

HOUSING Focus Group – summary of main points discussed at Housing Group and at Wastewater Sub-Group.

Noted:

- District Council requires 300 new dwellings in Southbourne and 50 to be permitted elsewhere in the Parish in the early part of the District Plan period 2014 – 2029.
- Developers and the District Council have identified 11 substantial sites in the Parish which they consider have potential for development. The Neighbourhood Plan (NP) can choose from these, and any others suggested, as appropriate.
- Parish Council wants to control where and what type of housing may be built. NP also provides opportunity to secure funds and negotiate with developers to get necessary and better local facilities.

Issues:

Numbers

- Must be made clear to community that only a small proportion of the 11 sites identified by the District may be needed to meet District Plan requirement.
- However, if housing does not get built as planned in Chichester and Tangmere, will Southbourne be under pressure to provide more?
- Important to retain the individual village characters of Hermitage, Lumley, Nutbourne, Prinsted, Southbourne and Thornham.
- Design of new housing should incorporate local character.

Need

- Housing that local people can afford should be a priority therefore local needs must be investigated (numbers, type, location).
- Surveys need to fill the information gap left in the census and the District Council's Housing list. We need to know local peoples' aspirations for housing over the Plan period.

Wastewater

- 4 significant problems identified with District Council Strategic Growth Study (Wastewater Treatment Options August 2010). Need to continue work with Environment Agency, Southern Water and Harbour Authority to ensure Thornham WwTW will have capacity to deal with sewage satisfactorily. Need absolute assurance on this.
- 1) 2010 Study (page 8) identifies Headroom Capacity of 554 dwellings (2006) but planning permissions granted within catchment area already reach this figure.
- 2) Study (page 8) shows Apuldram WwTW had Headroom Capacity of 3000 dwellings (2006) but now widely accepted that WwTW significantly overloaded. If same formula used to calculate Thornham WwTW Capacity, the real headroom is presumably significantly less than 554 dwellings.
- 3) Thornham WwTW has discharged coarse filtered, but untreated, wastewater into Chichester Harbour on 76 days in last 12 months. Again, suggests WwTW already overloaded.
- 4) The Study (page 17) indicates further expansion of Thornham WwTW unrealistic.

Flooding

- Existing flooding of local roads is an issue and must be dealt with.

Other Infrastructure

- Local services (schools etc,) must be able to cope with extra numbers.

- Railway crossing in Stein Road causes delays and severs community. Could new housing either east or west of Southbourne help fund a new road with a bridge over the railway to provide an alternative route? This probably unrealistic due to cost.
- Would a link to the A27 ease traffic congestion locally? Might open up Southbourne to even more development pressure, probably too expensive anyway.
- Choosing one or two large sites might enable more open space to be provided and other benefits but would have a big impact on the immediate surroundings, especially traffic.
- A larger number of smaller sites would spread the impact but might not provide much benefit to the immediate area.
- Important to liaise with surrounding Parishes and Havant Borough (Emsworth) to make sure we all know what is happening in the wider area.

Final draft 11/7
distributed → H&Gmp.

HOUSING Focus Group – summary of main points discussed at meetings on 24/3, 16/4, 30/4, 4/6, 25/6, 16/7

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Issues

- Must be made clear to community that only a small proportion of the 11 sites identified by the District may be needed to meet District Plan requirement.
- However, if housing does not get built as planned in Chichester and Tangmere, will Southbourne be under pressure to provide more?
- Housing that local people can afford should be a priority therefore local needs must be investigated (numbers, type, location).
- Will Thornham Waste Water Treatment Works have capacity to deal with sewage satisfactorily? Need absolute assurance on this.
- Current waste water discharges to Harbour need investigation and should be stopped.
- Existing flooding of local roads is an issue and must be dealt with.
- Local services (schools etc,) must be able to cope with extra numbers.
- Railway crossing in Stein Road causes delays and severs community. Could new housing either east or west of Southbourne help fund a bridge over the railway as part of an alternative route?
- Would a link to the A27 ease traffic congestion locally?
- Choosing one or two large sites might include eg more open space and other benefits but would have a big impact on the immediate surroundings, especially traffic.
- A larger number of smaller sites would spread the impact but might not provide much benefit to the immediate area.
- Important to retain the village characters of Lumley, Hermitage, Thornham, Southbourne and Nutbourne.
- Important to liaise with surrounding Parishes and Havant Borough (Emsworth).