

Southbourne Parish Neighbourhood Plan Housing Focus Group

Meeting 26th November, 7.30pm, 2013 held at the Southbourne Club

Present

Sue Talbot, Jim Jennings, Jonathan Brown, Robin Rolfe, Oona Hickson, Roy Seabrook, Bruce Finch.

Apologies: Robert Hayes, Rowena Tyler (AiRS).

Keith Parham was not present due to his personal and prejudicial interest in the matter of housing sites.

- 1 The minutes of the meeting held on 22 October were agreed and apologies noted.
- 2 ST gave a brief report on the events of 9th Nov in Village Hall (SPNP Progress/Focus groups) and 23rd November (Village Hall – Developers' presentations), both of which were very well attended by local residents. JB reported that quite a number of post-it notes were completed by residents and he would do a summary in due course.
- 3 The review of the Registered Interests of all members of the Group was completed.
- 4 It was considered too early to draft policies but there was discussion about the basic concepts that might be embodied in selecting possible housing sites. These included the basic need to provide for 300+50 new dwellings in the Parish, the protection of the AONB and Strategic Gaps, sustainable locations, integration into the existing settlements and how to deal with concerns about delays at the Southbourne Level Crossing. Affordability, good design and sustainable building were also considered very important.
- 5 ST had done some initial work on individual site selection criteria but this was proving complicated and would need further consideration.
- 6 A table (dated 19.11.13) setting out all the SHLAA sites and which developers had attended particular meetings was presented for information.

The meeting ended at about 9.00pm

Southbourne Neighbourhood Plan – Housing Focus Group Housing Policy Headings – draft 1 (26/11/13)

The policies in the CDC Plan latest version are taken as read. Our policies provide detail at our local level as follows:-

- 1 Identify land sufficient for 300 new dwellings in Southbourne village.
- 2 Identify land sufficient for 50 new dwellings elsewhere in Southbourne Parish.
- 3 Strategic Gaps between the villages will be maintained.
- 4 Land for new housing in Southbourne is identified where it is most sustainable by being close to the greatest range of local services and facilities (ie the A259)
- 5 Land for new housing in Southbourne is located so as to minimise increases in delays at the Southbourne Level Crossing.
- 6 No land for new housing will be identified within the Chichester Harbour AONB.
- 7 Land for new housing will only be identified where it will be readily integrated into the existing settlement.

+ affordability, good design, sustainable building.

NB A259 – Church, Church centre, Co-op, Farm Shop, hairdresser, undertaker, dentist, Chemist, bus route, - also within close proximity another hairdresser, Pub, Doctors, Junior and Infant Schools, Age Concern building, Railway Station.

**Southbourne Parish Neighbourhood Plan
Steering Group / Focus group heads 19.11.13 – sites up-date**

Site no.	Location	SHLAA ref	CDC inf on SHLAA	Developer	units	status
	HERMITAGE					
1	Land north of Woodfield Park Road	HT08284	(1.34ha)	Seaward	-	Awaiting confirmation not being pursued
2	Land south of Kings Court	HT08231	(5.75 ha – 138 units)	Mike Perkins	50-70	Display 23/11
3	Morcumb Mobile Home Park	HT08282	(1.49 ha)	Hill	-	Awaiting confirmation not being pursued
4	Land north of Penny Lane South	HT08337	(5.37ha -172 units)	Seaward	50 to 70	Presentation 15/10, Display 23/11.
	SOUTHBOURNE					
5	Land at Gosden Green	SB08332	(0.70ha - 28 units)	Crayfern	22 units including 9 affordable	Presentation 15/10, Display 23/11
6	Land east of Kelsey Ave (a) Breach Ave	SB08328	(whole area 21.72ha)	RPS	42 units	Displays 15/10 and 23/11.
7	(b) Kelsey Ave			Rydon	125 to 150 units	Presentation 15/10, Display 23/11.
8	(c) south of Cooks Lane			Seaward	105 to 112 units	Presentation 15/10, Display 23/11.
9	Land north of South Lane	SB08329	(7.74ha 247 units)	Carter Jonas	Sites 9+10 = 300 units	Presentation 15.10. Display 23/11.
10	Land west of Stein Road	SB1201	(14.49ha - 348 units)	Carter Jonas		Presentation 15/10, Display 23/11.
11	Loveders Mobile Home Park	SB08411	(7.49ha)	Seaward	140 to 150 units +1600m2 office	Presentation 15/10, Display 23/11.
12	Alfrey Close	-	-	Hallam Homes	70 + Appeal postponed to 3/14	Display 23/11
	NUTBOURNE					
13	Land at Nutbourne West	NB08304	(17.16 ha) part of site has potential	Jupp	4 options - 40 to 50, or 60 to 70, or 100, or 150 units.	Display 15/10. Presentation 23/11
14	Land north of Stratton House	NB08306	(0.33ha – 6 units)	Morris	5 units	Awaiting confirmation not being pursued through N Plan.