

Southbourne Parish Neighbourhood Plan 2014-2029

Site Assessments Report



Published by Southbourne Parish Council for the evidence base of the
Southbourne Neighbourhood Plan

August 2014

Southbourne Parish Neighbourhood Plan 2014-2029

Site Assessments Report

1. Introduction & Purpose

1.1 The purpose of this report is to provide a summary of sites assessed for potential allocation for housing development in Policy 2 of the Submission Southbourne Parish Neighbourhood Plan (SPNP). The report is published alongside the SPNP as part of its evidence base.

1.2 The assessment follows a similar methodology for strategic housing land availability assessment documents outlined in the good practice document published by DCLG in 2007, as adopted by Chichester District Council in its 2013 Strategic Housing Land Availability Assessment (SHLAA).

1.3 This report comprises an assessment of 14 sites undertaken during the preparation of the SPNP. 11 sites were originally listed in the SHLAA 2013. One of these (land east of Kelsey Avenue) has been sub-divided into three to reflect different ownerships/prospective developers. An additional site (land north of Alfrey Close), which has a planning consent for a care home and extra care dwellings, has been included following a request from the prospective developer. This report qualifies the conclusions set out in the SHLAA.

1.4 It also applies the additional consideration of "acceptability" required for the purposes of a Neighbourhood Plan. This assesses whether the proposals are sufficiently acceptable to win majority support from the local community at referendum. Five principles of "acceptability" have been derived from local public consultation:

- Integration – new development should be located and designed to integrate with the community. Strategic Gaps should be retained. All the SHLAA sites are within current Strategic Gaps but there is insufficient brownfield land available elsewhere to meet the District Council housing requirements. Therefore, Strategic Gaps will need to be redefined and retained between the villages.
- The Chichester Harbour Area of Outstanding Beauty and areas designated as important for nature conservation should be protected. No sites are proposed within the Harbour AONB.
- Local traffic congestion should be minimised – any increase in delays at the Stein Road level crossing should be avoided. All proposed sites are south of the railway line with direct access to the A259 to keep additional trips within residential areas and across the level crossing to a minimum and constrain traffic related air pollution from NOX and free radicals caused by stationary or slow moving traffic.

- Flood risk – new development should be limited to zone 1. All proposed sites are within Zone 1.
- Proximity to local services – majority of services are located south of the railway line and along the A259. All proposed sites are located close to the services on the A259.

1.5 The plans showing the assessed sites are included in Appendix A.

2. Background to Housing Development Issues in Southbourne

2.1 The draft vision for Southbourne in the SPNP is:

“The Southbourne Parish Neighbourhood Plan seeks to turn the wishes of the community into a clear vision which will be used to guide all future development in the Parish. The Plan seeks to protect and enhance those things that residents value in this parish, and seeks to use the new powers available to communities to ensure that all future development within the parish is appropriate and meets local need.

The Neighbourhood Plan aims to make development work for the parish; minimising the risk of flooding or worsening traffic congestion and – through Section 106 Agreement and the Community Infrastructure Levy – funding improvements to our social and physical infrastructure. The Neighbourhood Plan aims to tackle problems such as a shortage of youth services and facilities as well as the poor and unattractive state of certain parts of our natural environment. The Plan aims to avoid future problems arising from poorly thought out development and to help alleviate problems that exist today.

The Neighbourhood Plan safeguards the distinct identities of the villages that make up the parish (Lumley, Thornham, Hermitage, Southbourne, Prinsted and Nutbourne), whilst doing everything possible to meet the need for appropriate housing for those with local connections who are currently unable to stay in or return to where they grew up.

By 2029 the Neighbourhood Plan seeks to have protected and safeguarded the parish’s natural environment, ensured that new housing integrates with and supports the character of the community, ensured that appropriate infrastructure is in place for all development, boosted the range and quality of social activities as well as supporting a range of popular projects, and to have set some long-term goals for the parish to aim for beyond this plan period.”

2.2 Policy 1 of the SPNP states:

“The Neighbourhood Plan will support development proposals located inside the Settlement Policy Area Boundaries of Southbourne/Prinsted, Nutbourne West and Hermitage/Lumley/Thornham, as shown on the Proposals Map, provided they accord with other provisions of the Neighbourhood

Plan and development plan. Development proposals outside the Settlement Policy Area Boundary will be required to conform to development plan policy in respect of the control of development in the countryside."

2.3 This Site Assessments Report has informed the means by which the proposed housing site allocations in Policy 2 of the SPNP have been selected and it is therefore published in the evidence base for the Plan.

3. Site Assessment Summaries

3.1 The sites selected for assessment have been identified by the 2013 SHLAA or have been proposed since the publication of the SHLAA. Where a site has been assessed as suitable, then its availability, achievability and acceptability have also been assessed. No further assessment has been undertaken for sites deemed unsuitable.

3.2 The assessment of each of the 14 sites is summarised below:

SPNP SITE NAME	Land at Loveders Mobile Home Park (SHLAA ref SB08411)
SITE LOCATION	This 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 Policy Area Boundary defined in policy 1, with some ribbon development immediately to the east.
GROSS SITE AREA	6 ha
CURRENT USE	Currently a holiday mobile home park, with another separate park adjoining on the A259 frontage. The park is about 6 hectares in extent 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.
SUITABILITY	
	<p>Suitable – no known significant constraints. It is within the Southbourne Settlement Policy Area Boundary defined in Policy 1 of the SPNP and shown on the Proposals Map Inset A.</p> <p>Flood Zone 1. No Listed buildings within site or nearby, not within a Conservation Area. There are no nature conservation designations and no known value for wildlife. The proposal is unlikely to have a significant disturbance effect on Solent European sites subject to the mitigation required in Chichester District Council's Interim Policy, and can therefore be screened out from any further assessment of this issue under the Habitats Regulations.</p> <p>Not prominent in the street scene and boundary hedges along frontage and Inlands Road generally conceal views of the site. Most of boundary adjoins rear gardens of residential properties</p>

	<p>but new development need not be detrimental to the amenity of neighbouring properties. New open space and footpaths could help achieve the Southbourne Green Ring.</p> <p>The site is located within Landscape Character area 82, which has been identified as Moderate (11-15 out of 25) in terms of Final Assessment Landscape Sensitivity.</p> <p>Can deliver at least 150 homes at 30 dph.</p>
AVAILABILITY & ACHIEVABILITY	
	<p>Available – The site has a willing owner and the developer is keen to pursue a scheme for some 140-150 mixed residential development as soon as possible.</p> <p>Achievable – The site is generally level with no significant development cost abnormalities though the policy requires a \$106 contribution to various items. A scheme should be achievable.</p>
ACCEPTABILITY	
	<p>Acceptable – provided that the developer meets the conditions and caveats stated in Policy 2. Development could satisfy the five principles.</p>

SPNP SITE NAME	Land at Gosden Green (SHLAA ref SB08332)
SITE LOCATION	The site is situated on the north side of the Main Road A259 within the Southbourne Settlement Policy Area Boundary defined in policy 1. Open agricultural land lies to the west and north. A public footpath runs northwards alongside the eastern boundary which links into Garsons Road to the east.
GROSS SITE AREA	0.70 ha
CURRENT USE	It is currently greenfield land. Grade 1 but has not been cultivated for some time and is currently vacant.
SUITABILITY	
	<p>Suitable - No significant known constraints. It is within the Southbourne Settlement Policy Area Boundary defined in Policy 1 of the SPNP and shown on the Proposals Map Inset A.</p> <p>Although within Flood Zone 1, water collects after moderate rainfall on the A259 south of the site. This problem requires investigation and a solution if the problem lies within the site.</p> <p>There are no Listed Buildings within the site or close by, and is not within a Conservation Area. Adjoining the site, the Historic Environment Record (8395) identifies a "farmstead from C19 with a loose courtyard with 3 of its sides formed by working agricultural buildings. The farmstead has partial loss of less than 50%. The Farmhouse is set away from yard".</p> <p>It is likely to form part of an important wildlife corridor north/south with potential for wildlife and substantial old</p>

	<p>hedges which support bird life. There are no nature conservation designations but if the site is to be developed, an ecology survey is essential with appropriate mitigation required. The proposal is unlikely to have a significant disturbance effect on Solent European sites subject to the mitigation required in Chichester District Council's Interim Policy, and can therefore be screened out from any further assessment of this issue under the Habitats Regulations.</p> <p>The site is located within Landscape Character area 79, which has been identified as Substantial (16-20 out of 25) in terms of Final Assessment Landscape Sensitivity.</p> <p>There is no existing vehicular access to A259, but understood this can be provided with appropriate alterations to existing lay-by/bus stop. While currently within the Strategic Gap the site is required to provide for an access road sufficient to form the first section of a future north/south route to bridge the railway line and by-pass Southbourne on the western side. This is considered sufficiently important to outweigh the loss of Strategic Gap. New open space could help provide the Southbourne Green Ring. New development need not be detrimental to the amenity of neighbouring residential properties to the east.</p> <p>The site could deliver 30 dph depending on extent of net developable area.</p>
AVAILABILITY & ACHIEVABILITY	
	<p>Available - site has a willing owner with a developer proposing some 22 dwellings for development as soon as possible.</p> <p>Achievable – The site is generally level with no significant development cost abnormalities though the policy requires a S106 contribution to various items. A scheme should be achievable.</p>
ACCEPTABILITY	
	<p>Acceptable – provided that the developer meets the conditions and caveats stated in Policy 2. Development could satisfy the five principles.</p>

SPNP SITE NAME	Land north of Alfrey Close (not a SHLAA site)
SITE LOCATION	The 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 Policy Area Boundary as defined in Policy 1.
GROSS SITE AREA	5 ha
CURRENT USE	The site is currently a greenfield site, Grade 2 in agricultural use.
SUITABILITY	

	<p>Suitable - it is within the Southbourne Settlement Policy Area Boundary defined in Policy 1 of the SPNP and shown on the Proposals Map Inset A.</p> <p>Site has residential development on three adjoining sides and the developer's proposed access is through Alfrey Close. New development need not be detrimental to the amenity of existing residential properties. There is potential to link the northern end of the site to the access road running through the Gosden Green site, thereby reducing the amount of traffic passing through Alfrey Close, which would benefit the existing residents.</p> <p>While currently within the Strategic Gap, the site is concealed behind Alfrey Close and development could be argued not to impinge on the Gap as seen from the A259. A public footpath runs northwards alongside the western boundary and turns eastwards within the site to link into Garsons Road to the east. New open space and footpaths could help achieve the Southbourne Green Ring.</p> <p>The site slopes slightly southwards and although within Flood Zone 1, after moderate rainfall water appears to run from a bourne and collects on the A259 south west of the site. This problem requires investigation and a solution if the problem lies within the site. No Listed Buildings within site or close by, and not within a Conservation Area. There are no nature conservation designations and the site probably has very limited value for wildlife. The proposal is unlikely to have a significant disturbance effect on Solent European sites subject to the mitigation required in Chichester District Council's Interim Policy, and can therefore be screened out from any further assessment of this issue under the Habitats Regulations.</p> <p>The site is located within Landscape Character area 77, which has been identified as Substantial (16-20 out of 25) in terms of Final Assessment Landscape Sensitivity.</p> <p>While it is Grade 2, this is the lowest Grade of the SHLAA sites adjoining Southbourne.</p> <p>Can deliver a mixed development of at least 125 homes at 30 dph.</p>
AVAILABILITY & ACHIEVABILITY	
	<p>Available – site has a willing landowner, and a developer is keen to pursue a residential use on the site as soon as possible. A planning application for a 60 bed Care Home, 40 assisted residential units and 30 age restricted units was recently consented.</p> <p>Achievable – The site is generally level with no significant development cost abnormalities though the policy requires a S106 contribution to various items. A scheme should be achievable.</p>
ACCEPTABILITY	

	Acceptable – provided that the developer meets the conditions and caveats stated in Policy 2. Development could satisfy the five principles.
--	--

SPNP SITE NAME	Land between Nutbourne West and East (SHLAA ref NB08304)
SITE LOCATION	Only the western part of this site is under consideration. This part is an open field situated immediately to the north of Nutbourne West and partially within the Nutbourne Settlement Policy Area Boundary and to the east of the Ham Brook. 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 no current access to the A259.
GROSS SITE AREA	3.5 ha (the whole SHLAA site is 17.16 ha)
CURRENT USE	The site is a Greenfield Site in agricultural use, Grade 2 and 3.
SUITABILITY	
	<p>Suitable – There are no known significant constraints. It is within the Nutbourne Settlement Policy Area Boundary defined in Policy 1 of the SPNP and shown on the Proposals Map Inset B.</p> <p>The site is within Flood Zone 1. Immediately to the west the Ham Brook lies within Flood Zones 2 and 3 and it is known to overflow during periods of heavy rain, and is believed to cause flooding problems in Nutbourne further downstream. This needs investigation before development could be permitted to ensure that the existing problems are not exacerbated. However, any possibility of including or contributing to measures to alleviate existing off-site flooding problems should be considered.</p> <p>Satisfactory vehicular access to the A259 should be achievable. The site is large enough to deliver associated recreation facilities, including footpaths, substantial amenity open space and a childrens’ play area. Development need not be detrimental to the amenities of existing residential properties. The developer proposes providing off road parking within the development site for the residents of 1-4 Elm Grove Terrace to alleviate existing parking problems on the A259 and this would be a benefit.</p> <p>There are no nature conservation designations but there are likely to be amphibians present and the hedgerows probably provide habitat for nesting birds and other species. If the site is to be developed, an ecology survey is essential with appropriate mitigation required. The proposal is unlikely to</p>

	<p>have a significant disturbance effect on Solent European sites subject to the mitigation required in Chichester District Council's Interim Policy, and can therefore be screened out from any further assessment of this issue under the Habitats Regulations.</p> <p>The site is located within Landscape Character area 85, which has been identified as Substantial (16-20 out of 25) in terms of Final Assessment Landscape Sensitivity.</p> <p>Grade 2 and 3 land is the lowest Grade of agricultural land identified as SHLAA sites in the Parish.</p> <p>Can deliver 50 homes at 30 dph.</p>
AVAILABILITY & ACHIEVABILITY	
	<p>Available – the site has a willing owner and a developer keen to develop as soon as possible.</p> <p>Achievable – The site is generally level with no significant development cost abnormalities though the policy requires a \$106 contribution to various items. A scheme should be achievable.</p>
ACCEPTABILITY	
	<p>Acceptable – provided that the developer meets the conditions and caveats stated in Policy 2. Development could satisfy the five principles.</p>

SPNP SITE NAME	Land south of Kings court (SHLAA ref HT08231)
SITE LOCATION	This site is outside but adjacent to the Hermitage Settlement Policy Area Boundary. It lies within close reach of Emsworth and its facilities via existing public footpaths. The site boundaries are marked by established small trees and hedgerows. It is adjoined by residential development on its northern, western and eastern sides.
GROSS SITE AREA	5.75 ha
CURRENT USE	The site is Greenfield land used for grazing. Mainly Grade 2 agricultural land with some identified as not being in agricultural use.
SUITABILITY	
	<p>Not suitable – The site is outside the Hermitage Settlement Policy Area Boundary as defined in Policy 1 of the SPNP and shown on the Proposals Map Inset C. It further lies within the Chichester Harbour AONB from which the site is readily visible.</p> <p>The site comprises flat fields with strong, established hedges with small trees on the southern, eastern and western boundaries. Development need not be detrimental to the amenities of neighbouring residential properties. A small disused chapel, prefabricated in nature, lies outside the site in</p>

	<p>the south eastern corner. It is not Listed nor are there any Listed Buildings likely to be affected by development. Not in a Conservation Area. An existing vehicular access to Thorney Road has been blocked, probably to deter trespassers. No nature conservation designation, and despite its location, considered unlikely to contain much of interest. The proposal is unlikely to have a significant disturbance effect on Solent European sites subject to the mitigation required in Chichester District Council's Interim Policy, and can therefore be screened out from any further assessment of this issue under the Habitats Regulations. Flood Zone 1.</p> <p>The site is located within Landscape Character area 79, which has been identified as Substantial (16-20 out of 25) in terms of Final Assessment Landscape Sensitivity.</p> <p>Grade 2 is the lowest Grade of agricultural land identified as SHLAA sites in the Parish.</p> <p>The SHLAA concluded it could provide up to some 138 dwellings maximum.</p>
AVAILABILITY & ACHIEVABILITY	
	<p>Available – It is understood that the site is in multiple ownership and all the owners are willing to develop as soon as possible. However in view of the unsuitable nature of the site verification of this has not been sought from the owners' representative. A concept scheme has been presented by the owners' representative showing residential development, open space and new footpath links through the site.</p> <p>Achievable – no significant development cost abnormalities though S106 contribution required for access to Thorney Road. Sufficient land available to provide for amenity open space and recreation.</p>
ACCEPTABILITY	
	<p>Not Acceptable – Not acceptable due to its location within the Chichester Harbour AONB and the resulting conflict with one of the five assessment principles.</p>

SPNP SITE NAME	Morcumb Mobile Home Park (SHLAA ref HT08282)
SITE LOCATION	The site lies outside but adjacent to the eastern edge of the Hermitage Settlement Policy Area Boundary. It fronts onto Penny Lane, Hermitage with an existing vehicular access and residents' car park. Residential development lies to the west and south west, with an open field to the north and loose knit development to the east.
GROSS SITE AREA	1.49 ha

CURRENT USE	The site is currently used as a permanent Mobile Home site with concrete bases, surfaced access roads and paths, and service connections.
SUITABILITY	
	<p>Not Suitable – It is a flat site with hedges marking the boundaries. There are some mature trees. It does not contain or lie within the proximity of any Listed Buildings, nor is it within or near to a Conservation Area. It is not within the Harbour AONB, has no nature conservation designations and is unlikely to have any significant potential for wildlife. The proposal is unlikely to have a significant disturbance effect on Solent European sites subject to the mitigation required in Chichester District Council’s Interim Policy, and can therefore be screened out from any further assessment of this issue under the Habitats Regulations.</p> <p>The site is located within Landscape Character area 79, which has been identified as Substantial (16-20 out of 25) in terms of Final Assessment Landscape Sensitivity.</p> <p>Development need not be detrimental to the amenities of neighbouring residential properties. However, Penny Lane is a narrow residential road that accommodates a considerable amount of residents’ parking, and this regularly restricts the free flow of vehicles. While there is unlikely to be a substantive Highway objection to development of this site, the shortcomings in access were pointed out by a number of local residents.</p> <p>While the site lies in Flood Zone 1, heavy rain results in some flooding in Penny Lane. A winter bourne appears to run through the ditch that marks the eastern boundary adjacent to Tuppenny Lane, and this overflows.</p>
AVAILABILITY & ACHIEVABILITY	
	<p>Not available - The landowner and managing company was approached, and while they wished the site to remain in the SHLAA, they have not pursued development proposals at this time.</p> <p>Achievable - only at the cost of disruption to the Morcumb residents – The mobile home occupants, many of whom are elderly, would need to be served notice and re-located. This would be likely to be extremely distressing to them. In addition, there are approximately 65 mobile homes on the site which provide a local source of reasonably priced housing. There would be no net gain from redevelopment.</p>
ACCEPTABILITY	
	Not acceptable – Unlikely to receive local support due to disruption to existing mobile home residents, net loss in residential accommodation and likely traffic congestion.

SPNP SITE NAME	Land east of Kelsey Avenue – (a) land east of Breach Avenue (SHLAA ref SB08328)
SITE LOCATION	The site is situated immediately east of the Southbourne Settlement Policy Area Boundary and north of the railway. It lies adjacent to residential development to the west with open fields to the north, and mainly unused horticultural land south and east.
GROSS SITE AREA	1.4 ha
CURRENT USE	Green field site, some old orchards, used as pony paddocks. Grade 2 agricultural land.
SUITABILITY	
	<p>Not Suitable – The site contains old orchard trees and established, substantial hedges. No nature conservation designations but may be some wildlife interest as there are known to be reptiles and amphibians in the locality. An ecological survey would be needed with appropriate mitigation measures required. The proposal is unlikely to have a significant disturbance effect on Solent European sites subject to the mitigation required in Chichester District Council's Interim Policy, and can therefore be screened out from any further assessment of this issue under the Habitats Regulations.</p> <p>The site is located within Landscape Character area 82, which has been identified as Moderate (11-15 out of 25) in terms of the Final Assessment Landscape Sensitivity.</p> <p>The site is not constrained by Listed Buildings or Conservation Areas. Flood Zone 1. Grade 2 land is the lowest Grade identified in SHLAA sites adjoining Southbourne.</p> <p>Development need not be detrimental to the amenities of neighbouring residential properties. However, there is an existing vehicular access to Breach Avenue which is a residential cul-de-sac just wide enough for vehicles to pass and repass, but frequently constrained by on street parking. There may not be a Highway Authority objection to increased use of Breach Avenue but local residents have pointed out its poor condition and restricted width. Development would generate additional traffic movement along Stein Road, the majority passing over the level crossing due to the site being located north of the railway. The site is also one of those more distant from the majority of local services.</p> <p>A scheme has been presented by the owners' agents showing all but the boundaries cleared for redevelopment with 42 units. This scheme appears to have been prepared in isolation to the developer's proposals for land to the east and south, as it does not include any linkages. Capable of helping provide the Southbourne Green Ring.</p>
AVAILABILITY & ACHIEVABILITY	

	<p>Available – It is understood to be in more than one ownership and all assumed willing as a development scheme has been presented.</p> <p>Achievable – It is capable of development but the number of units would need to be substantially reduced to provide much more amenity open space, footpath linkages and a childrens’ play space, in accordance with the “Green Ring” concept in Policy 3 of the SPNP.</p>
ACCEPTABILITY	
	Not acceptable – due to increased traffic congestion and its comparative distance from majority of local services.

SPNP SITE NAME	Land east of Kelsey Avenue – (b) Land north of Cooks Lane (SHLAA ref SB08328)
SITE LOCATION	The site is situated immediately east of the Southbourne Settlement Policy Area Boundary and north of the railway. It lies adjacent to residential development to the west, open fields to the north and open fields and disused glasshousing to the east. The site has a frontage to Cooks Lane to the south.
GROSS SITE AREA	6 ha
CURRENT USE	Green field site, Grade 1 and 2 agricultural land, some still utilised for horticulture but mainly disused. A Telecommunications mast is located in the southwest corner adjacent to what appears to be a storage building.
SUITABILITY	
	<p>Not Suitable – The site is in Flood Zone 1, but the site contains a system of ditches which feed eventually into the Ham Brook to the east and this would need to be taken into account. No nature conservation designations but there are a number of established hedges which may be of wildlife interest. There are known to be reptiles and amphibians in the area. An ecological survey would be needed with appropriate mitigation measures required. The proposal is unlikely to have a significant disturbance effect on Solent European sites subject to the mitigation required in Chichester District Council’s Interim Policy, and can therefore be screened out from any further assessment of this issue under the Habitats Regulations. The site is not constrained by Listed Buildings or Conservation Areas.</p> <p>The northern part of the site is located within Landscape Character area 81, which has been identified as Substantial (16-20) in terms of Final assessment landscape Sensitivity. The southern part is within Landscape Character Area 82, which has been identified as Moderate (11-15 out of 25) in terms of the Final Assessment Landscape Sensitivity.</p> <p>There is an existing vehicular access to Cooks Lane where an improved access would be provided. Cooks Lane is reasonably wide at its western end, although frequently</p>

	<p>constrained by on-street parking. East of the site it is narrow, just allowing vehicles to pass and repass, with no footway. The junction with Inlands Road is poor. Priors Leaze Lane is winding and narrow. Inlands Road is narrow with places where vehicles cannot pass and repass, and the level crossing creates delays.</p> <p>It is understood that there are Highway Authority concerns about increased use of Cooks Lane, Inlands Road and Priors Leaze Lane, and local residents have pointed out the problems. If traffic uses Stein Road to reach the A259 it will pass over the level crossing, again increasing delays.</p> <p>The site is also one of the more distant from the majority of local services. Capable of helping provide the Southbourne Green Ring defined in Policy 3 of the SPNP. Some Grade1 land, preferable to avoid building on when alternative land of a lower quality is available elsewhere in Southbourne. Development need not be detrimental to the amenities of existing neighbouring properties.</p> <p>A scheme has been presented which proposes 125-150 dwellings with sports fields, open space and new footpaths.</p>
AVAILABILITY & ACHIEVABILITY	
	<p>Available – The site has a willing landowner and a developer keen to build as soon as possible</p> <p>Achievable - no significant development cost abnormalities therefore, a scheme should be achievable.</p>
ACCEPTABILITY	
	<p>Not acceptable – increased traffic congestion at the Stein Road level crossing and concerns about increased traffic in Cooks Lane, Priors Leaze lane and Inlands Road. Site is comparatively distant from the majority of services located south of the railway, although the footbridge over the railway would improve accessibility. Development would conflict with two of the five principles.</p>

SPNP SITE NAME	Land east of Kelsey Avenue – (c) Land south of Cooks Lane (SHLAA ref SB08328)
SITE LOCATION	The site is situated immediately east of the Southbourne Settlement Policy Area Boundary and north of the railway. Cooks Lane forms the northern boundary, residential development lies to the west, the railway line to the south and some looser knit housing lies to the east.
GROSS SITE AREA	3.52 ha
CURRENT USE	Green field site subdivided into pony paddocks. Grade 1 agricultural land.

SUITABILITY	
	<p>Not Suitable – Flood Zone 1. No nature conservation designations but there are a number of established and substantial hedges which may be of wildlife interest. There are known to be reptiles and amphibians in the area. An ecological survey would be needed with appropriate mitigation measures required. The proposal is unlikely to have a significant disturbance effect on Solent European sites subject to the mitigation required in Chichester District Council’s Interim Policy, and can therefore be screened out from any further assessment of this issue under the Habitats Regulations. The site is not constrained by Listed Buildings or Conservation Areas.</p> <p>The site is located within Landscape Character area 82, which has been identified as Moderate (11-15 out of 25) in terms of the Final Assessment Landscape Sensitivity.</p> <p>Improvement to the existing vehicular access to Cooks Lane would need to be provided. Cooks Lane is reasonably wide at its western end, although frequently constrained by on-street parking. East of the site it is narrow, just allowing vehicles to pass and repass, with no footway. The junction with Inlands Road is poor. Prior’s Leaze Lane is winding and narrow. Inlands Road is narrow with places where vehicles cannot pass and repass, and the level crossing creates delays.</p> <p>It is understood that there are Highway Authority concerns about increased use of Cooks Lane, Inlands Road and Priors Leaze Lane, and local residents have pointed out the problems. If traffic uses Stein Road to reach the A259 it will pass over the level crossing, again increasing delays.</p> <p>The site is one of the more distant from the majority of local services. Development need not be detrimental to the amenities of existing residential properties and would be capable of helping provide the Southbourne Green ring including the northern end of the proposed pedestrian footbridge over the railway from the Loveders site. Mainly Grade1 land, preferable to avoid building on when alternative land of a lower quality is available elsewhere in Southbourne.</p> <p>A scheme has been presented which proposes 105-112 dwellings with amenity open space, childrens’ play areas, new footpaths and allotments. A change to highway priorities is proposed to effectively divert traffic from Cooks Lane through the new development. However, it does not resolve the junction issues at the eastern end of Cooks Lane as this would require land outside the developer’s control.</p>
AVAILABILITY & ACHIEVABILITY	
	<p>Available – It is understood that there are multiple owners but that all are willing. The developer is keen to build as soon as possible.</p>

	Achievable – no significant development cost abnormalities, therefore a scheme should be achievable.
ACCEPTABILITY	
	Not acceptable – due to increased traffic congestion at the Stein Road level crossing and concerns about increased traffic in Cooks Lane, Priors Leaze Lane and Inlands Road. The site is comparatively distant from the majority of services located south of the railway unless the footbridge over the railway is provided. Development would conflict with two of the five principles.

SPNP SITE NAME	Land north of South Lane (SHLAA ref SB08329)
SITE LOCATION	The site is situated at the northernmost tip of the village immediately north of the Southbourne Settlement Policy Area Boundary which runs along South Lane. It is south of the A27 to which there is no direct access. Stein Road lies to the west, and open farm land with an isolated group of houses to the east.
GROSS SITE AREA	7.74 ha
CURRENT USE	Green field site in agricultural use. Mainly Grade 2 land although it is understood that there is some evidence to suggest the land was degraded when the A27 was constructed.
SUITABILITY	
	<p>Not Suitable – The site slopes gently southwards. Despite thick hedges, noise from the A27 would be an issue. Flood Zone 1 but there is some ponding in the centre of the field.</p> <p>No nature conservation designations but there are a number of established and substantial hedges which may be of wildlife interest. There are known to be reptiles and amphibians in the area. An ecological survey would be needed with appropriate mitigation measures required. The proposal is unlikely to have a significant disturbance effect on Solent European sites subject to the mitigation required in Chichester District Council's Interim Policy, and can therefore be screened out from any further assessment of this issue under the Habitats Regulations. The site is not constrained by Listed Buildings or Conservation Areas.</p> <p>The site is located within Landscape Character area 77, which has been identified as Substantial (16-20 out of 25) in terms of the Final Assessment Landscape Sensitivity.</p> <p>There is an existing vehicular access onto Stein Road. It is understood that there is unlikely to be a Highways objection to development so access is achievable at some point. The site lies north of the railway and traffic generated would either head north to the country roads through Westbourne or Woodmancote, or south to increase congestion at the level crossings.</p>

	<p>Development would be visible and somewhat isolated from the main part of the village although it need not be detrimental to the amenities of neighbouring residential properties. It could be capable of helping provide the Southbourne Green Ring with associated open space and landscaping which might encourage some integration. The site is remote from the majority of services along the A259 and the bus service is infrequent.</p> <p>The SHLAA indicates some 247 dwellings.</p>
AVAILABILITY & ACHIEVABILITY	
	<p>Available – the landowner is willing to develop as soon as possible but no scheme has been presented for this site.</p> <p>Achievable - no significant development cost abnormalities, therefore a scheme should be achievable.</p>
ACCEPTABILITY	
	<p>Not acceptable - due to increased traffic congestion at the Stein Road level crossing and local concerns about increased traffic on country roads to the north. The site is relatively remote from the majority of services located south of the railway and could be difficult to integrate into the village. Therefore, development would conflict with three of the five principles.</p>

SPNP SITE NAME	Land west of Stein Road (SHLAA ref SB1201)
SITE LOCATION	The site is situated at the northernmost tip of the village immediately north of the Southbourne Settlement Policy Area Boundary. It is south of the A27 to which there is no direct access. Stein Road lies to the east, and open farm land (Grade 1) lies to the west.
GROSS SITE AREA	14.49 ha
CURRENT USE	Green field site (Grade 1 and 2) in agricultural use.
SUITABILITY	
	<p>Not Suitable – The site slopes gently southwards. Despite thick hedges, noise from the A27 would be an issue. Flood Zone1.</p> <p>No nature conservation designations but there are a number of established and substantial hedges on the northern and eastern boundaries which may be of wildlife interest. There are known to be reptiles and amphibians in the area. An ecological survey would be needed with appropriate mitigation measures required. The proposal is unlikely to have a significant disturbance effect on Solent European sites subject to the mitigation required in Chichester District Council's Interim</p>

	<p>Policy, and can therefore be screened out from any further assessment of this issue under the Habitats Regulations.</p> <p>The site is not constrained by Listed Buildings or Conservation Areas. There is a small copse of trees within the site which is thought to be a memorial planting and which should be retained. About half of the site is Grade 1 agricultural land (northern part), the remainder being Grade 2. Some of the other SHLAA sites in Southbourne do not include Grade 1 land.</p> <p>The site is located within Landscape Character area 77, which has been identified as Substantial (16-20 out of 25) in terms of the Final Assessment Landscape Sensitivity.</p> <p>There is an existing vehicular access onto Stein Road in the south east corner. It is understood that there is unlikely to be a Highways objection to development so access is achievable at some point. The site lies north of the railway and traffic generated would either head north to the country roads through Westbourne or Woodmancote, or south to increase congestion at the level crossings.</p> <p>Development would be highly visible and somewhat isolated from the main part of the village. The site is sufficiently large to accommodate measures to protect the amenities of neighbouring residential properties to the south east. It could be capable of helping provide the Southbourne Green Ring with associated open space and landscaping which might encourage some integration. The site is remote from the majority of services along the A259 and the bus service is infrequent. The site is sufficiently large to provide additional shops and other facilities, but viability might be in question.</p> <p>The SHLAA indicates some 247 dwellings.</p>
ACHIEVABILITY & AVAILABILITY	
	<p>Available – the landowner is willing to develop as soon as possible and a concept scheme has been presented showing some 300 dwellings.</p> <p>Achievable - no significant development cost abnormalities, therefore a scheme should be achievable.</p>
ACCEPTABILITY	
	<p>Not acceptable - due to increased traffic congestion at the Stein Road level crossing and local concerns about increased traffic on country roads to the north. The site is relatively remote from the majority of services located south of the railway and could be difficult to integrate into the village. Therefore, development would conflict with three of the five principles.</p>

SPNP SITE NAME	Land north of Woodfield Park Road (SHLAA ref HT08284)
-----------------------	--

SITE LOCATION	Land south of the railway line adjoining the northern boundary of the Hermitage Settlement Policy Area Boundary. It forms part of a much larger established woodland.
GROSS SITE AREA	1.34 ha
CURRENT USE	Greenfield site, densely wooded with oak and other native species. No public access.
SUITABILITY	
	<p>Not suitable – Access would presumably be from Woodfield Park Road and unlikely to be any Highway objection. The site lies within reasonable distance of facilities in Emsworth.</p> <p>No nature conservation designations. The native woodland on the site forms part of a larger wooded area and therefore the conservation value of the site itself would need to take account of the whole wood. A scheme not possible without the felling of woodland which is almost certain to be of significant ecological interest.</p> <p>There is boggy land at the western end of the site with potential for bog species. It is certain to be of wildlife interest and there are known to be reptiles and amphibians in the area. An ecological survey would be needed with appropriate mitigation measures required. The proposal is unlikely to have a significant disturbance effect on Solent European sites subject to the mitigation required in Chichester District Council’s Interim Policy, and can therefore be screened out from any further assessment of this issue under the Habitats Regulations. The site is not constrained by Listed Buildings or Conservation Areas.</p> <p>The site is located within Landscape Character area 76, which has been identified as Substantial (16-20 out of 25) in terms of the Final Assessment Landscape Sensitivity.</p> <p>The site is in Flood Zone 1.</p> <p>Development need not be detrimental to the residential development in Woodfield Park Road.</p>
ACHIEVABILITY & AVAILABILITY	
	<p>Probably not Available – Understood not to be available but no written confirmation received.</p> <p>Achievable – no significant development cost abnormalities, therefore a scheme should be achievable.</p>
ACCEPTABILITY	
	Not acceptable – Conservation of habitat would preclude development.

SPNP SITE NAME	Land north of Stratton House (SHLAA ref NB08306)
SITE LOCATION	Located north of the converted buildings forming the Nutbourne Business Centre and outside but adjoining the Nutbourne West Settlement Policy Area Boundary. The Ham Brook marks the northern boundary of the site, and also the western boundary with a Breakers Yard beyond. An open field (SHLAA site NB08304) lies to the east.
GROSS SITE AREA	0.33 ha
CURRENT USE	Green field site
SUITABILITY	
	<p>Not suitable – The Ham Brook lies immediately to the west (Flood Zones 2 and 3) although the site itself appears to be in Flood Zone 1. Access is obtained only via an existing narrow lane which also accommodates a public footpath.</p> <p>There are no nature conservation designations but it is likely to be of significance. An ecological survey would be required and appropriate mitigation proposed. The proposal is unlikely to have a significant disturbance effect on Solent European sites subject to the mitigation required in Chichester District Council’s Interim Policy, and can therefore be screened out from any further assessment of this issue under the Habitats Regulations.</p> <p>The site is located within Landscape Character area 85, which has been identified as Substantial (16-20 out of 25) in terms of the Final Assessment Landscape Sensitivity.</p> <p>New development could be prejudicial to the amenities of neighbouring residential property, and the proximity of the Breakers Yard could be prejudicial to the amenity of occupants of any new dwellings. There are no constraints arising from Listed Buildings or a Conservation Area.</p> <p>6 dwellings shown in the SHLAA</p> <p>A planning application for 6 dwellings was refused permission on 2nd April 2013 (SB/12/04312/FUL) and the land owner has not yet demonstrated how the reasons for refusal (outside Settlement Policy Area Boundary, access, amenity, proximity of Breakers Yard, inappropriate housing mix) might be resolved.</p>
ACHIEVABILITY & AVAILABILITY	
	<p>Available – Land owners agent has indicated that a scheme for less than 6 dwellings is likely to be prepared but this has not been pursued through the Neighbourhood Plan at present.</p> <p>Achievable – no significant development cost abnormalities, therefore a scheme should be achievable.</p>
ACCEPTABILITY	

	Not acceptable – on current information it is considered unlikely that the site could be developed satisfactorily.
--	--

SPNP SITE NAME	Land North of Penny Lane South (SHLAA ref HT08337)
SITE LOCATION	Located at the north end of Penny Lane beyond the Hermitage Settlement Policy Area Boundary. The railway line forms the northern boundary, with open fields to the east and west.
GROSS SITE AREA	5.37 ha
CURRENT USE	Green field site, agriculture Grade 2.
SUITABILITY	
	<p>Not Suitable – The existing access is from Penny Lane. There is unlikely to be any Highway objection to development although Penny Lane is in poor condition, narrow and on street parking frequently restricts the free flow of traffic. Public footpaths adjoin the site to the east and west and along the western part of the southern boundary. The site lies some distance from Emsworth and its facilities and even further from facilities in Southbourne.</p> <p>Flood Zone 1 but local residents have drawn attention to local surface water flooding which appears to pond in the south east corner and then flow from the field causing problems in the locality.</p> <p>There are no nature conservation designations but the established boundary hedges and the ditch to the south are likely to be of interest. There are some significant native trees in the vicinity. An ecological survey would be required and appropriate mitigation proposed. The proposal is unlikely to have a significant disturbance effect on Solent European sites subject to the mitigation required in Chichester District Council's Interim Policy, and can therefore be screened out from any further assessment of this issue under the Habitats Regulations.</p> <p>The site is located within Landscape Character area 77, which has been identified as Substantial (16-20 out of 25) in terms of the Final Assessment Landscape Sensitivity.</p> <p>The site is not constrained by Listed Buildings or Conservation Area.</p> <p>New development need not be detrimental to the amenity of existing neighbouring residents.</p> <p>No numbers indicated in the SHLAA.</p>
ACHIEVABILITY & AVAILABILITY	

	<p>Available – The landowner appears willing and a concept scheme has been prepared and presented but this has not been progressed as further detail has been supplied.</p> <p>Achievable – no significant development cost abnormalities, therefore a scheme should be achievable.</p>
ACCEPTABILITY	
	<p>Not acceptable – The development of the site would lead to traffic congestion in Penny Lane. It is some distance from service facilities and there may be flood risk. The site fails three of the five principles.</p>

APPENDIX A

DEFINITIONS OF TERMINOLOGY

Deliverable sites are available now, in a suitable location for housing and are physically and financially achievable, offering a reasonable prospect of housing delivery in the first five years.

Developable sites should be in a suitable location for housing development, with a reasonable prospect of becoming available and achievable at a point in time beyond five years.

Where a site is unlikely to be suitable, available and achievable at any time within the plan period, it is regarded as not currently developable.

Suitability

A site is suitable for housing if it offers an acceptable location for housing development and would contribute to the creation of sustainable, mixed communities. The following broad factors are considered in the assessment of each site:

- Policy restrictions – landscape character, environmental designations, local and national planning policy
- Physical constraints or limitations – access, highway concerns, ground conditions, flood risk
- Potential impacts – on the landscape, best and most versatile agricultural land, listed buildings, Conservation Areas etc.
- Residential amenity – for nearby and future residents

Availability

A site is considered available for development if the landowner and/or developer has expressed an intention to develop at some point in time. Where a site is occupied by existing uses, the requirement and time to relocate that use, if appropriate, or the time period within which it may otherwise become available, should be reflected in the proposed phasing of the allocation policy.

Where ownership or intention are unknown, but there is a 'reasonable prospect' of a suitable site being developed at some point in time, it is considered developable in the medium to longer term. If the land is in long-term alternative and viable use or the landowner has categorically stated an intention to withhold the site from development, it is considered unavailable.

Achievability

Achievability relates to the economic viability and physical constraints of a site. This is determined through a consideration of the market against the particular circumstances of each site, such as location and level of affordable housing as well as physical access and topographical

considerations. Residual valuation models are not considered necessary given the extent of the study and available resources.

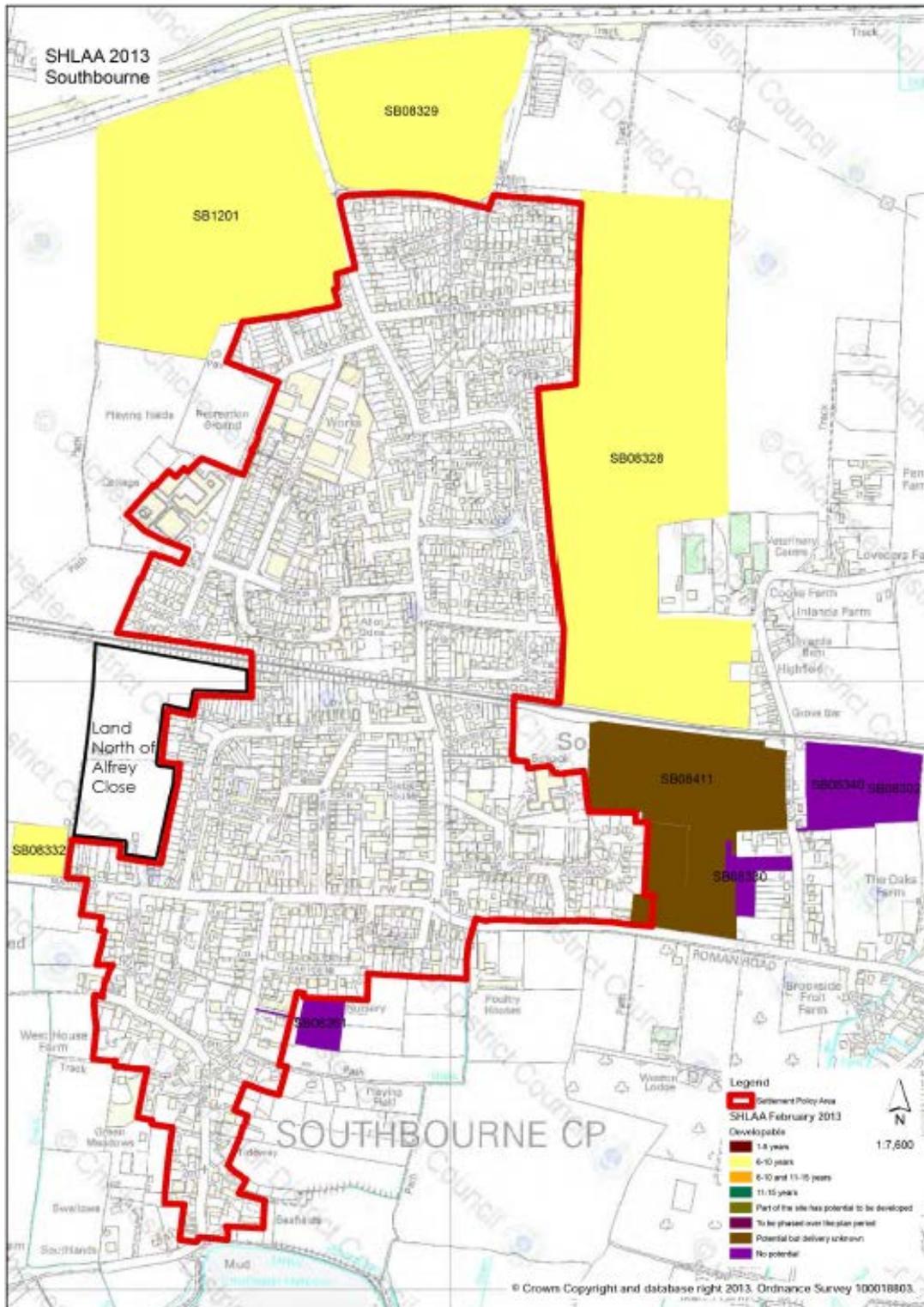
Acceptability

This test applies to Neighbourhood Plans, given the requirement of the Regulations that the plans must win majority support at a referendum before they can become part of the development plan. This is therefore an additional requirement of the site assessment process as it does not apply to other development plan documents allocating housing land.

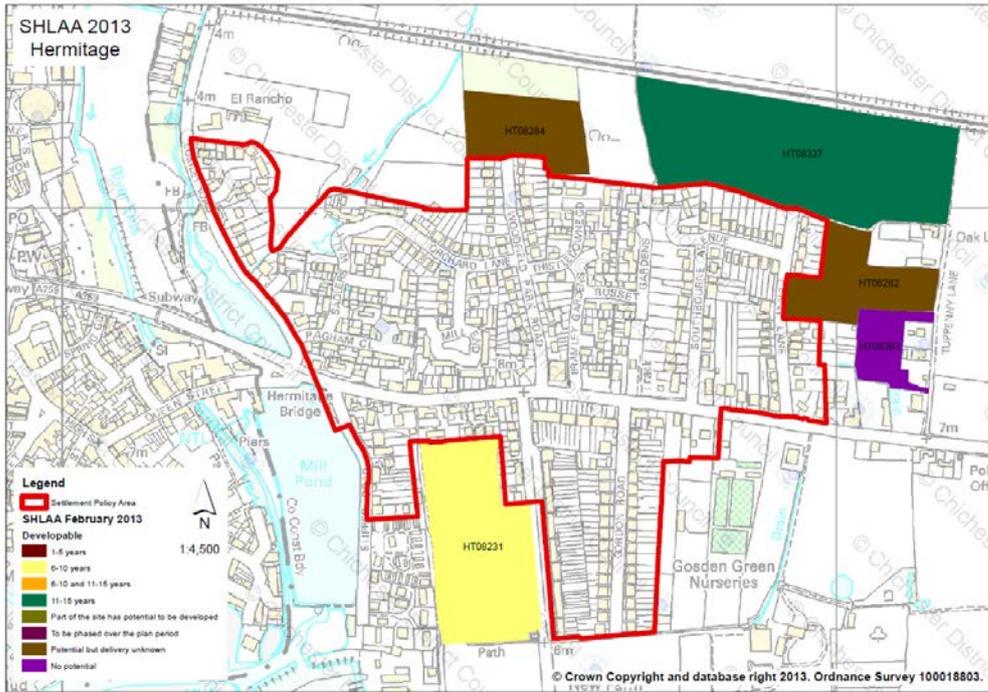
In effect, the requirement places a responsibility on the assessment of each site to make a judgement on the absolute and relative acceptability by local people of the site for future housing development. This judgement may derive from the other technical merits of the assessment, as outlined above, but need not.

APPENDIX B

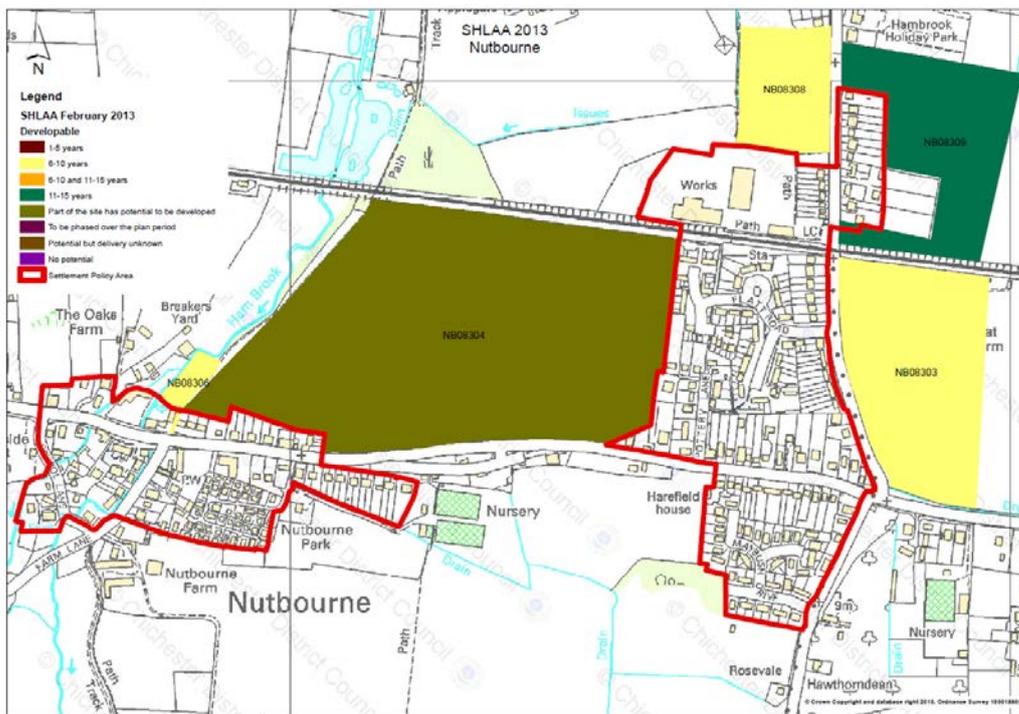
PLANS OF ASSESSED SITES



SOUTHBOURNE AND PRINTED



HERMITAGE



NUTBOURNE