

Southbourne Parish Neighbourhood Plan
Pre-Submission Modified Plan 2014 - 2029
Policy SB1 Development within and outside the Settlement Boundaries

Supporting Evidence SB1.EV1 (and 6 plans)

(September 2022)

1. Introduction

- 1.1 This note is based on a summary of the points agreed at a combined meeting of the Core and Small Sites Groups held on 15th February 2020 and which has been published on the Parish Council website. The note has been up-dated in relation to completions and planning permissions granted since the original Southbourne Parish Neighbourhood Plan (SPNP1) was made in 2015, and to reaffirm the reasoning relating to Settlement Boundaries consistent throughout the preparation of Neighbourhood Plans in Southbourne.
- 1.2 Policy SB1 in the Modified Neighbourhood Plan needs to be firm in resisting development outside Settlement Boundaries. The following key phrase was deleted from SPNP1 on the recommendation of the SPNP1 Examiner: "Development proposals outside the Settlement Boundaries will be required to conform to development plan policy in respect of the control of development in the countryside." Its absence was a major factor in an appeal being allowed on an unallocated site adjacent to the Southbourne Settlement Boundary at Breach Avenue in 2017. It is considered that this provision needs to be re-instated in order to comply with Policies 2, 45 and 46 of the Chichester Local Plan: Key Policies 2014 -2029.
- 1.2 The Settlement Boundaries relating to Hermitage/Lumley/Thornham, to Southbourne, and to Nutbourne West as shown in the original neighbourhood plan incorporated the four sites allocated for new housing. These developments are now almost complete. Since the plan was made in 2015, two additional sites have been allowed on appeal. Breach Avenue (referred to in para.1.2) and at Cooks Lane, Southbourne. It is considered appropriate to amend the Southbourne Settlement Boundary to include them. Each of the Settlement Boundaries is considered in turn.

2. Hermitage/Lumley/Thornham

- 2.1 No change to Settlement Boundaries.

3. Southbourne (attached plans 1-5)

- 3.1 The three sites allocated for housing development in SPNP1 are shown on the attached plans: -
- 2i Land north of Alfrey Close, now known as Southbourne Fields – almost complete (Plan 1);
 - 2ii Loveders Mobile Home Park, now known as Priors Orchard - complete (Plan 2);
and
 - 2iii Gosden Green, now known as Parham Place – complete (Plan 3).
- 3.2 The Southbourne Settlement Boundary has been extended to include the appeal sites in Breach Avenue (Plan 4) and Cooks Lane (Plan 5).

4. Nutbourne West (attached plan 6)

- 4.1 The site allocated for housing in the original plan SPNP1 (2iv Land at Nutbourne West, now known as Meadow View) is complete and shown in Plan 6. It lies within the original Settlement Boundary therefore no change to the Settlement Boundary is proposed.