

Planning Department
Chichester District Council
East Pallant House
1 East Pallant
Chichester
West Sussex
PO19 1T

16th July 2026

Our Ref:
Your Ref:

Dear Sir / Madam,

**Southbourne Allocation Development Plan Document (DPD) – Regulation 19 (Publication) Consultation
Representations on behalf of Elivia Homes – Land South of Cooks Lane, Southbourne**

We write on behalf of our client, Elivia Homes, the owner of land south of Cooks Lane, Southbourne ("the Site"), to submit the enclosed representations in response to the Regulation 19 (Publication) consultation on the Southbourne Allocation Development Plan Document ("the DPD"), which closes at 5pm tomorrow, 17 July 2026.

The Site is identified on Figure 2 of the DPD (Framework Masterplan) as a potential development site. In principle, we support the Site's inclusion within the revised settlement boundary for Southbourne and the wider deliverability case for the allocation. We also note and support that the Document recognises the Site's potential role within the emerging active travel network serving Southbourne. However, our client objects to two specific aspects of the DPD's current wording, each of which is a matter going to the soundness of the plan under the tests set out at paragraph 36 of the National Planning Policy Framework:

1. The apportionment of strategic infrastructure costs to the Site through Appendix A (the Infrastructure Delivery Plan Update), rather than through site-specific planning obligations proportionate to the scale of development actually proposed; and
2. The characterisation, at paragraphs 372–377 and on Figure 2, of the Site as one which "*may come forward at a later stage*", which risks undermining the deliverability case our client otherwise supports.

These objections, and the modifications we consider necessary to address them, are set out in full in the enclosed representations.

We would also draw the Council's attention to the outline planning application submitted and registered in respect of the Site (planning ref. 26/00630/OUT), for up to 92 dwellings. This scheme is currently under consideration and progressing well. Discussions regarding the planning obligations necessary to support that application are ongoing,



RTPI
Royal Town
Planning Institute

and we consider it important that the DPD, once adopted, does not pre-determine or conflict with the outcome of those discussions. These representations therefore matter both for our client's live application and for the soundness of the DPD itself.

Our client would welcome the opportunity to discuss these representations with the Council before the DPD is submitted for examination and wishes to participate in any future sessions convened by the Inspector in relation to the matters raised.

Please do not hesitate to contact us should you require any further information.

Yours faithfully,

[Redacted Signature]

Philip Holdcroft MRTPI

Associate Director

Luken Beck mdp Ltd

[Redacted Address Line 1]

[Redacted Address Line 2]

CC: Elivia Homes

Enc: SA DPD Representations