

# Southbourne Parish Neighbourhood Plan 2014-2029

## Part 1: State of the Parish Report & Strategic Environmental Assessment Scoping Report



Published by Southbourne Parish Council under EU Directive 2001/42 for  
consultation with the statutory authorities

**September 2013**

# Southbourne Parish Neighbourhood Plan 2014-2029

## State of the Parish Report & Strategic Environmental Assessment Scoping Report

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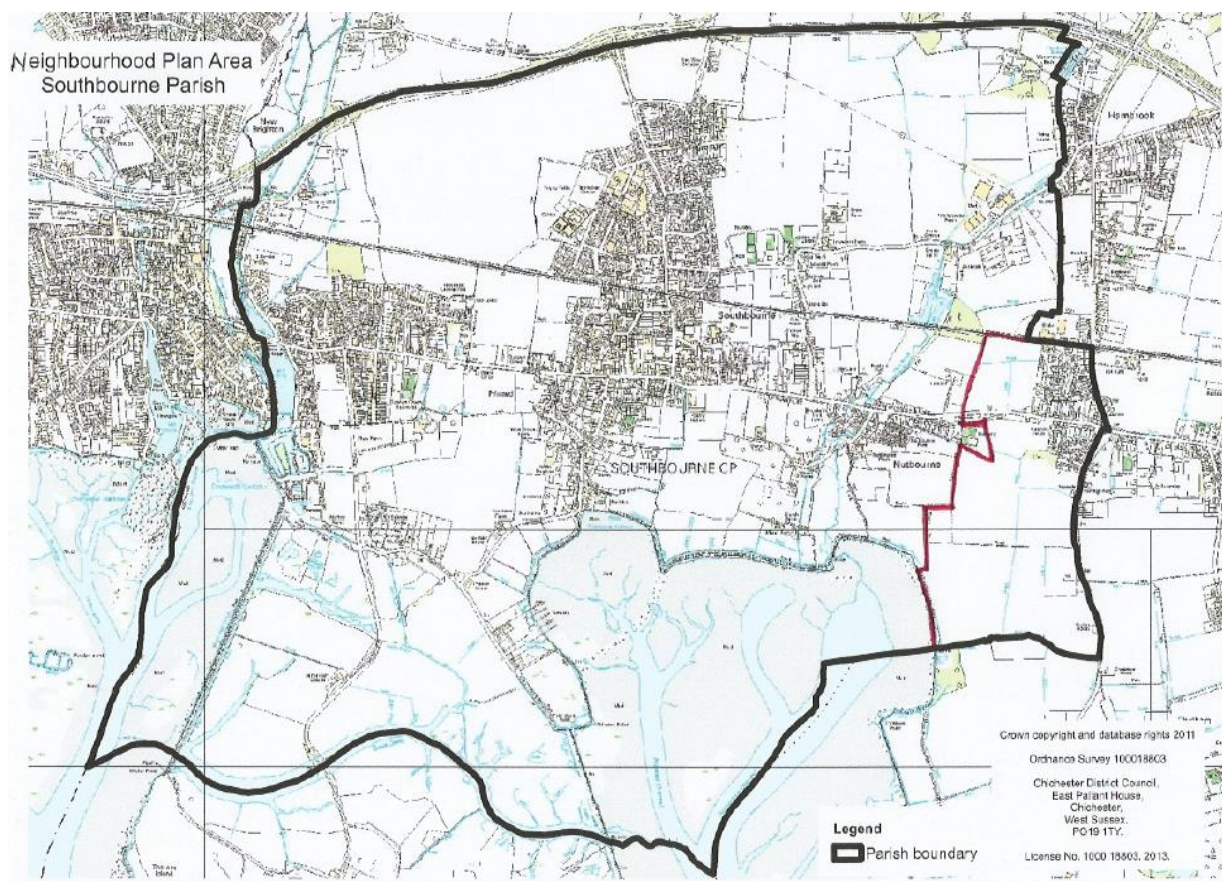
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# 1. Introduction

## Purpose

1.1 Chichester District Council (CDC), the local planning authority, designated a Neighbourhood Area for the whole of Southbourne parish on 14 May 2013, for the purpose of preparing the Southbourne Parish Neighbourhood Plan (SPNP).

1.2 CDC has since approved a parish boundary change with the adjoining parish of Chidham to the east, which will require a new Neighbourhood Area to be designated. The new area will exclude the settlement of Nutbourne East and open land immediately west of that settlement (see Plan A below – the red line shows the new parish boundary).



*Plan A: New Southbourne Parish Area (red line)*

1.3 Plan A shows the parish boundary in relation to the adjoining parishes in Chichester District – Westbourne and Chidham – and Emsworth in Havant Borough. The parish contains the distinct settlements of Southbourne, Prinsted, Hermitage, Lumley, Thornham and Nutbourne joined by the A259 road. The larger settlement of Emsworth lies alongside the western boundary of the parish on the opposite side of the bridge at Hermitage.

The A27 trunk road forms the northern boundary of the parish and its southern area extends to the Great Deep beyond which is Thorney Island. The settlement of Hambrook adjoins the north eastern parish boundary.

1.4 The Neighbourhood Plan is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004 and the European Directive 2001/42 on Strategic Environmental Assessment. It will complement the Chichester District Local Plan Key Policies document published in March 2013 ("the new Chichester District Local Plan") and will be in general conformity with its policies and with the relevant saved policies of the adopted 1999 Chichester District Local Plan (CDLP).

1.5 The purpose of this report is twofold: to summarise the evidence base and the context within which the Neighbourhood Plan will be prepared; and to propose the scope of a strategic environmental assessment (SEA), by which the draft and final versions of the Neighbourhood Plan will be assessed and refined. In doing so, the report will provide the local community with a key starting point from which to embark on formulating the draft Neighbourhood Plan and it will provide the Parish Council with a means of consulting the statutory authorities on the proposed scope of the SEA.

### **Neighbourhood Development Plans**

1.6 The SPNP will be amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework states:

*"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order(para.183).*

*Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).*

*Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local*

*Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for nonstrategic policies where a neighbourhood plan is in preparation (para.185)”.*

## **Strategic Environmental Assessment & Appropriate Assessment**

1.7 The Chichester District local planning authority may require the SPNP to be subject to a Strategic Environmental Assessment (SEA) under the EU Directive 2001/42. This requires that the plan assesses the environmental effects of its policies and proposals during its preparation against a series of environmental objectives.

1.8 The SEA process runs in parallel with the preparation of the SPNP, beginning with a Scoping Report to set out the evidence base on which the SPNP and SEA will be based. This report will be published for consultation with the statutory authorities.

1.9 An SEA report will accompany the publication of the Pre-Submission (in draft form) and Submission (in final form) versions of the SPNP. In addition, showing how the plan “contributes to the achievement of sustainable development” is one of the ‘basic conditions’ of the 1990 Act and therefore a requirement of the SPNP. The plan will also be in conformity with, and refine, the CDLP. It will be adopted under the framework of the development plan and will comprise part of the planning policy framework for the district.

1.10 As such, the SPNP will help to achieve sustainable development by ensuring that its development policies and proposals will meet the needs of people living and working in the parish, while at the same time helping to ensure that any adverse environmental impact is minimised.

1.11 The ongoing consideration of the environmental impacts of the SPNP will enable alternative options for those policies and proposals to be compared and evaluated. Section 5 of this report sets out the proposed scope of the SEA for the SPNP.

1.12 It is also acknowledged that the parish lies within the 7km buffer zone of the designated Chichester Harbour Special Protection Area to its south. As such, the SPNP will be prepared on the assumption that it will not depart from the scale of development proposed in the 2013 CDLP. Nor will it propose development within the 400m buffer zone of the Area. In which case, the Appropriate Assessment completed by CDC (under the EU Habitats Regulations) will suffice for this purpose. Should the SPNP consider proposals that are not in accordance with the Appropriate Assessment, then further guidance will be sought from the District Council.

## **The Plan Preparation Process**

1.13 The process of preparing and seeking final approval of the SPNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by the Parish Council.

1.14 The intention of the Parish Council is to submit the SPNP to the District Council for approval and then for independent examination in 2014.

1.15 The process up to submission comprises three main stages:

- State of the Parish Report – this report summarises all the evidence on which the Neighbourhood Plan will be based (and forms the SEA Scoping Report)
- Pre-Submission Plan – this report will comprise the vision, objectives, policies, proposals and map of the plan for a six week public consultation period (including a Draft SEA)
- Submission Plan – this report will take into account the representations received on the draft plan during the public consultation period and will amend as necessary its content for submission to the local planning authorities (including a Final SEA, together with a Basic Conditions Statement and Consultation Statement)

1.16 If approved by the Chichester District local planning authority, the SPNP will then be subject to an independent examination. Any recommendations made by the Examiner will be considered by the Parish Council and local planning authority and the plan amended as necessary before being approved for a local referendum. If supported by a majority vote at the referendum, the SPNP will be approved by the local planning authority and it becomes part of the development plan for the parish.



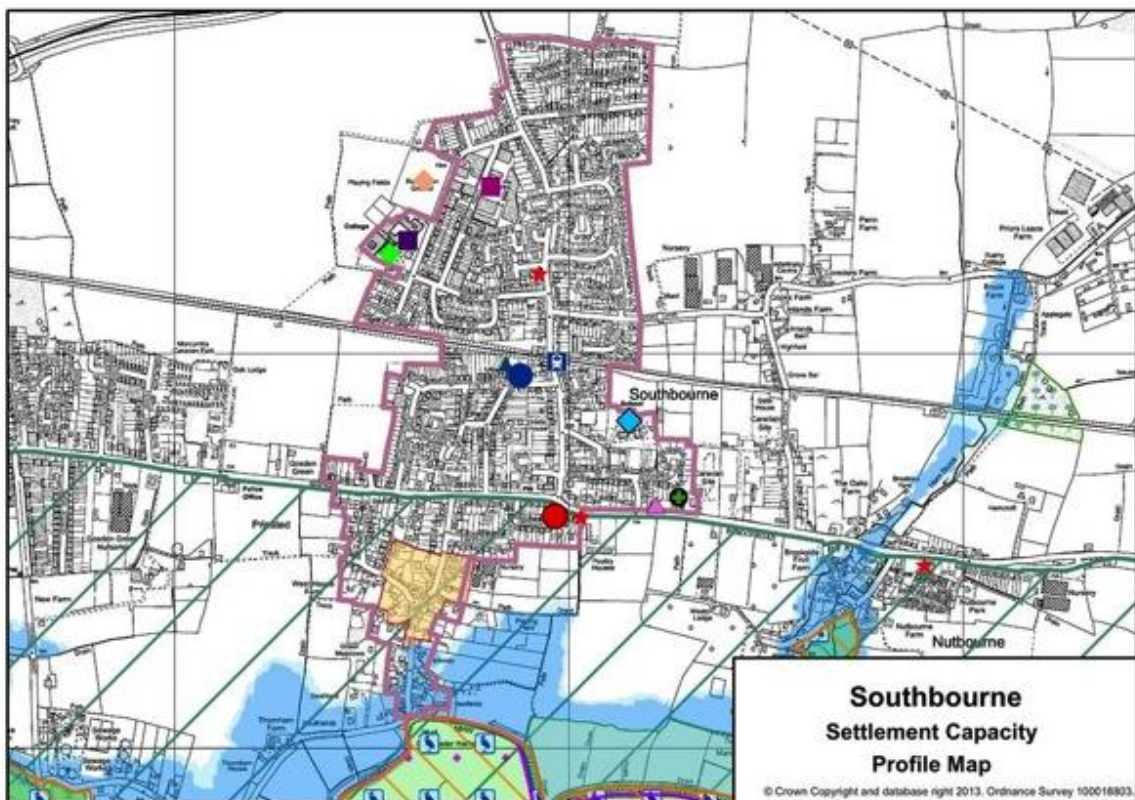
## 2. Parish Profile

### An Introduction to the Parish of Southbourne

2.1 The Parish of Southbourne is located at the western edge of Chichester District within West Sussex, extending from Chichester Harbour in the south to the main A27 road at its northern boundary. This report relates to the current parish area. It contains the settlements of Hermitage, Thornham, Lumley, Prinsted, Southbourne and Nutbourne.

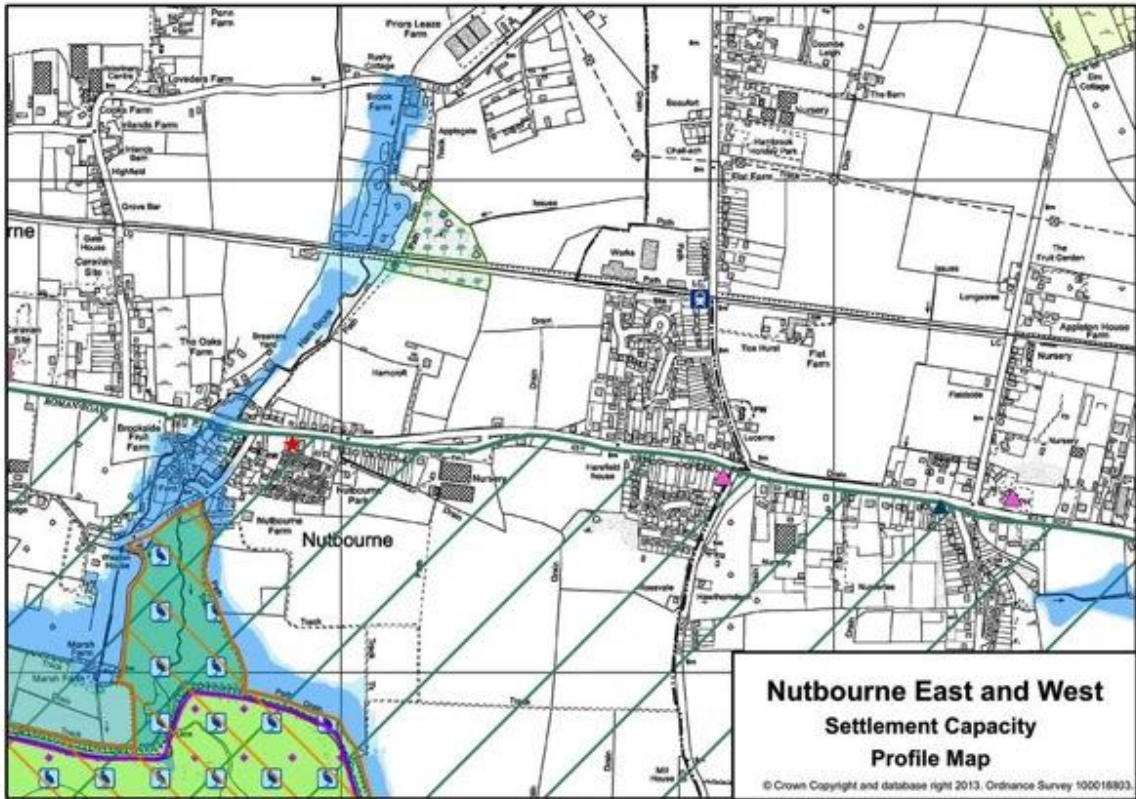
2.2 The parish contains a range of services that reflect its size and location. These include four churches, three public houses, a Post Office, Chemist, Library, Leisure Centre and Village Hall. The parish is served by infant, junior and secondary schools and there is a recreation ground containing a children's playground.

2.3 Links to other locations via public transport from the parish are good, with the main Brighton to Portsmouth railway line running east-west. Trains stopping at Southbourne and Nutbourne station provide connections to Chichester, Littlehampton and Bognor to the east, and also run west to Portsmouth, Havant and Guildford. Additional connections can be made to London terminals at Victoria and Waterloo. Bus services also provide local connections as well as journeys further afield along the south coast.

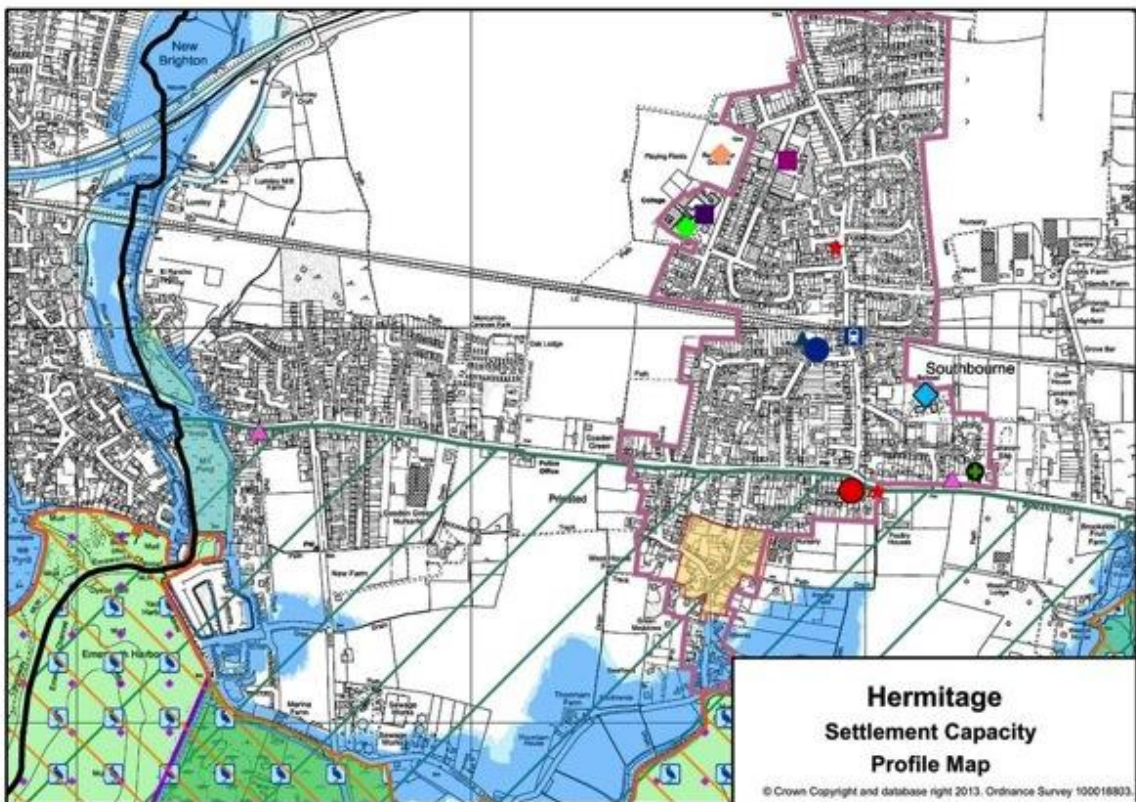


PLAN B: Settlement Capacity Profile Map - Southbourne





PLAN C: Settlement Capacity Profile Map - Nutbourne



PLAN D: Settlement Capacity Profile Map - Heritage



## Selected Parish Statistics

2.4 The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable.

### Demographics

Age band	Parish Figure 2011 (number of people and %)	District Figure 2011 (number of people and %)
0 to 4	324 (5.2%)	5,652 (5.0%)
5 to 7	152 (2.4%)	3,375 (3.0%)
8 to 9	110 (1.8%)	2,255 (2.0%)
10 to 14	327 (5.2%)	6,092 (5.4%)
15	68 (0.1%)	1,259 (1.1%)
16 to 17	129 (2.1%)	2,368 (2.1%)
18 to 19	115 (1.8%)	2,890 (2.5%)
20 to 24	220 (3.5%)	6,200 (5.4%)
25 to 29	251 (4.0%)	5,150 (4.5%)
30 to 44	997 (15.9%)	18,823 (16.5%)
45 to 59	1,360 (21.7%)	23,286 (20.5%)
60 to 64	523 (8.3%)	8,550 (7.5%)
65 to 74	789 (12.6%)	13,770 (12.1%)
75 to 84	603 (9.6%)	9,832 (8.6%)
85 to 89	197 (3.1%)	2,761 (2.4%)
90 and over	100 (1.6%)	1,531 (1.3%)
<b>Total</b>	<b>6,265</b>	<b>113,794</b>

Table A: Demographic Data 2011 (Source: Neighbourhood Statistics ONS 2013)

2.5 The usual resident population of the parish is 6,265 people (2,956 male, 3,309 female). Of these:

- 981 people are aged 15 and under (14.7% of parish population compared to 16.5% across the District and 19% across England)
- 3,595 people are aged 16 to 64 (58.4% of parish population compared to 59.1% across the District and 65% across England)
- 1,689 people are aged 65 and over (26.9% of parish population compared to 24.4% across the District and 16% across England)

### Economic status of residents

2.6 Of the 6,265 usual residents of the parish,

- 4,384 were aged between 16 and 74 (70.0%)
- 3,055 (69.7%) of whom were economically active
- 1,611 were Employed full-time (36.7% compared to 34.4% across the District)
- 676 were Employed part-time (15.4% compared to 14.0% across the District)
- 554 were Self-employed (12.6% compared to 14.5% across the District)
- 115 were Unemployed (2.6% compared to 2.8% across the District)
- 99 were Full-time students (2.3% compared to 3.5% across the District)
- 1,329 (30.3%) of whom were economically inactive:
- 884 were Retired (20.2% compared to 18.2% across the District)
- 128 were Students (2.9% compared to 4.4% across District)
- 165 were Looking after home or family (3.8% compared to 4.2% across the District)
- 96 were Long-term sick or disabled (2.2% compared to 2.4% across the District)
- 56 were classified as Other (1.3% compared to 1.5% across the District)

### Occupations

2.7 Of the 2,926 residents in the parish in employment and aged between 16 and 74:

- 382 were Managers, Directors and Senior Officials (13.1% compared to 14.2% across the District).
- 618 were Professional Occupations (21.1% compared to 18.7% across the District).
- 387 were Associate Professional and Technical Occupations (13.2% compared to 13.1% across the District).
- 305 were Administrative and Secretarial Occupations (10.4% compared to 9.8% across the District).
- 366 were Skilled Trades Occupations (12.5% compared to 12.9% across the District).
- 281 were Caring, Leisure and Other Service Occupations (9.6% compared to 9.7% across the District).
- 189 were Sales and Customer Service Occupations (6.5% compared to 7.0% across the District).
- 158 were Process, Plant and Machine Operatives (5.4% compared to 4.6% across the District).
- 240 were in Elementary Occupations (8.2% compared to 10.0% across the District).

## Qualifications & Skills

2.8 Of the 5,284 usual residents in the parish aged 16 and over:

- 1,158 possessed no qualifications (21.9% compared to 19.5% across the District).
- 1,659 possessed Level 4 and above qualifications (31.4% compared to 32.4% across the District).

## Industry and employment

2.9 The 2,926 usual residents aged between 16 and 74 in employment are employed in the following industries:

<b>Industry</b>	<b>Parish Figure 2011 (number and %)</b>	<b>District Figure 2011 (number and %)</b>
Agriculture, Forestry and Fishing	40 (1.4%)	1,141 (2.1%)
Mining and Quarrying	0 (0.0%)	49 (0.1%)
Manufacturing	255 (8.7%)	3,830 (7.2%)
Electricity, Gas, Steam and Air	23 (0.9%)	148 (0.3%)
Water Supply	15 (0.5%)	248 (0.5%)
Construction	244 (8.3%)	4,189 (7.9%)
Wholesale & Retail Trade	378 (12.9%)	8,098 (15.2%)
Transport & Storage	98 (3.3%)	1,774 (3.3%)
Accommodation and Food	149 (5.1%)	3,424 (6.4%)
Information and Communication	135 (4.6%)	2,098 (3.9%)
Financial and Insurance Activities	70 (2.4%)	1,633 (3.1%)
Real Estate Activities	46 (1.6%)	1,085 (2.0%)
Professional, Scientific and	196 (6.7%)	3,869 (7.3%)
Administrative and Support	139 (4.8%)	2,738 (5.1%)
Public Administration and Defence	225 (7.7%)	3,262 (6.1%)
Education	340 (11.6%)	5,452 (10.2%)

Human Health and Social Activities Work	425 (14.5%)	7,101 (13.3%)
Arts, Entertainment and Recreation	145 (5.0%)	2,957 (5.5%)
Activities of Householders as employers	2 (0.07%)	177 (0.3%)
Activities of Extraterritorial Organisations and Bodies	1 (0.03%)	12 (0.02%)

*Table B: Occupation Data*

### Housing Types

2.10 There are 2,927 dwellings located within the Parish:

- 952 dwellings were Detached (32.5% compared to 37.4% across the District)
- 992 dwellings were Semi-detached (33.9% compared to 27.3% across the District)
- 608 dwellings were Terraced (20.8% compared to 18.4% across the District)
- 240 dwellings were Flats/apartments (8.2% compared to 16.1% across the District)
- 135 dwellings were Caravans or other Mobile or Temporary Structures (4.6% compared to 0.9% across the District)

### Housing Tenure

2.11 There are 2,805 households located within the Parish:

- 1,321 were Owner-occupied households, owned outright (47.1% compared to 40.5% across the District)
- 799 were owned with a mortgage or loan (28.5% compared to 26.6% across the District).
- 15 were Shared Ownership (0.5% compared to 0.9% across the District).
- 45 were Social Rented from Council (1.6% compared to 2.2% across the District).
- 250 were Social Rented Other (8.9% compared to 12.7% across the District).
- 327 were Privately rented – by landlord or letting agency (11.7% compared to 14.9% across the District).
- 48 households were living rent-free (1.7% compared to 2.2% across the District).

### Transport

- 430 households had no car or van (15.3% compared to 15.6% across District and 25.8% across England)
- 1,124 households had 2 or more cars or vans (40.1% compared to 42.4% across the District and 32.1% across England)



<b>Travel to Work Distance (2001 Census)</b>	<b>Parish</b>	<b>CDC Area</b>
Less than 2km (1.25mls)	13.3%	23.3%
2km – 5km (1.25 - 3.1mls)	9.1%	11.1%
5km – 10km (3.1 - 6.25mls)	22.8%	12.2%
10km – 20km (6.25- 12.5mls)	23.3%	15.2%
20km- 30km (12.5 - 18.75mls)	3.9%	6.3%
30km – 40km (18.75 - 25mls)	2.9%	2.8%
40km – 60km (25 - 37.5mls)	2.4%	3.7%
60+km (37.5mls)	4.2%	5.2%
No fixed place of work	6.3%	6.2%
<b>Average distance travelled</b>		<b>16.5km (10.3mls)</b>

Table C: Travel Distance

<b>Mode of Travel to Work (2001 Census)</b>	<b>Parish</b>		<b>CDC Area</b>	
	<b>2001</b>	<b>2011</b>	<b>2001</b>	<b>2011</b>
Train	5%	6.6%	3.3%	4.92%
Bus/Minibus/Coach	2.6%	1.9%	1.9%	2.09%
Motorcycle/Scooter/Moped	1%	1.1%	0.9%	0.72%
Car/Van	63.8%	67.4%	58.1%	60.42%
Passenger in Car/Van	5.4%	4.1%	5.3%	4.12%
Bicycle	3.9%	3.4%	4.3%	4.22%
On foot	5.7%	6.9%	11.6%	13.32%

Table D: Mode of Travel to Work

## Health

2.12 The 6,265 usual residents of the Parish were classified as having the following health status:

- 2,804 were in Very Good health (44.8% compared to 47.6% across the District)
- 2,223 were in Good health (35.5% compared to 34.9% across the District)
- 948 were in Fair health (15.1% compared to 13.1% across the District)
- 241 were in Bad health (3.8% compared to 3.4% across the District)
- 49 were in Very Bad health (0.8% compared to 1.0% across the District)

## Biodiversity

2.13 The Parish of Southbourne contains parts of the following environmentally designated areas:

- Chichester Area of Outstanding Natural Beauty
- Special Area of Conservation (SAC)



- Chichester Harbour Site of Special Scientific Interest
- Chichester & Langstone Harbours Special Protection Area
- Chichester & Langstone Harbours Ramsar Site
- Eames Farm Local Nature Reserve
- Nutbourne Marshes Local Nature Reserve

## Heritage

2.14 The Parish contains a large number of Grade II listed buildings and structures including:

- Barn At Nutbourne Farm To The South Of Old Timbers, Farm Lane, Nutbourne
- The Forge, Farm Lane, Nutbourne
- Newell House, Hambrook Hill, Hambrook
- Thatchways, Inlands Road, Nutbourne
- Watersedge, Lumley Road, Emsworth
- Lumley Mill, Lumley Road, Emsworth
- Mons House, Prinsted Lane, Prinsted
- Walnut Tree Cottage, Prinsted Lane, Prinsted
- Barn Behind Dolphin Cottage To The West, Prinsted Lane, Prinsted
- The Thatch, Prinsted Lane, Prinsted
- Loveders Farmhouse, Priors Leaze Lane, Southbourne
- Gosden Cottage, 146, Main Road, Southbourne
- Sussex Brewery Public House, 36, Main Road, Hermitage
- Wayside Cottage, Main Road, Nutbourne
- Old Timbers, Farm Lane, Nutbourne
- The Old House, Prinsted Lane, Prinsted
- Black Fox Cottage, Prinsted Lane, Prinsted
- Oaklands, Main Road, Southbourne
- Winsley, Main Road, Hermitage
- The Cedar Tree Restaurant, Main Road, Nutbourne
- The Thatched Cottage, Main Road, Nutbourne
- Bay Tree Cottage, Prinsted Lane, Prinsted
- Walnut Tree Farmhouse, Prinsted Lane, Prinsted
- 4, 5 and 6, The Square, Prinsted, Southbourne
- The Mill Cottage including attached wall to east around garage, Lumley Road, Lumley
- Nutbourne House, Main Street, Nutbourne
- Dolphin Cottage, Prinsted Lane, Prinsted
- The Manor House, Prinsted Lane, Prinsted
- Slipper House, Slipper Lane, Emsworth
- Little Orchard, Prinsted Lane, Prinsted
- The White House, 27, Main Road, Hermitage
- The Traveller's Joy Public House, Main Road, Southbourne
- The Barleycorn Inn, Main Road, Nutbourne
- Mere, Main Road, Nutbourne
- Lumley Terrace, 1-8, Lumley Road, Emsworth
- Flint Cottages, 1 and 2, Lumley Road, Emsworth
- Prinsted Farmhouse, Prinsted Lane, Prinsted

- Apple Tree Farmhouse, Prinsted Lane, Prinsted
- 1, The Square, Prinsted

2.15 There is a designated Conservation Area in Prinsted and a summary of the Prinsted Conservation Area Character Appraisal can be found in section 4.22 under *Other Strategies, Plans & Studies*.

### **3. Parish Issues**

#### **Southbourne Parish Plan (2005)**

3.1 In 2005/6, a Parish Plan was produced for Southbourne. Through public consultation, this identified a number of issues of concern to residents and organisations within the parish and developed a series of actions in order to respond to them.

3.2 The Parish Plan sets out 22 actions under 6 main headings:

- Housing Development – 6 actions
- Transport & Roads – 3 actions
- Social Amenities and Facilities – 3 actions
- Crime and Anti-Social Behaviour – 1 action
- Communication – 3 actions
- Other Issues – 6 actions
- 

3.3 The actions of most relevance to the Neighbourhood Plan are:

- Housing Development - to recognise the importance of the need for Affordable Housing and to preserve the character of the Parish by:
- Continuing to monitor carefully all planning applications.
- Resisting intensive development at infill sites, out of keeping with the surrounding area.
- Calling for adequate parking space in new developments to avoid the increasing problem of parking in roads.
- Resisting most vigorously development in strategic gaps.
- Social Amenities and Facilities - the Parish Council will seek an area to re-provide the small children's play area; it also actively supports the provision of a small recreation area in Nutbourne.

#### **Community Views**

3.4 Since the launch of the Neighbourhood Plan, the Parish Council has established a number of Focus Groups, set up a website and arranged several displays for the community to learn more about the Neighbourhood Plan and to express their opinions on the future of the parish. Each of the Focus Groups was tasked with examining the evidence base in respect of their themes and to draw conclusions on what this may mean for the Neighbourhood Plan. A summary of the discussions and conclusions of each group is set out below:

##### Environment and Biodiversity

- 3.5 We are striving to ensure that any current and future developments will enhance our environment – whether natural, built or human.
- We will work hard to mitigate the environmentally damaging impacts of village expansion.
  - We will advocate for conservation and sustainability of wildlife and the natural and built environment.

- Designs should reflect the uniqueness of place and quality of life in the parish before 2013.
- We are concerned that the infrastructure, in particular sewage discharge capacity at Thornham Waste Water Treatment Site is currently incapable of handling any increased loading.
- Of relevant interest is the recent development that Chichester Oyster beds at Itchenor have recently closed due to down grading of water quality caused by effluent leaving only beds in Emsworth channel suitable for consumption. The environmental and commercial management of all these nationally significant sites is being investigated by Chichester Harbour Oyster Partnership Initiative (CHOPI).
- We are conducting site biodiversity assessments and investigating the evidence of a number of protected wildlife species living within the parish boundary with the CDC Community Wildlife Officer.
- We are conducting Tree and Hedgerow Surveys with the assistance of a former local tree officer and other specialists.
- We are working with Chichester Harbour Conservancy to understand the effect on the Harbour of increased human population (Recreational Disturbance).

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#### *Issues*

3.6 Infrastructure; lack of community amenity spaces; lack of public green space; no current locally produced environment strategy with district strategies at too high a level. Poor or out of date biodiversity data despite several protected species/habitats known to exist in Parish means that data and evidence often needs to be generated from scratch. We are now receiving assistance from a number of agencies, in particular the CDC Wildlife Officer to ensure that up-to-date data and evidence are available.

#### *Development of additional housing*

3.7 It is likely that any new housing development will be required by national policy to meet environmental standards of amenity, green space and energy use, such as Zero Carbon homes to BREEAM excellent standard. In addition, a contribution of Community Infrastructure Levy (CIL) is likely to be required to offset the Recreational Disturbance to the environmental infrastructure caused by the increased population and also to mitigate environment impacts of same to the resident population.

#### Economy & Business Group

3.8 Main aims of Draft CDLP Key Policies Preferred Approach are:

- For Southbourne to take advantage of the village's good transport links and proximity to the growth area of South Hampshire, Havant, Portsmouth and Chichester to deliver new employment opportunities (summary of para 3.6 CDLP);
- Development in "key settlements" (includes Southbourne) will maintain and enhance their respective roles whilst minimising the need to travel ... help to deliver facilities and services needed by their communities and enable an integrated approach to the provision of homes, jobs and leisure (para 5.2 CDLP);

- Whilst good access to employment will continue to exist (as mentioned above) opportunities in Southbourne itself are currently very limited. The industrial estate at Clovelly Road is severely constrained and some units may benefit from refurbishment (para 12.73 CDLP);
- This situation should be kept under review with an option being a suitable alternative site for development;
- Land will be allocated in the NP to include “employment land (subject to investigation)” (Policy 21CDLP);
- Appropriate evidence base for conclusions in Local Plan are identified in Section 12 CDLP: Chichester Employment Land Review 2009; Employment Land Review – Update 2013; Settlement Capacity Profile.

#### *Issues*

- little statistical analysis regarding neighbourhood plan area contained in the background documents identified;
- no evidence of suggested review identified in 2009 Employment Land Review;
- difference in conclusions between the 2009 and 2013 Employment Land Reviews; apparent unjustified possible additional allocation of up to 2hectares (approx. 5 acres) of employment land in 2013 Review;
- apparent lack of consideration of marine related employment activities;
- no expressed consideration of further retail provision in plan area;
- no consideration of importance of tourism to plan area;
- lack of a local business organisation within plan area;
- unemployment: 2001 - 1.84%, 2011 - 2.62%, Feb 2013 - 2.4%

#### *Preliminary Findings*

3.9 The Focus Group has examined relevant 2001 and 2011 Census data and has analysed responses to a business survey questionnaire which it distributed between mid-May and mid June 2013; additionally responses to the household questionnaire have also been examined.

#### *Census data*

3.10 The results of examining some additional census data are set out below to help identify changes between 2001 and 2011; these are:

- resident population in the parish increased by 4.4%;
- population of working age increased by 3.7%;
- economically active population increased by 10.6%;
- economically active population in employment grew by 10.5%;
- numbers of self-employed grew by 18.8%;
- numbers of those employed working part time declined by 12.8%;
- numbers of those in employment working from/mostly working from home declined by 25% from 11.4% of the work force in 2001 to 7.6% in 2011 and reflected a similar decline throughout the District;
- part time working amongst the resident population is marginally lower than for the District as a whole;

- It is important to note that the aims of the Draft CDLP to minimise travel between home and employment may be difficult to achieve in respect of this Parish but would support the emphasis on the Parish being a source of labour for the larger commercial centres along the east/west corridor. This may well have future transport impacts. Travel to work data for 2001 indicates:
  - the percentage of those in employment travelling less than 2km was well below the District level, whilst;
  - those travelling between 5km-10km and between 10km-20km were well above the District level.

### *Business Survey*

3.11 Information from the Non Domestic Rates register for postcodes within the Parish indicates around 140 business activities, some of which are undertaken from private addresses. The Focus Group sought to identify the main areas of activity which can be easily recognised – these being generally the marina areas, the Main Road running from Hermitage through to Nutbourne, Stein Road and the Clovelly Road commercial area. In all 90 businesses were circulated with a survey questionnaire which was hand delivered and stamped return envelopes provided.

Some key aspects:

- the survey forms were delivered to 64.3% of business activity identified in Non Domestic Rates data (NDR);
- of the 90 survey forms delivered a total of 31 were completed and returned – a response rate of 34.4%;
- this response rate could be interpreted as a response rate of just over 22% for all 140 business activities recorded by NDR in the Parish
- some 65% of business activities have been in operation in the Parish for more than 10 years;
- 68% of businesses owned their premises;
- 74% found the premises entirely suitable; the remaining 24% had minor qualifications but still found them acceptable;
- a total of 50% of responses indicated less than 10% of employees resided in the Parish – 32% of responses recorded no resident employees;
- over 87% of employees in local businesses work full time.

### Housing Group

- 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. SPNP also provides opportunity to secure funds and negotiate with developers to get necessary and better local facilities.
- 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. But should be investigated.
- 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.
- 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.

### 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?
- Important to retain the individual village characters of Hermitage, Lumley, Nutbourne, Prinsted, Southbourne and Thornham.
- Design of new housing should incorporate local character.
- 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 & Flooding Group

- 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.
- 2010 Study (page 8) identifies Headroom Capacity of 554 dwellings (2006) but planning permissions granted within catchment area already reach this figure.
- Study (page 8) shows Apuldram WwTW had Headroom Capacity of 3000 dwellings (2006) but now widely accepted that WwTW significantly overloaded. If the same formula used to calculate Thornham WwTW Capacity, the real headroom is presumably significantly less than 554 dwellings.
- Thornham WwTW has discharged coarse filtered, but untreated, wastewater into Chichester Harbour on 76 days in last 12 months. Again, suggests WwTW already overloaded.
- The Study (page 17) indicates further expansion of Thornham WwTW unrealistic.
- Existing flooding of local roads is an issue and must be dealt with.
- The Environment Agency have instructed us to use the Sewerage Treatment Headroom Capacity for the Thornham Wastewater Treatment Works (WwTW) as identified in the Strategic Growth Study August 2010. This was conducted by the independent consultants, MWH. At the time of going to press, revised figures giving an increase of headroom for the Thornham WwTW of over 6,000 dwellings have

been received from the Chichester District Council. It is understood that these recalculations are purely mathematical and do not represent any enhancement of the works itself. The Southbourne Neighbourhood Development committee are in the progress of validating these revised figures as the District Council are unable to do so.

### Transport Group

3.12 The brief was to:

- review the present state of transport service links
- review the impact that new development may have
- collate input from residents
- report on findings and if possible, the solutions to problems identified

### *Issues*

3.13 The main points to come out of the Transport Analysis are as follows;

- Stein Road level crossing (delays and absence of parking)
- Good train service
- Cycle lanes inadequate and sporadic
- Speeding traffic
- Potholes
- A259 Nutbourne 40mph should be 30mph. Cars parked on pavement & in cycle lane
- Insufficient bus routes
- Distance to 700 service from North of village
- Absence of late bus service
- Traffic congestion at Bourne School at delivery and collection of student times
- Poor surface water drainage A259
- Hedges overgrown affecting visibility and pedestrian use of pavements

### *Rail Service Adequacy & Links*

3.14 The main Portsmouth/Brighton railway line provides a regular service of fast and stopping trains serving London Victoria, London Bridge, Bognor, Brighton, Chichester, Crawley, Havant, Horsham, Gatwick Airport, Littlehampton, Portsmouth and Southampton. Services through Havant Station provide a link to Guildford and London Waterloo. A useful meeting with Network Rail provided details on gate operation safety requirements and further discussion with Focus Group was offered. Emergency Services (Ambulance, Fire and Rescue) responded outlining operational contingencies.

### *Road Links & Congestion*

3.15 The Parish is dissected by the A259 heading East & West, joining the A27 at Emsworth to the West & Fishbourne to the East. Currently the main points of congestion appear to be at the junction of Stein Road and the A259 Main Road, and at the junction of the A259 with the A27 to the East at the Fishbourne Roundabout. Local congestion occurs also at the Stein Road level crossing where the crossing can be

closed to road and pedestrian traffic for approximately 20 minutes in each hour (survey undertaken between 07:00 and 09:00).

3.16 The congestion at Fishbourne Roundabout is due to the eastbound traffic along the A259 interacting with heavy volumes of traffic travelling west along the A27. Congestion at junctions into Chichester city from the A27 and along the A27 itself, and the impact of future development are addressed in detail by the District Council's Transport Study (Jacobs 2013). However, no detailed work has been undertaken within the Parish to identify issues and solutions, and the Parish has been considered as a single traffic zone. This shortfall has been raised with CDC.

3.17 Other local issues concern potholes, junction visibility and inadequate parking provision.

### *Bus Service Adequacy & Links*

3.18 The Stage Coach Company's 700 Service between Portsmouth & Brighton stops on the A259 with a service every 30 minutes between Monday & Friday.



PLAN E: Coach Service through Southbourne Parish

3.19 Southbourne is also served by Emsworth & District Bus Company.

### *3.20 Service 27 Southbourne to Havant.*

Leaves from Tesco Express:

- departures between 06:30 & 13:10 Monday to Friday
- departures 08:30 & 10:20 Saturday & Sunday
- Last returning service arrives at Southbourne at:
- 18:25 Monday to Friday
- 18:06 Saturday & Sunday

Some services continue on to Rowlands Castle

### *3.21 Service 36 Southbourne to Havant ASDA*

Leaves from: Tesco Express:

- departures 09:00 & 10:15 Monday to Friday

### 3.22 Service 300 Southbourne to Chichester

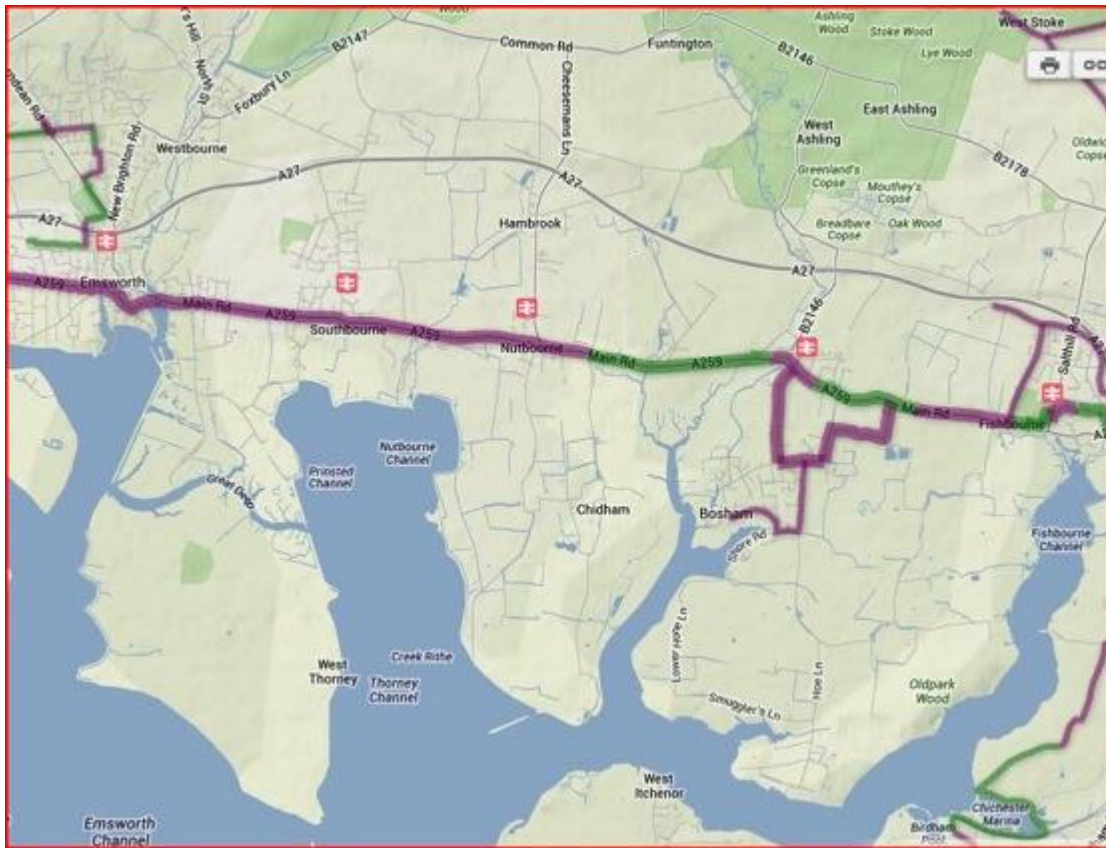
Leaves from Southbourne Church

- 10:15 Wednesdays only

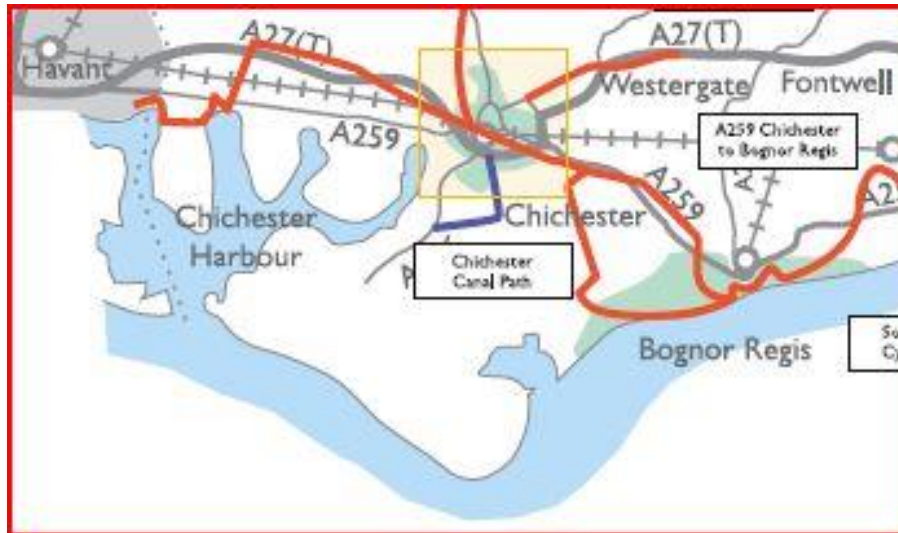
3.23 Service 11 Thorney Island to Chichester via Emsworth, Westbourne & Southbourne has been discontinued.

### Bicycle Use

3.24 Sustrans cycle route follows the A259 through Southbourne Parish as shown on Plan F1. The South Coast Cycle Route also runs through the Parish, as shown on Plan F2.



PLAN F1: Cycle Route through Southbourne Parish



PLAN F2: South Coast Cycle Route (National Route 2)

### Community Group

3.25 The group has considered the availability of social, recreational, cultural and educational facilities and their effect on the health and community cohesion of the neighbourhood. Apart from the lack of a swimming pool the present level of facilities appears generally to satisfy local demand. In brief the facilities are as follows;

- Allotments
- Southbourne Bowls & Social Club
- Age Concern
- Charity Shop
- Southbourne Men's Shed
- Village Hall
- Martlett Sword & Morris Men
- Trefoil Guild
- Dragon Ladies Club
- Girl Guides
- Southbourne Women's Institute
- Library
- Southbourne Lions
- 1<sup>st</sup> Southbourne Sea Scouts, Prinsted
- St John's Church
- Southbourne Evangelical Free Church
- New Life Christian Church
- Catholic Bible School
- Parish Recreation Ground
- Bourne Community College
- Courses for Adult Learning
- Southbourne Junior School
- Southbourne Infant School
- Westgate Leisure Centre at Bourne Community College
- Little Stars Early Learning Centre

- Loveders Nursery School
- Southbourne Family Centre in the Village Hall
- Tuppenny Barn Sustainable Education Centre
- Veterinary Surgeon
- Medical Surgery with five doctors
- Dentist Surgery
- Prinsted, in the Chichester Harbour Area of Outstanding Natural Beauty
- Railway Station
- The Traveller's Joy, The Barleycorn, and the Sussex Brewery Public Houses
- Shops in Main Road, Stein Road & New Road including Boots the Chemist, Co-op, Funeral Directors, 3 Hairdressers, Barbers, Tesco Express, Garage, Green Grocer's, Electrical Appliance Repairs, and Southbourne Farm Shop.

3.26 When it has been decided in principle where the additional 350 houses should be located, a review of the sufficiency of these facilities will be considered.

3.27 The Community Survey provided a wide range of comments on present Community facilities and additional requirements with increased housing. The most frequent of these concerned; National Health Services support including dentistry; Secondary and Primary School; Shops; Children's Park and Green Spaces.

3.28 It is probable that the additional houses will lead to an increase of about 800 people of which 100 or so will be children of school age. A meeting has been held with the Chair of Governors and Headteachers of Bourne Community College, Southbourne Junior School and Southbourne Infant School to discuss the placing of an additional 100 or more children. Additional capacity will be required by all three schools. It is proposed that a sizeable proportion of the Community Infrastructure Levy (CIL) should be set aside to provide the capital support for this need.

3.29 Southbourne is well served with food shops. The need for additional shops of different types will we presume be dictated by market potential.

3.30 Children's Park and Green Spaces are important elements of a neighbourhood's well-being and suitable sites should be deliberately selected by the SDP. Two suitable sites are, the field directly opposite the Southbourne Surgery on the A259, and the field to the West of Jubilee Mews.

3.31 A Senior Partner of Southbourne Surgery has confirmed that the increased NHS support required will be covered by an additional General Practitioner. The Practice owns adjoining land to allow for any necessary expansion.

#### Heritage Group

- Thus far the group has concluded that existing built heritage and heritage assets are fairly well protected, and there were none identified that were at any serious risk.
- The group has considered whether the character of the area of Nutbourne, down Farm Lane, is sufficiently protected but did not reach any firm conclusions.



- The group discussed and considered the maps showing the Nutbourne millpond and tidal mill in operation.
- The group discussed the possibility of this natural resource being harnessed once again for electricity generation, if that were a viable proposition, but has not looked further at this stage.
- The group considered the guidance "54Design guidelines for new dwellings and extensions in Chichester Harbour AONB" August 2010 and considered whether this useful guidance should be adopted by the Parish for all development in the Parish, even that which is outside the AONB as it considered the promotion of local vernacular styles to be good guidance for new development.
- The areas of the Parish South of the A259 fall within the AONB, and it is considered that new development which will in all probability fall outside the AONB should reflect the language of the existing buildings within the AONB.
- Discussion concerning the protection of trees in the Parish identified this area as one not to be overlooked in the SPNP.

## **Community Survey**

3.32 A comprehensive community survey as part of the Neighbourhood Plan consultation process was undertaken in July 2013.

3.33 The survey is intended to provide additional information on the character of the parish and the views of its communities on what the Neighbourhood Plan should seek to preserve and to improve. The Parish Council will publish the detailed survey report in a separate document but a summary of the key findings is included here:

- A total of 537 responses were received to the survey.
- Of those responding, 92.4% identified that their property or house had not been flooded in the last 2 years, whilst 7.6% indicated that they had.
- The greatest number of flooding incidents occurred in 2012 (53.8%) with the most commonly identified flooding depth of between 0 and 6 inches (66.0%).
- Of those responding, 96.5% indicated that the sewerage in their house had not overflowed due to local flooding in the last 2 years, whilst 3.5% indicated that it had.
- Just over three-quarters of those (77.6%) indicated that they were satisfied with the facilities in Southbourne Parish, with 22.4% indicated that they were not satisfied.
- A majority of those responding indicated that the Plan should encourage all of the proposed ways of producing local renewable energy, with 86.3% supporting the inclusion of Photovoltaic/Solar, 75.1% supporting the inclusion of Farm Slurry or Green Waste and 63.6% supporting the inclusion of Biomass/Woodburner.
- The vast majority of those responding (95.6%) identified that they would support a policy in the Neighbourhood Plan that any building development must include substantial hedgerow and sustainable tree planting, whilst 4.4% would not support its inclusion.
- The vast majority of those responding (94.8%) indicated that they would support a policy which requires any development to include recreational and green space, whilst 5.2% would not support its inclusion.

- A clear majority of those responding (87.9%) indicated that they would support a policy in the Neighbourhood Plan which enables the provision of allotments, whilst 12.1% would not support its inclusion.
- Approximately three-quarters of those responding (74.2%) identified that they were not satisfied that the CDLP policy (along with other safeguards) is sufficient to protect the built environment and heritage in Southbourne Parish, whilst 25.8% were satisfied that it is.
- Of the safeguards proposed to protect the built environment and heritage in Southbourne Parish, the most commonly identified by respondents was retain and protect gardens, green spaces and amenity areas (93.2%). Other proposed safeguards received the following level of support:
  - Improved flood/erosion prevention/mitigation measures – 81.5%
  - Design that respects the scale of existing building within the parish – 79.5%
  - Positive management of the varied local wildlife – 78.5%
  - Enhanced protection of historic and natural features – 74.4%
  - Use of traditional local building material/styles where practical – 63.7%
  - Signage, advertising and street furniture that respects the locality – 61.6%
  - Improved facilities for disabled residents – 56.4%
- Approximately three-quarters of those responding (77.5%) indicated that they consider existing employment sites to be satisfactory, whilst 22.5% did not.
- Just over half of those responding (53.5%) indicated that they thought that some land in the Parish should be allocated for small scale opportunities for employment development, whilst 46.5% did not.
- Just over two-thirds of those responding (69.1%) felt that Southbourne Parish had sufficient resources to support working from home, whilst 30.9% did not.
- With regard to future housing needs in Southbourne Parish, Affordable/Social Housing for rent was identified by the greatest proportion of respondents (33.3%) as Very High Priority, Affordable/Social Housing for shared ownership was identified by the greatest proportion of respondents (46.6%) as High Priority, Private Housing was identified by the greatest proportion of respondents (34.2%) as Very Low Priority, whilst Other types of housing were identified by the greatest proportion of respondents (28.9%) as being of Low Priority.
- The type of housing considered the most appropriate was 2 – 4 bed houses, this was identified by 90% of those responding to the question, whilst 80.1% identified 1 – 3 bed bungalows, 65.3% identified 1 – 2 bed flats and 31.7% identified other types of housing.
- A clear majority of those responding (85.2%) indicated that they thought that new housing should be on smaller sites of under 50 units, whilst 14.0% supported a mixture of both larger and smaller sites, with 7.9% supporting larger sites of 50 units or more.
- Approaching half of those responding (44.9%) had lived in the Parish for 20 or more years, with 18.6% for between 0 and 5 years, 17.0% for between 6 and 10 years, 10.4% for between 11 and 15 years and 9.1% for between 16 and 20 years.
- Just over half of those responding (59.5%) lived in Southbourne, whilst 20.1% lived in Hermitage, 11.0% in Nutbourne and 9.3% in Prinsted.
- Approximately two-thirds of those responding (64.4%) indicated that they owned their house outright, whilst 25.6% had a mortgage, 2.5% reside in a flat which they owned or was mortgaged, 4.5% were in affordable rented housing, 1.5% were in

private rented housing, 0.9% were in a mobile home and 0.5% were in other forms of housing.

- The greatest proportion of respondents (48.1%) occupied a property which had 3 bedrooms, 29.5% had 2 bedrooms, 17.6% had 4 bedrooms, 2.4% had 1 bedroom and 2.4% had 5 or more bedrooms.
- The greatest proportion of respondents (48.6%) had 2 people in their household, whilst 24.3% had 1 person, 13.3% had 4 people, 10.5% had 3 people, 2.8% had 5 people and 0.6% had 6 people.
- A clear majority of those responding (82.7%) supported the principle of developing a small number of high quality affordable home somewhere in the Parish to meet a local housing need, whilst 17.3% did not support the principle.
- A clear majority of those responding (85.1%) indicated a preference for the development of affordable housing in several smaller developments in separate locations, whilst 14.9% supported it being developed in one single development.
- A small majority of the occupants of responding households were female (55.8%), whilst 44.2% were male.
- The greatest proportion of those residing in responding households (31.0%) were aged between 60 and 74, whilst 21.5% were aged between 45 and 59, 15.1% were aged between 25 and 44, 14.5% aged 75+ and 12.2% aged between 0 and 16.
- Approximately two-thirds of those responding (65.6%) indicated that there wasn't anyone in their household that would need to move to alternative housing in the next 10 years, whilst 34.4% indicated that there was.
- A clear majority of those responding (87.9%) indicated that they would like to remain in the parish, whilst 12.1% indicated that they would not.
- Just over half of those responding (54.0%) indicated that housing of the type and price that they seek is not available in the Southbourne Parish area, whilst 46.0% indicated that it was.
- The greatest proportion of those responding (38.0%) indicated that they would need to move from their home in 5 to 10 years from now, with 25.3% in 2 to 5 years from now, 19.0% in 10 or more years from now and 17.7% within the next 2 years.
- The main reason for needing to move as identified by the greatest proportion of those responding was for smaller accommodation (24.6%), whilst 22.9% needed to leave the family home, 14.3% needed specially adapted housing or sheltered accommodation, 9.1% had 'Other' requirements, 8.0% needed larger accommodation, 7.4% needed to be closer to family or other support, 6.9% were moving to College/University, 4.0% were unable to afford their current accommodation, 2.3% needed to avoid harassment and 0.6% needed to be closer to employment.
- The greatest proportion of those responding (52.9%) indicated that the minimum number of bedrooms that would be needed was 2, whilst 27.9% would require 1 bedroom, 16.3% 3 bedrooms and 2.9% 4 or more bedrooms.
- The greatest proportion of those responding (34.7%) indicated a preference for a Bungalow, whilst 33.5% preferred a House, 17.1% Adapted/Sheltered Accommodation and 14.7% a Flat/Bedsit. Of those responding to the question, (85.2%) indicated a preference for buying on the Open Market, whilst 30.2% identified a preference for Renting from a Housing Association, 25.3% for Shared Ownership and 18.5% for Renting from a Private Landlord.
- The vast majority of those responding (95.5%) indicated that they were not on the Chichester District Council housing list, whilst 4.5% were.

- The most commonly identified maximum house price that those that selected buying on the open market or shared ownership could afford was up to £150,000 (30.2% of respondents), followed by £150,001-£200,000 (17.9%), £201,000-£250,000 (16.0%) and £301,000-£350,001 (14.2%).
- For those seeking rented accommodation, the most commonly identified rent that respondents identified was the maximum they could afford was £301-400 per month (25.0%), followed by £401-500 per month (22.5%), £601-700 per month (15.0%) and up to £250 per month (12.5%).

### **Development Projects**

3.34 The following provides a summary of significant development schemes in the parish since 2002:

#### Southbourne

- The Harvest Home, 230 Main Road, Southbourne – 12 homes, 2001/02
- Adjacent 250 Main Road, Southbourne – 20 homes, 2003/05
- Goodwood Motors, Main Road, Southbourne – 9 homes, 2005/06
- Adjacent Southbourne Station/ Guildford Close – 14 homes, 2005/06
- Former Glebe House, Stein Road, Southbourne – 12 homes, 2009/10
- Land rear of 24-28 The Drive, Southbourne – 8 homes, 2010/11

#### Hermitage

- Lumley Road/Orchard Lane, Hermitage – 64 homes, (including 19 affordable homes), 2005/07