

# Chichester District Council

Cabinet

11 March 2025

## Southbourne Allocation DPD Regulation 18 consultation summary

### 1. Contacts

#### Report Authors

Claire Potts – Planning Policy Team Manager

Telephone: 01243 521274 E-mail: [cpotts@chichester.gov.uk](mailto:cpotts@chichester.gov.uk)

Andrew Rushmer – Principal Planning Policy Officer

Telephone: 01243 534506 E-mail: [arushmer@chichester.gov.uk](mailto:arushmer@chichester.gov.uk)

#### Cabinet Member:

Bill Brisbane - Cabinet Member for Planning

Telephone: 07836 273501 E-mail: [bbrisbane@chichester.gov.uk](mailto:bbrisbane@chichester.gov.uk)

### 2. Recommendation

#### That Cabinet:

1.
  - a. Notes the Summary of Representations included as Appendix 1 to this report.
  - b. Notes the issues raised in the summary document and the other relevant issues summarised in this report as key considerations for the ongoing production of the Southbourne Allocation DPD.
2. Authorises the Director of Planning and the Environment, following consultation with the Cabinet Member for Planning Services, to make minor amendments to the Summary of Representations prior to its publication.
3. Endorses the programme of further technical work set out in paragraph 5.10 of this report.

### 3. Background

- 3.1 On 1 October 2024, Council approved the publication of the draft Southbourne Allocation DPD (Regulation 18) document along with supporting documents for a 6 week period of public consultation from 31 October – 12 December 2024.
- 3.2 The purpose of the consultation was to seek views on the council's proposals for the allocation of a specific site or sites to enable the proposed development within the Southbourne Broad Location for Development (BLD) to come forward in a

coordinated manner. The DPD will be used to identify where strategic development will be acceptable in Southbourne and once adopted, will form part of the Development Plan (as a 'daughter' document to the emerging Local Plan 2021 – 2039). This will help the council to make decisions on relevant planning applications and give local communities, developers and investors greater certainty about which sites will be coming forward for development.

3.3 The consultation documentation comprised four components:

- Southbourne Allocation DPD – Regulation 18 Consultation Document
- Southbourne Allocation DPD Assessment Framework
- Interim SA report for the Southbourne Allocation DPD
- Southbourne DPD Stage 1 Viability Assessment

The key components of the Southbourne Allocation DPD consultation document are:

- Context and Background: Explanation of the broader planning context, including the role of the Southbourne BLD in relation to the submission Chichester Local Plan 2021-2039, and the objectives of the future Development Plan Document.
- Vision and Objectives: Explanation of how the vision and objectives from the Submission Local Plan and the Southbourne Modified Neighbourhood Plan 2014-2029 have influenced the options.
- Site Allocation Options: Explanation of the different site allocation development scenarios, their viability and potential impact on the existing settlement.

3.4 The supporting Assessment Framework identifies and assesses the planning issues associated with each option in more detail. These documents are also supported by a Sustainability Appraisal (SA) and an initial Viability Assessment.

## **4. Outcomes to be achieved**

4.1 The purpose of this report is to advise members of the outcomes of the public consultation on the Southbourne Allocation DPD under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and to seek Member endorsement for the way forward for the Southbourne Allocation DPD.

## **5. Proposal**

### Consultation

5.1 The following measures were undertaken to publicise the Southbourne Allocation DPD:

- Documents were published on the council's website, and the consultation was publicised by the following methods:
- Emails/letters to all those on the council's consultation database
- Communications via the council's social media channels
- Press release sent to all local news outlets
- Posters and documents displayed in Southbourne, Chichester and Emsworth Libraries
- Notification to the Parish Council

- Made available for inspection at Chichester District Council office during normal office hours
- Chichester District Council officers and Tibbalds hosted an in-person consultation event on 20<sup>th</sup> November 2024 14:00-19:00 at St John's Church Hall, Southbourne. Attendees were able to view boards displaying the options, view documents, discuss and ask questions with officers and Tibbalds, and view the documents. The event was well attended, with constructive feedback given on a range of issues.

5.2 A total of 84 respondents provided comments on the main consultation document (the Southbourne Allocation DPD). Of these responses 71% were submitted through the consultation portal directly; 20% were received by email and 8% on paper forms/ by letter. A total of 24 respondents provided comments on the Assessment Framework, with 48% made through the consultation portal, 34% by email and 17% on paper.

#### Outcomes of the consultation

5.3 The consultation focused on garnering views on three different scenarios, and the planning issues underpinning them. A high level summary of the key perspectives on those different scenarios is set out below, along with some overarching issues which are integral to the process regardless of which scenario is progressed.

5.4 For scenario 1 (land to the West of Southbourne), the key issues identified are considered to be:

- The potential for this option to deliver a vehicular bridge over the railway line was heavily emphasised, though its deliverability, and the resultant implications, was also questioned by some respondents.
- Addressing the dangers associated with the un-safe informal level crossings was also highlighted, particularly by Network Rail. There were different perspectives as to whether this option solves or exacerbates this problem.
- Land ownership, and the implications this has for cohesive deliverability and masterplanning was also contested. Some respondents stress the relatively uniform land ownership pertaining to this allocation option, others highlight that this option does entail multiple ownerships.
- The degree of integration with existing facilities was also highlighted, with some arguing that this option is beneficial in terms of consolidating education provision, but others see this as detrimental.
- The implications in relation to Brent Geese were highlighted.

5.5 For scenario 2 (land to the East of Southbourne), the key issues identified are considered to be:

- A pivotal issue for a lot of respondents was that it was considered to be very difficult to deliver a vehicular bridge via this option. Though the need for that bridge was disputed by some, with upgrading the Inlands Road level crossing

advocated by the key site promoter. A key planning application pertaining to the relevant area of land required for the vehicular bridge was highlighted.

- The Local Highway Authority expressed concern about this option in relation to the impact on Inlands Road and in terms of the utilisation of South Lane.
- Some see this option as beneficial on the basis that it spreads out the community facilities, hence reducing traffic congestion, while others consider it would increase the number of car journeys.
- The fragmented nature of the land ownership and concerns about the impact this will have on the cohesiveness of delivery was highlighted.

5.6 The third scenario presented was a mixed option, encompassing elements of both the eastern and western options. The key issues raised in relation to this option are considered to be as follows:

- The lack of a vehicular bridge over the railway as part of this option.
- However, some see this as advantageous in terms of deliverability, and clearly this lack of a bridge accords with the views of those who consider the bridge to be unnecessary.
- The lack of a road bridge in terms of maximising the pressure on local lanes was also stressed.
- Some respondents highlighted the benefits of this option in terms of reducing the landscape impacts.
- Some concern that this option offers the least benefits to the local community.
- This option offers the greatest benefits in terms of delivering more of the 'green ring', though some are not convinced by this interpretation.

5.7 In terms of key general points and concerns raised which will apply to the consideration of all the different options, these are considered to be as follows:

- traffic congestion and delays associated with the level crossing on Stein Road;
- landscape impacts, particularly in terms of settlement coalescence and the impact on the setting of the Chichester Harbour National Landscape and the South Downs National Park;
- wastewater and the associated environmental impacts and infrastructure issues;
- flood risk;
- wildlife corridors;
- implications for the green ring;
- the implications with respect to the gas pipeline; and
- loss of high quality agricultural land.

5.8 To enable the way forward for the Southbourne Allocation DPD to be considered, a document summarising the representations received follows at Appendix 1 of this report.

- 5.9 The consultation portal, available on the council's website at <https://chichester.oc2.uk/> sets out a web-based version of the documents consulted upon, which includes all the comments made in response. Full consideration of all the representations received will inform the final decisions as the DPD continues to progress.

#### Next steps

- 5.10 In order to make sure that the site selection is backed by robust evidence, the council is commissioning further work on transport impacts (including the bridge), bridge costing and a Level 2 Strategic Flood Risk Assessment (already underway). Further meetings with key stakeholders will also take place in order to address comments raised through the Regulation 18 consultation. These next steps, along with analysis of the consultation responses, will inform the site selection and high-level masterplanning process and ultimately will underpin the development of the Regulation 19 version of the Allocation DPD.

#### Other relevant issues

- 5.11 At the request of the Government, the council is required to update the Local Development Scheme (LDS) which sets out the timetable for the production of DPDs. The update to the LDS is being considered under a separate agenda item, and includes an update the Southbourne Allocation DPD timetable to reflect the additional time needed to progress the DPD following the Regulation 18 consultation. The Regulation 19 public consultation is proposed to change from early Spring 2025 to Autumn 2025.
- 5.12 The Local Plan 2021 – 2039 is still at Examination. Following the receipt of the Inspectors post hearing letter, the council is working with the Inspectors to agree the schedule of Main Modifications (MMs) required to make the plan sound. The Inspectors have recommended that Policy A13 be amended to make clear the residual number of dwellings which should be planned for in the Southbourne DPD to ensure that the policy is effective and factually correct. The residual number is approximately 800 dwellings when sites over 5 dwellings within the parish of Southbourne which were permitted between 1 April 2021 and 31 January 2025 are deducted from the BLD figure of 1,050. The Southbourne Allocation DPD will need to accord with the final wording of Policy A13 (following the MM consultation and receipt of the Inspectors final report).

## **6. Alternatives Considered**

- 6.1 There are no alternative options regarding reporting of consultation feedback.

## **7. Resource and Legal Implications**

- 7.1 The proposal does not have any additional resourcing implications for the council over and above the budgets already agreed for this work.
- 7.2 The preparation of the Southbourne Allocation DPD has to follow the requirements of the 2004 Planning and Compulsory Purchase Act 2004 and associated regulations. The Town and Country Planning Act (Local Planning) (England) Regulations 2012 are of particular relevance.

## **8. Consultation**

- 8.1 The responses to the Regulation 18 consultation are set out in full on the council's website. A report summarising the responses, which will feed into a future Statement of Consultation, is included as Appendix 1 to this document.
- 8.2 This report was considered by the Development Plan and Infrastructure Panel (DPIP) at its meeting on 26 February 2024. No amendments were suggested, and the Panel agreed to support the report recommendations.

## **9. Community Impact and Corporate Risks**

- 9.1 The Southbourne Allocation DPD will have implications for communities in and around the Southbourne BLD area. This is managed through the consultation process and following the approved Statement of Community Involvement.

## **10. Other Implications**

<b>Are there any implications for the following?</b>		
	<b>Yes</b>	<b>No</b>
<b>Crime and Disorder</b>		✓
<b>Climate Change and Biodiversity</b>	✓	
<b>Human Rights and Equality Impact</b>	✓	
<b>Safeguarding and Early Help</b>		✓
<b>General Data Protection Regulations (GDPR)</b>		✓
<b>Health and Wellbeing</b>	✓	

## **11. Appendices**

- 11.1 Appendix 1 – Southbourne Allocation DPD Regulation 18 – Summary of Representations (February 2025).

## **12. Background Papers**

- 12.1 The consultation documents can be viewed on the council's website: [Southbourne Allocation Development Plan Document - Chichester District Council](#)