

**Chichester District Local Plan EIP – Matter 6:
Area Policies and Allocations – Policy A13
Southbourne Broad Location for Development
Wates Developments: Representor ID 4762**

September 2024

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Client
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Our reference
WATS3003

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1. Introduction

- 1.1 This Statement has been prepared by Turley on behalf of our client, Wates Developments Ltd, in relation to Matter 6: Area Policies and Allocations – Policy A13 Southbourne Broad Location for Development.
- 1.2 Wates Developments have land interests in the District, including those to the east of Southbourne within the Broad Location for Development that Chichester District Council propose to deliver under Local Plan Policy A13.
- 1.3 We set out our response to the questions posed by the Inspectors, where relevant to our client's previous submissions (which at the time were made by Barton Willmore, now Stantec jointly with Seaward Properties (now acquired by Elivia Homes). This Statement is purely on behalf of Wates Developments Ltd. Our comments have regard to national planning policy and other material considerations.

2. Matters to be Examined – Matter 6: Area Policies and Allocations

Issue: Are the proposed policies and allocations justified, effective and consistent with national policy?

Policy A13 Southbourne Broad Location for Development

Q.241 What is the justification for the proposed 1,050 dwellings, local employment opportunities and supporting community facilities and uses at the proposed broad location for development?

- 2.1 Southbourne has been recognised as a suitable location for housing development by the LPA through the emerging Plan where it is designated as a ‘Settlement Hub’ and recognised as one of the four other significant settlements, outside of Chichester city, that accommodate a range of facilities and services as well as the good transport links which Southbourne is noted to benefit from. This is supported by the Settlement Hierarchy Background Paper (BP11) and reflected in the spatial strategy which focuses growth at Chichester City together with Tangmere and Southbourne.
- 2.2 As set out in the Housing Distribution Background Paper (July 2024, BP05), the Sustainability Appraisal at the Issues and Options stage identified that sites in and around Chichester city were the most sustainable options, followed by Southbourne and Tangmere. Whilst the Preferred Approach Local Plan had proposed 1,250 dwellings and associated uses at Southbourne, this has been subsequently been reduced to 1,050 dwellings. There is an apparent discrepancy between the Housing Distribution Background Paper (July 2024, BP05) paragraph 5.2 and the Southbourne BLD Background Paper (May 2024, BP12) paragraph 2.5 as to whether this is as a result of the transport cap or the subsequent consent of applications within the Southbourne BLD area which requires clarification from the Council to ensure the Plan is justified.
- 2.3 We have commented on the transport cap separately in respect of Matter 4A and do not repeat these comments here. If additional growth is concluded to be capable of being accommodated in the District then sustainable locations such as Southbourne should be considered to accommodate this.
- 2.4 As set out in the Southbourne BLD Background Paper (May 2024, BP12) Southbourne Parish Council had itself proposed the allocation of land east of Southbourne through its then emerging Neighbourhood Plan¹ in response to the Preferred Approach Local Plan (December 2018). Whilst this allocation was not ultimately included in the made Neighbourhood Plan, this was a purely procedural matter as a result of the delays with the emerging Local Plan and the need to be general conformity with the strategic policies contained in the development plan for the area of the authority, rather than as

¹ https://southbourne-pc.gov.uk/wp-content/uploads/2022/05/Feb-09-2021-ADD-117489-SPNP_Review_Submission_Plan_February_2021_v4_incl_PC_Edits_-_JB.pdf

a result of any technical issue with the proposed allocation site itself². It is as a result of this timing, rather than any conclusion on the site originally proposed for allocation in the NP, that has resulted in a BLD being included in the Local Plan rather than an allocation of a specific site so as to not further delay the adoption of the Local Plan. The Council are now looking to swiftly prepare the Southbourne Allocations Development Plan Document (SADPD) which will allocate site(s) within the BLD to meet these requirements.

- 2.5 The proposed mix of uses will be the subject of further consideration through the forthcoming SADPD and is considered will result in a sustainable and mixed and balanced community which will complement the existing services and facilities on offer within Southbourne. The proposed policy wording provides sufficient flexibility (subject to our comments below in respect of self/custom build and gypsy and traveller and travelling show people provision) to allow this to be appropriately considered through the masterplanning process for the subsequent SADPD.

Q.242 Is there clear evidence that the site would not be developable in terms of the NPPF?

- 2.6 There is no clear evidence that that the site would not be developable in terms of the NPPF.
- 2.7 As discussed above, Southbourne has been recognised as a suitable location for a Broad Location for Development by the LPA and Southbourne Parish Council and we support this conclusion which is considered to be justified by the evidence base.
- 2.8 Our client Wates control significant land interests to the east of Southbourne and can confirm the availability of the land under their control to meet the proposed requirements of Policy A13. Wates are working with the LPA, as they have previously with the Parish Council, to support the delivery of development at Southbourne through the SADPD which the Council are now in the process of preparing. No known overriding technical or viability constraints to the delivery of the proposals anticipated under Policy A13 have been identified through the work undertaken by the Council through the preparation of the Local Plan, nor indeed the previous work by Southbourne Parish Council or by Wates themselves in respect of the land under their control.
- 2.9 As such it is considered that the land under our client's control demonstrates that there is land available at Southbourne within the area of search which is developable and can meet the aspirations of the policy requirements with the potential for additional growth to also be provided for within the BLD.

Q. 243 Would the establishment of the site extent and boundary through a future Development Plan Document or a revised Southbourne Neighbourhood Plan be effective?

- 2.10 Southbourne Parish Council have confirmed they wish to defer the allocation of the site to the LPA rather than revise the NP and as such the LPA have commenced

² https://www.chichester.gov.uk/media/36806/Southbourne-Neighbourhood-Plan---Examiners-Report---CLM-QC---March-2022/pdf/Southbourne_Neighbourhood_Plan_-_Examiners_Report_-_CLM_QC_-_March_2022.pdf

preparation of the Southbourne Allocations DPD which is allowed for under the current policy wording.

- 2.11 Whilst the deferral of the site extent and boundary to a future DPD is only one approach that could be taken in this situation, with others including formal allocation through the Local Plan, such an approach can be effective. As set out above in response to question 242, the significant evidence base that has been prepared through the Neighbourhood Plan, Local Plan and forthcoming SADPD processes clearly demonstrate the deliverability of the requirements of Policy A13 which can be secured through the SADPD.
- 2.12 We note that the boundary of the BLD is only currently shown on the Local Plan key diagram. Given the scale of the key diagram, and to aid clarity, it is considered that this should also be shown on the Council's Proposals Map.

Q.244 Would the requirements to be addressed in the allocation of the site as set out in the Policy be effective in achieving sustainable development on the site?

- 2.13 The proposed policy requirements are generally supported (our comments in relation to criteria 2 and 3 are discussed in relation to question 245) and considered to be effective in achieving sustainable development.
- 2.14 Criteria 11 refers to the protection of "any other key views". It is assumed these are therefore also to be defined through the SADPD process and inform site selection and design. Given the broad definition of the BLD and the work that has been undertaken through the previous Neighbourhood Plan process it is considered that there is sufficient flexibility available to ensure the quantum of development proposed can be achieved in an appropriate manner.
- 2.15 Our comments in relation to criterion 5 are provided in response to question 246 below.

Q.245 What is the justification for the serviced self/custom build plots, Gypsy and Traveller pitches and Travelling Showpersons' plots in criterion 1, 2 and 3?

- 2.16 With regards to the justification for the serviced self/custom build plots, we note that CM334 proposes to increase the provision of serviced self/custom build plots from 16 to 53. It is stated that this is "to respond to the latest evidence of need, which shows a higher need level than was the case at the time of the Reg. 19 consultation." Given the significant fluctuation in requirement and the potential for this to further vary by the time of adoption of the SADPD, it is considered the quantum of provision should be deferred to this document to allow this to be considered holistically with the masterplanning of the site and taking account of evidenced needs at that time.
- 2.17 As such it is considered the policy wording should be modified to remove the quantum of self/custom build plots sought, which would be consistent with the approach taken to other forms of housing types etc. in the policy wording.
- 2.18 The Gypsy and Traveller and Travelling Showpeople Background Paper (May 2024) sets out the Council's justification for the proposed requirement for the provision of 12 gypsy and traveller pitches and 12 plots for travelling showpeople within the Southbourne Broad Location for Development. Whilst we do not comment on the

justification for the level of needs identified at a District level, we question the justification for the approach taken to the distribution of plots/pitches to the BLD.

- 2.19 It is clear from the background paper that the Council have had to increase the scale of provision proposed at Land east of Chichester, Maudlin Farm and Southbourne BLD as a result of the consenting/resolution to grant of other sites which could have been expected to accommodate some of these needs but which now will not be able to do so. Whilst the BLD provides flexibility as to how provision could be made in this area with this to be confirmed through the SADPD process, it is considered further justification is required as to what is the appropriate distribution of these needs rather than simply relying on those strategic allocations which remain unconsented to accommodate these needs, whether or not this is the most appropriate solution.
- 2.20 We further note that through the previous Neighbourhood Plan process where land east of Southbourne was initially proposed for allocation, the Neighbourhood Planning group and local community did not propose the provision of any pitches or plots within the allocation. Instead, it is understood there was a preference to explore alternative new sites and/or the intensification of nearby sites.
- 2.21 In light of the above it is considered that further justification as to the distribution of the pitches and plots across the District is required. The ability for any pitches and plots at Southbourne should be addressed through the forthcoming SADPD with the policy wording modified to require *“consideration of potential for provision of gypsy and traveller pitches and a serviced site in accordance with Policy H11 within the BDL.”*

Q.246 Would the policy be effective in regard to any effects on the transport network with particular regard to railway crossings?

- 2.22 We have commented on wider transport matters separately under Matter 4C and do not repeat these comments here.
- 2.23 The proposed policy wording seeks to require the development to *“provide any required mitigation to ensure there is no adverse impact on the safety of existing or planned railway crossings.”* It is considered this should be amended to *“appropriate mitigation to ensure there is no unacceptable adverse impact”* to be effective and consistent with national policy (paragraph 114 of the NPPF).

Q.247 Are the suggested MMs necessary for soundness?

- 2.24 We note the LPA’s suggested MMs and would highlight our suggested further MMs identified above which are considered necessary to ensure the soundness of Policy A13 if the Council’s proposed approach is to be pursued.
- 2.25 We note that CM333 proposes an amendment to refer to “provide **approximately** 1,050 dwellings.” As set out in the Housing Supply Background Paper (July 2024, BP07) at paragraph 3.23, since the Proposed Submission Plan three sites (totalling 227 dwellings) have been granted planning permission reducing the quantum remaining to be supplied at the BLD to 823 dwellings. Whilst these sites are yet to be completed they form known commitments. It is therefore suggested that the policy wording is further amended as follows to reflect these known commitments:

“provide approximately 1,050 dwellings to include known commitments since the publication of the Proposed Submission Plan (Regulation 19)”

- 2.26 Our comments in relation to CM334 have been provided in respect of question 245 and as such are not repeated here.

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