Southbourne Allocation Development Plan Document Regulation 18 (October 2024)

Four Acre Nursery, Cooks Lane, Southbourne

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savills

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1. Introduction

1.1. This document provides representations on behalf of Bloor Homes Limited (hereafter "Bloor") to Chichester District Council (CDC) on the Regulation 18 (October 2024) consultation on the Southbourne Allocation Development Plan Document.

1.2. The Chichester Local Plan 2021-2039 Proposed Submission Version (Regulation 19), which is currently undergoing active examination, seeks to direct 1,050 dwellings, local employment opportunities and supporting community uses and facilities to a Broad Location for Development in Southbourne. This is set out within Policy A13: Southbourne Broad Location for Development, and it is advised that detailed guidance for the development within this broad location will be established through the making of allocation(s) in a future Site Allocation Development Plan Document, or revised Southbourne Neighbourhood Plan. This Regulation 18 consultation is made pursuant to the development of this Site Allocation Development Plan Document.

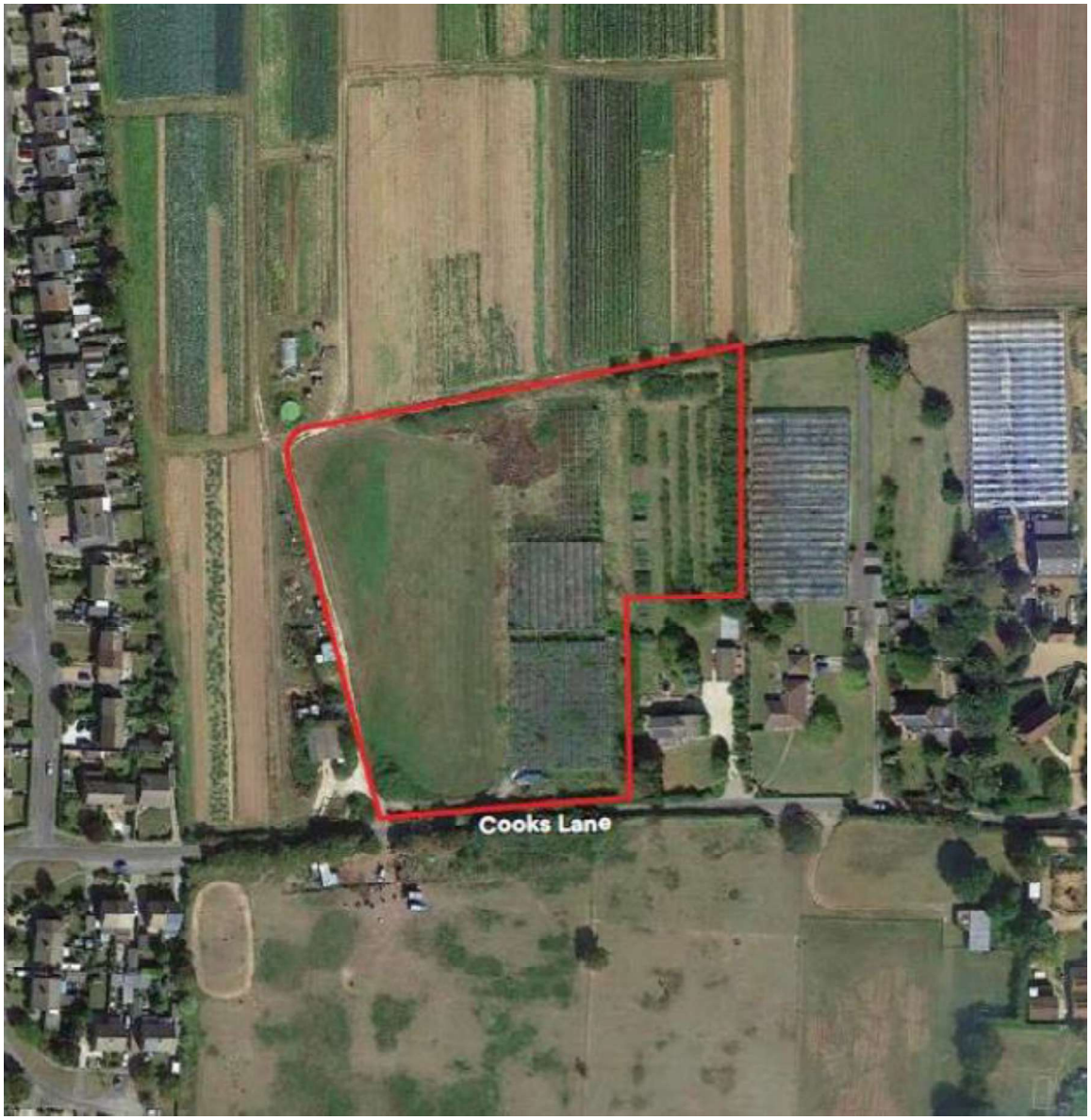
1.3. Bloor acknowledges that this Regulation 18 consultation is not exclusive from the current examination of The Chichester Local Plan 2021-2039 Proposed Submission Version (Regulation 19).

1.4. These representations will firstly provide an overview of Land at Four Acre Nursery, Cooks Lane, Southbourne, including a summary of the relevant planning history. The remainder of the representations will then address the relevant questions and matters contained within this Regulation 18 consultation.

2. Overview of Site and Relevant Planning History

2.1. The site comprises a former horticultural nursery and is roughly rectilinear in shape, measuring approximately 0.77ha. It is situated to the east of Southbourne and is located within comfortable walking distance of the amenities and services located here. The location of the site is shown in figure 1.

Figure 1: Site Location



2.2. Resolution to grant outline planning permission SB/22/01903/OUT was agreed at Chichester District Council's Planning Committee on 6 March 2024, with the decision notice issued 22 July 2024. The application granted outline planning permission (with all matters reserved except access) for the development of 40 residential dwellings (Use Class C3), with associated vehicular access, parking and open space. Accordingly, the site benefits from a residential planning consent that is extant.

2.3. Bloor Homes is committed to delivering the site in accordance with the consented outline planning permission SB/22/01903/OUT. The outline planning permission included a requirement for the reserved matters application to be made before the expiration of two years from the date of the outline planning approval. In October 2024, Bloor submitted a request to CDC for pre-application advice pursuant to the submission of a reserved matters application for the site, thus demonstrating Bloor's intention and commitment to delivering the scheme within this timeframe.

2.4. CDC provided formal pre-application advice to Bloor in a written response dated 3 December 2024. Officers were generally supportive of the reserved matters layout proposed, highlighting broad compliance with the objectives of the green ring, in addition to highlighting opportunities for further refinements and enhancements. The design and layout of the scheme is currently under review with the submission of a reserved matters application anticipated for early 2025.

2.5. It is notable that the site adjoins a consented development (SB/2200157/REM) for 199 new homes to the north and west, with the scheme currently being built out. Whilst distinct developments, collectively the developments provide an extension to the west of the settlement of Southbourne. It is notable that both developments are within the control of Bloor. This is demonstrated in figure 2.

Figure 2: The illustrative masterplan presented for the site at the outline stage and the approved developments to the north



3. Representations on the Regulation 18 Consultation

3.1. This section sets out Bloor's principal comments on the Southbourne Allocation Development Plan Document Regulation 18 consultation.

3.2. Bloor notes that the Regulation 18 consultation provides three Site Scenario Options for the Southbourne Allocation, in addition to detailing a vision and objectives for the allocation, and likely infrastructure requirements, amongst other matters.

3.3. Bloor is supportive, in principle, of the Southbourne Allocation, and the Council's desire to progress a Development Plan Document in order to ensure that the allocation comes forward in a cohesive and timely fashion.

General

3.4. Paragraph 5.3 of the Regulation 18 document advises that the Council's position has been to deduct newly consented dwellings from the proposed allocation of 1,050 detailed within Policy A13 of the exemption (Regulation 19) version of the Chichester Local Plan. It is advised that this would leave a balance of approximately 800 dwellings.

3.5. Bloor considers it is likely that the outline consent granted at Four Acre Nursery would contribute towards the draft allocation contained within Policy A13 of the Regulation 19 version of the Chichester Local Plan. Accordingly, Bloor supports the Council's acknowledgement, implicit within paragraph 5.3, that the Southbourne Allocation will need to be developed whilst being cognisant of any extant planning consents.

Q.1 Do you agree with the vision and objectives set out? If not, please set out how you think they should be amended.

3.6. Bloor is generally supportive of the Southbourne DPD vision and objectives. Specifically, the vision and objectives detailed are consistent with a number of the facets of sustainable development.

3.7. It is clear however that the key will rest on successful translation of both the vision and principles into a means against which to assess relevant planning applications. This will require a degree of flexibility and pragmatism to be imbedded within the final DPD document, which recognises that not all sites may contribute towards the vision and objectives in an equal manner. For example, it will need to be recognised that not all sites may be suitable for providing a range of housing types. Additionally, it will need to be acknowledged that schemes benefiting from an outline planning consent prior to the emergence of this DPD, may not be able to demonstrate full accordance within the DPD given the differing policy environment in which they were consented.

Q.6 Are there other benefits and challenges that you feel should also be included?

3.8. This question relates to Scenario 2: Land to the East.

3.9. Whilst it is noted that this consultation comprises an "issues and options" consultation, this development option sees Four Acre Nursery contained within the red line for the Broad Location for Development. Indeed, the Scenario 2 masterplan indicatively shows that Four Acre Nursery would be partially/ entirely allocated as green ring, with little residential development. This is inconsistent with the extant outline planning consent for 40 dwellings that the site benefits from (SB/22/01903/OUT). This would raise issues of 'soundness' as defined within paragraph 35 of the National Planning Policy Framework (December 2023), with specific regard to the requirements for plans to be justified (paragraph 35 (b) and effective (paragraph 35(c)).

3.10. In order to remedy this matter, we would invite the Council to amend the red line of the Southbourne Allocation to exclude land at Four Acre Nursery in its entirety, thus recognising that the site benefits from an outline planning consent for residential development. In doing so, we note that the forthcoming reserved matters application will need to be assessed against the Southbourne Neighbourhood Plan (adopted 2024), which includes a number of land-use and other planning requirements that are similar to those contained within this Regulation 18 consultation document. Indeed, this is acknowledged at paragraph 4.4 of the consultation document.

Q.8 Are there other benefits and challenges that you feel should also be included?

3.11. This question relates to Scenario 3: Mixed Scenario.

3.12. As is the case for Scenario 2, Scenario 3 would also see Four Acre Nursery contained within the red line for the Broad Location for Development. Accordingly, we consider that the response provided to Q.6 applies equally to Q.8 and Scenario 3.

4. Conclusions

4.1. This representation has been prepared by Savills, on behalf of Bloor, in response to the Southbourne Allocation Development Plan Documents Regulation 18 consultation. In submitting these representations, Bloor wishes to set out its support for CDC to plan positively for the delivery of the Southbourne Allocation.

4.2. Given the extant outline consent for residential development that exists at Four Acre Nursery, we would strongly encourage the Council to remove the site from the red line of future development scenarios for the Southbourne Allocation, in order to ensure the effective master planning of the allocation.

4.3. Bloor wishes to be kept informed as work on the DPD progresses to Regulation 19 stage, and would welcome a meeting with CDC officers to discuss the comments made in these representations.

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