environment Agency. As these details are included in the Drainage and Utilities Technical Note which will be submitted with the Plan Review, they will supersede the exiting details provided in the SEA Scoping Report. They make further observations regarding the assessment of option C in the Draft SA Report. **It is recommended these comments are forwarded to AECOM for their consideration.**

#### **Lichfields OBO The Church Commissioners**

62. Litchfield are acting as agents for the Church Commissioners who have promoted land to the west of Southbourne. They are disappointed that their land has not been allocated and request their land is kept under consideration, particularly their land parcel east of Stein Road. They query whether access arrangements for the proposed allocated land under policy SB2 have been fully tested and promote the general merits of their own proposal through a promotional Vision Document.

63. They object to the identification of Local Green Space proposal at site 7, which lies within their land holding. **It is recommended that the QB retain the proposed designation but review their supporting evidence taking account of the comments received.**

#### **LRM Planning OBO Hallam Land Management Ltd**

64. LRM Planning on behalf of Hallam Land Management Ltd (HL) control land North of Gosden Green to the west of Southbourne and north of the A259. Their land is identified in the 2020 HELAA as site HSB0022a and HELAA site HSB0022 in the 2018 version. They submit that the allocation of the site for approximately 110 dwellings would assist early housing delivery and has potential subject to suitable landscape considerations.

65. They object to the allocation under policy SB2. In addition to written comments, they have submitted a promotional Vision Document setting out their proposals for the land in which it quotes paragraph 15 of the NPPF... "the planning system should be genuinely plan led". The QB wholeheartedly support this statement.

66. The representation raises six main points:

*(i)...the scale of development required to be provided to Southbourne has not been settled... ..Undertaking a review of the Neighbourhood Plan at this time, and in advance of further progress on the Local Plan Review and its strategic policies, is premature*

67. HL supported the level of growth proposed for Southbourne in their representation on Policy AL13 in the Preferred Approach Local plan (Respondent

1696). At that time, they confirmed they considered the need for 1250 dwellings to be “appropriate and justified”.

68. Regarding prematurity, there is nothing preventing a neighbourhood plan moving forward in advance of a local plan. Planning Practice Guidance addresses this point (PPG ID:41-009-20190509) and the guidance has been followed. The Local Planning Authority and the Qualifying Body have worked collaboratively and agreed the relationship between the Neighbourhood Plan and the emerging Local Plan as anticipated by PPG.

*(ii) ...The Sustainability Appraisal has not properly considered reasonable alternatives and a blended approach to small and large sites.*

69. As confirmed in the SA, the option described in this representation (Option A) would make it challenging to plan for the location and delivery of community infrastructure to address the needs of the Parish in a way consistent with the requirements set out in emerging Policy AL13. The land promoter provides no evidence of their willingness to work with other land promoters, nor do they suggest where a new primary school may be sited. Other sites have already been permissioned in the Parish in the LPR Plan Period.

*(iii) ...the justification for development in this location (e.g. SB2) is sparse or absent*

70. To the contrary, a “proportionate and robust evidence base” has been prepared to justify the choices made in the Plan Review in line with PPG ID:41-040-20160211 including numerous background documents, the Sustainability Appraisal and extensive community consultation. The Plan Review has also considered ‘the reasoning and evidence’ of the emerging Local Plan (IBID PPG ID:41). **It is recommended that the Plan Review evidence base is updated to include the Regulation 14 Submissions, including the technical documents in support of policy SB2. The QB should make these available on the Parish Council website for the Regulation 16 consultation.**

*(iv) ...it fails to have regard to commitments made in the existing Neighbourhood Plan and reflected in existing development schemes*

71. The representation makes numerous references to the ‘made’ Neighbourhood Plan and policies. The purpose of this Plan Review is to review the ‘made’ policies.

*(v) ...There is no reference to viability in the consultation document or in the supporting evidence base.*

72. A statement on viability has been submitted by the land promoters of Land to the East of Southbourne Village in line with PPG ID10-002. **It is recommended that the reference to the Viability Statement is added to the supporting text to policy SB2 and that the QB include the statement with the SB2 technical notes that are made available for the Regulation 16 consultation.**

*(iv) ...For some unexplained reason, Option A does not include the land promoted by Hallam referred to in the open passages. The Site Selection Background Paper August 2020 refers to the 2018 HELAA whereas in fact*

*there is a more recent 2020 Assessment, which in the case of the Hallam site indicates the Site (reference HSB0022a) as developable.*

73. The 2020 HELAA was published **after** the pre-submission consultation had commenced. The Site Assessment Report used much of the same information as the 2018 HELAA but will be updated with this new information. **It is recommended that this representation is discussed with CDC and AECOM, and the Site Selection Background paper is updated with this new evidence and the Sustainability Appraisal includes sites HSB0006a and HSB0022a in a review of the spatial options.**

#### **Westbourne Parish Council**

74. Westbourne Parish Council state there is much to admire about the Review and list a number of positive aspects of the plan and its policies. They do however indicate a number of concerns, including the effect on traffic flows through Woodmancote and Westbourne and support a new bridge over the railway line to provide immediate access onto the A259. They also suggest it would make more sense to spread development more evenly.

75. They observe that the terraces in Lumley Lane have suffered flooding and no mention of flood risk or the effect on the River Ems. Policy SB22 is a general flood risk policy, and while the River Ems lies just outside the Parish, flood risk should be dealt with through the development management process.

76. They suggest the approach to affordable housing is unclear. Discussions continue with CDC on these matters (see paragraphs 19 and 20 above). In respect of nitrate neutrality, this is addressed in the Habitat Regulations Assessment.

#### **Slipper Mill Pond Preservation Association**

77. The Association suggest corrections to names of the ponds and sluice gates. **It is recommended that these corrections are made to both policy SB12 and the Hermitage Character Appraisal.**

#### **Cooks Lane/Cooks Farm landowners**

78. This group of landowners have concerns that the Review will impose financial restrictions upon their properties and associated land. The land to which this representation relates has been submitted to the CDC HELAA. In planning terms, the land is therefore considered to be 'available'. The protection of purely private interests such as the impact of a development on the value of a property are non-material planning considerations. (PPG ID:21b\_008-20140306).

#### **Other comments and analysis**

79. Finally, although no representation has acknowledged the changes to the Use Class Order that have come into effect since the consultation period, the wording of Policy SB6 will require modification to reflect the new use class E (formerly Class B1). The new Class E includes cafes and restaurants and office, R&D, light industrial, health facilities, day nurseries and indoor recreation uses. This may hinder how parts of SB6 were intended to operate.

#### **Summary**

80. The majority of statutory consultee/land interest representations suggest that further clarification is required to Policy SB2 proposed in the plan and number of other policies. The representations are generally supportive of intentions of the Review and, with the modifications outlined throughout this report **it is recommended that the Neighbourhood Plan can proceed to the Regulation 15 submission.**