**SBPC001**

**SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN REVIEW 2019-2037**

**Introduction**

The Examiner has proposed a focussed consultation on the following amendments to the submission version of the Southbourne Neighbourhood Plan Review 2019 – 2037

The submission version to be amended as follows:

1. Delete Appendix A in its entirety and renumber Appendix B to G as Appendix A to F
2. Update Policies 2, 3 and 8 and supporting text of the Southbourne Neighbourhood Plan 2014 – 2029 and renumber as Policies SB23, 24 and 25
3. Insert the updated policies SB23, 24 and 25 and supporting text into page 73 of the submission version of Southbourne Parish Neighbourhood Plan Review 2019 – 2037 and update policies maps accordingly.

**Consultation on the following Proposed Amendments**

Policies SB23, 24 and 25 to be inserted into the submission version as follows:

**Policy ~~2~~ SB23: Housing Site Allocations on approved sites**

***The Neighbourhood Plan allocates the following sites for housing development of a mix of mainly 1, 2, 3 and 4 bedroom homes, as shown on the Policies Map, subject to the development principles outlined:***

***I. ~~150~~ 159 dwellings on land at Loveders Mobile Home Park (Priors Orchard), Main Road, provided the scheme:***

* 1. ***is accessed from the A259 Main Road only;***
  2. ***meets its public open space requirements by providing land to form part of the Green Ring proposed in Policy ~~3~~ SB13 of the SPNP Review, comprising a playing field, an equipped children’s play space and informal open space;***
  3. ***safeguards land within the site for the future erection of a pedestrian footbridge over the railway east of Southbourne station and connects this to the footpath network of the Green Ring; and***
  4. ***enables the provision of a new footpath to Southbourne railway station, to the satisfaction of Network Rail, and makes a reasonable financial contribution to the cost of implementing this footpath.***
  5. ***demonstrates by way of a site specific flood risk assessment that the proposed development would be acceptable incorporating Sustainable Drainage Systems (SuDS) to prevent increases in surface water flood risk; and***
  6. ***f includes a Solent-wide strategic mitigation package proportionate to the scale of the recreational disturbance to the Chichester Harbour SPA.***

***II. 125 dwellings on Land North of Alfrey Close (Southbourne Fields), provided the scheme:***

1. ***is accessed from the A259 Main Road;***
2. ***meets its public open space requirements by providing land to form part of the Green Ring proposed in Policy ~~3~~ SB13 of the SPNP Review, comprising informal open space and an equipped children’s play space;***
3. ***demonstrates by way of a site specific flood risk assessment that the proposed development would be acceptable incorporating Sustainable Drainage Systems (SuDS) to prevent increases in surface water flood risk; and***
4. ***includes a Solent-wide strategic mitigation package proportionate to the scale of the recreational disturbance to the Chichester Harbour SPA.***

***~~III. 25 dwellings on Land at Gosden Green, provided the scheme:~~***

***~~a is accessed from the A259 Main Road by way of a new road along the eastern boundary of the site;~~***

1. ***~~b meets its public open space requirements by providing land to form part of the Green Ring proposed in Policy 3, comprising informal open space;~~***
2. ***~~c includes a Heritage Statement identifying mitigation proposals where evidence indicates potential presence of remains;~~***
3. ***~~d demonstrates by way of a site specific flood risk assessment that the proposed development would be acceptable incorporating Sustainable Drainage Systems (SuDS) to prevent increases in surface water flood risk; and~~***
4. ***~~e includes a Solent-wide strategic mitigation package proportionate to the scale of the recreational disturbance to the Chichester Harbour SPA.~~***

***~~IV~~. III ~~50~~ 55 dwellings on Land at Nutbourne West (Meadowview), provided the scheme:***

***a is accessed from the A259 Main Road only;***

***b provides a significant landscape buffer along all its boundaries, comprising***

***structural landscaping, public allotments, informal open space and a***

***children’s play area;***

***c makes a reasonable financial contribution towards a package of drainage***

***works to mitigate the impacts of the development and to ensure that existing flooding problems in the vicinity of the site and downstream are not exacerbated; and***

***d makes provision for car parking spaces to benefit dwellings adjoining the site;***

***e includes a Heritage Statement identifying mitigation proposals where evidence indicates potential presence of remains;***

***f demonstrates by way of a site specific flood risk assessment that the proposed development would be acceptable incorporating Sustainable Drainage Systems (SuDS) to prevent increases in surface water flood risk; and***

***g includes a Solent-wide strategic mitigation package proportionate to the scale of the recreational disturbance to the Chichester Harbour SPA.***

***All the proposed allocations will be expected to deliver affordable housing in accordance with the policies of the development plan and to provide financial contributions to meeting their infrastructure requirements and other provisions of the Neighbourhood Plan, as indicated in ~~Proposal 2.~~ paragraph 6.6 (Implementation)***

~~4.15~~ This policy allocates ~~four~~ three sites for housing development in the plan period, which together with the additional 20 dwellings completed at Gosden Green (now named Parham Place) total 359 ~~totalling 350~~ new homes. In each case, the policy establishes the key development principles to which future planning applications will be expected to respond.

~~4.16~~  The ~~three~~ two sites allocated in Southbourne village are ~~all~~ both located within the amended Settlement Boundaries defined in Policy ~~1~~ SB1 and together with Parham Place will deliver ~~300~~ 304 new homes. This represents a significant increase – about 20% - in the size of the village and is well in excess of the rate of new housing delivery of the past few years. The policy therefore strongly accords with the emphasis of the NPPF in respect of promoting housing growth.

~~The saved policies of the Local Plan are out of date in respect of housing supply.~~ Policy ~~2~~ SB23~~, together with Policy 1, therefore~~ seeks to promote a scale and pattern of housing growth that will contribute to the objectively assessed need of the District but which recognises the infrastructure and environmental constraints to this growth.

~~4.17~~ The ~~three~~  two Southbourne village allocations together will deliver a variety of new homes distributed evenly on both sides of the village and south of the railway crossing. ~~They will complete a sustainable pattern of growth in the plan period that does not lead to any major incursions into the Strategic Gap either side of the village and can be accommodated by its infrastructure. They will therefore accord with saved Local Plan policy BE1, which requires that “new development … must not detract from its surroundings … in assessing planning applications the following matters will be taken into account … its effect on the local environment … the intrinsic merit of the design, scale, materials, siting and layout … its relationship to and effect on neighbouring development … and its setting in the landscape.”~~

~~4.18~~ The policy requires that all the allocated sites make provision for affordable housing in accordance with the policies of the Development Plan. ~~The local planning authority has been applying the saved policy H9 of the 1999 Local Plan as amended by the 2007 Interim Statement on Planning for Affordable Housing. This sought 40% of new homes to meet the definition of affordable housing on schemes of more than 10 new homes. It is noted that the newly adopted Local Plan proposes a 30% affordable housing proportion from such schemes.~~

~~4.19~~ The local community and CDC (in ~~its proposed~~ CLPKP Policy 20) expect that development of this cumulative scale will require investments in the local public infrastructure, notably transport and access infrastructure. Such investments may be secured through planning obligations, the Community Infrastructure Levy and other public and private sources. The SPNP Review includes ~~(in Proposal 2)~~ a number of important infrastructure improvement projects that will ensure its development provisions are acceptable to the local community, which has expressed considerable concern that the past growth of the village has not been properly planned.

~~4.20~~ The policy acknowledges, however, that planning for the details of these provisions at this stage is not possible. Some of the proposals will be necessary to make development schemes acceptable in planning terms and will be directly related to those schemes. In which case, this policy ensures that on the one hand, land is safeguarded for future provision once the project finances are secured. On the other, it also provides CDC and developers with a clear indication of the community’s aspirations to ensure the long term growth of the village is not planned in uncoordinated increments.

Land at Loveders Mobile Home Park (Priors Orchard)

~~4.21~~ This 6 Ha site is located immediately south of the railway line with School playing fields to the north west and the Main Road A259 to its south. The site is within the Southbourne settlement boundary defined in Policy ~~1~~ SB1 , with some ribbon development immediately to the east. ~~The site is currently occupied by a holiday mobile home park and is operated privately~~. It has a vehicular access to the A259. It is greenfield land, grade 1 although no longer in agricultural use and may have been degraded through its use as a mobile home park. A smaller adjoining site is operated by the Caravan and Camping Club and is not included in the allocation.

~~4.22~~ The allocation makes provision for a scheme of ~~150~~ 159 new homes (see a concept plan in Plan D) but requires land to be provided for the ‘Green Ring’ (see Policy ~~3~~ SB13 and Plan F) and other open space requirements. In doing so, the site provides an early opportunity to begin the laying out of this major green infrastructure asset in the only viable location east of the existing village.

~~4.23~~ In addition, the site offers the only realistic opportunity east of the railway station to achieve a new access to the north of the village via a new railway bridge for pedestrians. This is a crucial long term objective of the SPNP (thereby reducing the reliance on the Stein Road level crossing for pedestrians) and is realisable (the land on the opposite side of the railway is undeveloped thereby making it possible to ‘land’ the bridge in the future). In addition, it forms an integral part of the ‘Green Ring’. The policy therefore requires the safeguarding of sufficient land for this purpose in an appropriate part of the site, to the satisfaction of Network Rail.

![Diagram

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*PLAN ~~D~~: Concept Plan of Loveders Mobile Home Park site*

~~4.24~~ In due course, it may also be possible to achieve a new access to the south platform of the railway station in negotiation with Network Rail and to the adjoining school. While the site connects into the existing footway network, pedestrian journeys from the site would have to take a route to the south of the site, along the footway adjacent to the A259 before routing north through New Road towards the railway station. This represents a journey of over 1km from the centre of the site or 1.5km from the north east corner. The actual distance to the station is less than 300m. Similarly, cyclists would need to route via the site access and cross the A259 before re-crossing to head north towards the station and other facilities to the north of the crossing. This is unlikely to be appealing to inexperienced cyclists or vulnerable road users. In order to make a satisfactory development scheme, it is therefore reasonable to require the scheme to make sufficient land provision for a footpath link within the site (which would also form part of the Green Ring of Policy ~~3~~ SB13) and to make a reasonable financial contribution to the cost of its implementation.

Land North of Alfrey Close (Southbourne Fields)

~~4.25~~ The 5 Ha site lies north of the Main Road A259, with existing residential development to the south and east, and beyond the railway line to the north. Open fields lie to the west and a railway line to the north. The site is within the Southbourne settlement boundary as defined in Policy SB1. The site is currently a greenfield site in Grade 2 agricultural use. A planning consent has ~~recently~~ been granted for a 70 dwelling residential and care home scheme on the southern half of the land.

~~4.26~~ The principle of access from the A259 via Alfrey Close for the 70 dwelling and care home scheme has previously ~~already~~ been accepted, a scheme for the 125 dwellings could achieve another road access shared with the new access onto the A259 as shown on the concept plan ~~E~~ below~~. reflecting the ambition in Proposal 3.~~

~~4.27~~ It also requires that the public open space requirements of development plan policy are met through specific provision being made to accommodate and deliver the Green Ring in this location (see Policy SB13). Aside from these requirements, it will be important for development on this site to be well screened with a structural landscape belt along its western edge to mitigate the impact of development on the appearance of the strategic gap between Southbourne and Hermitage.

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*PLAN ~~E:~~ Concept Plan of Alfrey Close and Gosden Green sites*

~~Land at Gosden Green~~

~~4.28 The 0.7 Ha site is situated on the north side of the Main Road A259 within the Southbourne Settlement Boundary defined in Policy 1. Open agricultural land lies to the north, with residential land to the immediate east and west on the A259. A public footpath runs northwards alongside the eastern boundary which links into Garsons Road to the east. It is currently greenfield land but has not been cultivated for some time and is currently vacant.~~

~~4.29 The allocation policy is consistent with the criteria of Policy 1 in that although beyond the predominant western edge of the village formed by properties in Garsons Road and Alfrey Close, the site is relatively small and screened from the landscape gap to Hermitage by the existing large property to its west. The policy requires access from the A259 and this could take into account, along with the allocation of Land North of Alfrey Close, the provisions and opportunity of Proposal 3 of the SPNP in respect of planning for the longer term alternative road access over the railway line west of the village (see Plan E above).~~

~~4.30 It also requires that the public open space requirements of development plan policy are met through specific provision being made to accommodate and deliver the Green Ring in this location (see Policy 3 and Plan F).~~

Land at Nutbourne West (Meadowview)

~~4.31~~ The 3.5 Ha site is situated immediately to the east of the Ham Brook and to the north of Nutbourne West. It is partially within the Nutbourne settlement boundary as defined in Policy ~~1~~ SB1. It lies behind a row of existing residential properties that front onto the Main Road A259. An open field lies between the site and the railway line to the north. There is a current agricultural access to the A259 just to the east of the former Nutbourne Post Office building.

~~4.32~~ The policy requires the development area to be confined to within the settlement boundary part of the site, with access from the A259, and that the remaining part of the site beyond the boundary should be used for landscaping on all sides, for a new public open space and children’s play area and new allotments to serve the village. Together, these requirements will ensure that the scheme can be delivered at a density and with features that respect the character of the settlement and is seen as a logical extension to its boundary and provides new community assets for Nutbourne. The scheme will also enable the provision of some car parking spaces for the benefit of dwellings that adjoin the site but have a frontage with the busy A259.

~~4.33~~ In considering the infrastructure requirements of the site for which a reasonable financial contribution may be sought, it is anticipated that the scheme will help resolve existing drainage problems in the village as well as meet its own needs. Over a number of years there has been a problem with the Ham Brook overflowing its banks in the area between the A 259 road and the Nutbourne marsh. Both branches of the brook have regularly flooded several houses, many gardens and Farm Lane. Development on the allocated site may make this matter worse if this problem is not resolved. Although a conventional sustainable drainage system solution may be appropriate, a more valuable long term solution may be the laying of a new drainage pipe from the old Stratton works down Farm Lane to Nutbourne marsh, a distance of about 150m. This drain would take surface runoff from the development and also include an overflow run-off diversion for the Brook. It would also carry the storm discharge from the combined sewerage overflow discharge point also at this location instead of using the Ham Brook which normally flows through many gardens, and when flooding, through some homes. The Parish Council will commit to discussing this solution, and its financing, with CDC, Southern Water and the developer, prior to a planning application being submitted.

Policy ~~3~~SB24: The Green Ring

***The Neighbourhood Plan proposes the establishment of a Green Ring around the village of Southbourne, as shown on the SB13 Green Infrastructure Network Policies Map of the SPNP Review, comprising a variety of green infrastructure assets, including informal open space, a community hub, allotments, a playing field, a footpath/cycleway network, children’s play areas, woodland and land of biodiversity value.***

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

~~4.34~~ This policy establishes the principle of the Green Ring at Southbourne as a strategic green infrastructure project and identifies its broad location on the Policies Map. It requires all development proposals within its broad location to make provision for its delivery and management and it resists the loss of any Green Ring land or associated features that cannot be justified.

New Para. The layout and location of the green infrastructure assets and features within Land East of Southbourne defined by policy SB2 will be derived from a detailed masterplanning exercise, informed by the Masterplan Briefing Report included in Appendix ~~B~~ A.

~~4.35~~ The planning of green infrastructure is an increasingly important element of national planning policy. The NPPF acknowledges this type of infrastructure can serve many simultaneous purposes, from providing a local recreational asset, to enhancing biodiversity, protecting visual amenity and adapting to climate change. Its two most important features, however, are in creating new, north-south’ pedestrian routes on the western and eastern sides of the village (to overcome the dependence on the level crossings) and in providing a new amenity for existing residential areas.

~~4.36~~ The Green Ring will become a defining landscape feature of the settlement of Southbourne in years to come. It is accepted that its completion will take many years beyond the plan period and will rely upon future development proposals and the support of relevant landowners. However, ~~its most~~ significant segments at the heart of the village between the railway line and the A259 will be delivered by the end of the first few years of ~~in~~ the plan period through each of the housing allocations of Policy ~~2.~~ SB2 and SB23.

~~4.37~~ It is intended to provide an important additional informal and formal recreational resource for the growing village, which is currently under-provided in these respects. Its scale is such that it can comprise a mix of accessible, semi-natural greenspace, amenity land, informal recreational space, playing spaces and footpath/cycleways (including the National Cycle Network Route 2 (NCN2) that passes through the parish along the A259 and the South Coast Cycle Route on Stein Road).

~~4.38~~ All these features are expected to be provided on site by development schemes; here, the intention is that such provision will be co-ordinated and controlled by the policies of the SPNP and by the determination of future planning applications. The Green Ring provides an opportunity to reconnect the north and south of the village by breaching the railway line barrier with new pedestrian access on its eastern and western edges. These bridges will connect with the existing and enhanced footpath and cycleway network and will greatly improve the north-south permeability of the village.

*![Diagram

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*PLAN F: Concept Plan of the Green Ring north of Main Road*

~~4.39~~ The Green Ring will deliver a biodiversity net gain by providing for the maintenance and growth of habitats already present in the area, without being lost to large scale development. It is expected that the ecology surveys of future planning applications will indicate how that segment of the Green Ring will contribute distinctive and long term biodiversity value. In addition to improving north-south permeability and to improving local biodiversity, the Green Ring will provide current and future residents of Southbourne and Prinsted with better access to semi-natural greenspace and recreational opportunities. This may help reduce visitor pressure within sensitive habitats at Chichester Harbour.

~~4.40~~ It will also provide significant structural planting of the Green Ring to help the village adapt to climate change by creating an important break in development to manage micro-climate. A further assessment of the potential of the Green Ring is included in a separate report prepared by the SPNP Environment Group and is published as part of its evidence base.

~~4.41~~ The Green Ring is only shown as a broad location on the Policies Map because its details will be resolved through the consideration of planning applications. Where this involves development proposals, it will provide the flexibility to plan how best its objectives can be realised as part of their public open space provisions and in relation to the scheme layout and access. In some places, it may be quite narrow and contain only a footpath and amenity land; in other places it will be wide enough to incorporate a recreational area and structural landscaping. It will therefore be for the local planning authority to determine the precise specification and ongoing management arrangements of the Green Ring features when considering planning applications.

~~4.42~~ It is proposed that the Green Ring will be one of the priorities for continued investment in the long term through the Parish element of the future Community Infrastructure Levy (CIL). Although the main direct investment in its delivery and ongoing management will be secured through the planning obligations of allocated development proposals, all windfall development in Southbourne/Prinsted will be expected to contribute to its implementation beyond the allocated development sites through the CIL. It is anticipated that the majority of the Green Ring land will be transferred to the Parish Council, which will be responsible for its long term protection and management.

**Policy ~~8~~ SB25: Education**

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

1. ***are accessed from the existing access to the College site off Park Road;***
2. ***any disturbance to the amenity of local residents by way of noise and light pollution is avoided or satisfactorily mitigated; and***
3. ***make provision for land to contribute to the delivery of the Green Ring in Policy ~~3~~ SB24 and Policy SB13. ~~of the SPNP.~~***

~~4.58~~ This policy allocates land adjoining the existing secondary school in Southbourne village for an extension to the operational area of the school.

~~4.59~~ The Bourne Community College wishes to extend its present playing field to build an All Weather Pitch/Multi Use games Area with fencing and lighting for use by the College Students and the local community. The Bourne Community Trust has been researching the sources of possible funding to achieve such a pitch. This is to complement the significant level of funding which the Headteacher has said will be made available from College funds for such a project.

~~4.60~~ The field to the west of the present playing field is presently owned by West Sussex County Council (WSCC) and is ideal for additional pitches. The field was purchased in 1971 under a compulsory purchase order, to be used for educational purposes. Given the existing under-provision of formal sports facilities in the parish and the proposal to ensure the local community has access to the new facilities, this proposal has been very much welcomed. The NPPF ~~(para 72 )~~ is also strongly supportive of school proposals and requires that planning authorities should “give great weight to the need to … expand … schools”.

~~4.61 The policy accords with saved Local Plan policy RE6 in respect of development in the strategic gap, as~~ It is not the intention to amend the defined Southbourne settlement boundary in this location. ~~The policy states that, “opportunities for extensive development for recreational purposes may be permitted where such developments will … not involve substantial buildings, large areas of hardstanding or high levels of urban activity.”~~ The provision of the proposed pitches, games area, fencing and lighting is ~~therefore considered appropriate~~, subject to careful consideration of any likely harmful local amenity effects and of the appropriate provision of new structural landscaping and tree/hedge planting.

~~4.62 The policy accords with saved Local Plan policy RE17 for community facilities, which states that, “the district planning authority will permit the provision of new or extended community facilities including … education and community recreation facilities in the rural area where … the site adjoins a settlement policy area boundary … and the proposal is of a size, form and appearance consistent with the character and environment of the site, its surroundings and the adjacent settlement.” The policy also requires that there is no better location with the settlement boundary for this purpose, which is the case in this parish.~~

4.63 However, in making the allocation, the policy requires that future proposals use the existing road access to the school site and seek to minimise any adverse impacts on local amenity, especially in terms of light and noise pollution, given the reasonably close proximity of residential areas. The site also aligns with the longer term route of the Green Ring of Policy ~~3~~ SB24 of the SPNP Review. In which case, the layout of the new uses must make provision for the ability of the site to be a part of the footpath, landscape and biodiversity network of the Green Ring in this location.