



## Southbourne Parish Council

The Village Hall  
First Avenue  
Southbourne  
West Sussex  
PO10 8HN

01243 373 667

[admin@southbourne-pc.gov.uk](mailto:admin@southbourne-pc.gov.uk)  
[www.southbourne-pc.gov.uk](http://www.southbourne-pc.gov.uk)

---

### Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 21<sup>st</sup> November 2024

**Present:** Cllrs: A. Tait (Chair), L. Meredith (Vice-Chair), J. Money, M. Wheeler, R. Humphrey and K. Sivyer.

**In Attendance:** M. Banach (Administrator)

*The meeting started at 18:00.*

#### 122. CHAIRMAN'S WELCOME AND INTRODUCTION

The Chair welcomed everyone to the meeting.

#### 123. APOLOGIES FOR ABSENCE

Apologies had been received from N. Redman due to family commitments.

#### 124. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10<sup>th</sup> OCTOBER 2024

Members **AGREED** to **APPROVE** the Minutes of the meeting held on 31<sup>st</sup> October 2024.

#### 125. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 126. ADJOURNMENT FOR PUBLIC OPEN FORUM

Adjourned at 18.04

Ceri Stunt attended the meeting and spoke about the current CDC-led Southbourne Allocation Plan Consultation. She raised concerns about the 'Mixed' option and the lack of reference to road widths around the Parish, particularly Inlands Road which will cause problems with access. She also highlighted Network Rail's well-documented concerns about the Inlands Road Crossing and so questions the real viability of this proposal.

She raised issues with the Sustainability Assessments completed and has concerns that it didn't consider protected species of animals, such as bats, barn owls, Hazel Dormice and Buzzard nesting, as well as the trees that are subject to a preservation order that would need to be removed to allow for the road and bridge running through.

She stated that there is very little reference to sewage and would like to see capacity figures from Southern Water relating to the Combined Sewer Overflow into the Ham Brook and the School Lane Pumping Station.

She feels that people within Southbourne have no viable option to vote on when key information hasn't been provided for any of the scenarios posed and after attending the in-person Consultation, she felt there is no guarantee of the required infrastructure improvements will be delivered.

---

Chair of the Council: Cllr. Amanda Tait  
Deputy Chair of the Council: Cllr. Neil Redman

Clerk: Sheila Hodgson  
Deputy Clerk: Maria Carvajal-Neal

---

---

There were no further speakers.

Readjourned at 18.07

#### 127. CLERK'S UPDATE

To **NOTE** that the Southbourne Allocation Plan Consultation took place on Wednesday 20<sup>th</sup> November and the closing date for the Consultation is at 5pm on 12<sup>th</sup> December 2024. This was **NOTED**.

There were no further updates.

#### 128. PRESENTATIONS

Meeting Adjourned at 18.08

Members **RESOLVED** to Adjourn the meeting to receive a presentation from Elivia Homes regarding the Cook's Lane application. David gave an update on his communication with National Rail and highways which has made a lot of progress. Ian gave information on the Green Ring and requested a meeting with Council to discuss what it should look like on this Development.

Members asked that appropriate dates to meet with Elivia to discuss the Green Ring be arranged.

Comments from Elivia and Members included:

- It looks as though Elivia and the Landowners will split the cost of the funding for the Footbridge but they are also considering other funding options.
- The bridge will have a gulley to ensure easy movement with bicycles.
- National Rail will own the bridge once it has been constructed.
- Highways are currently working on technical assessments.
- Elivia is planning on creating a masterplan design of the Green Ring, ready for the Outline stage, estimated to be in February.
- Technical Assessments of the Land have been completed and a map was shown of the findings including areas prone to flooding. Architects are looking at the plans for the layout of homes, but they are focusing on the technical elements first.

Meeting Readjourned at 18.48

#### 129. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 44-46

Week 44

##### **24/02176/FUL - Glebe Farm Nutbourne Chichester West Sussex**

Members **AGREED** to **OBJECT** to this application for the following reasons:

- They felt there wasn't enough clarification on the drainage and flood risk.
- They would like to view a response from the Harbour Conservancy.
- They would like confirmation on whether there is an Agricultural Covenant on the Farmland like there is on neighbouring Farms.

##### **24/02274/DOM - 2 Cheshire Way Southbourne Emsworth West Sussex**

Members **AGREED** that they had no objections to this application.

Week 45

##### **24/02255/DOM - Marsh Farm Lane Nutbourne Chichester**

Members **AGREED** to **OBJECT** to this application due to it being within a Wildlife Corridor, as per the Southbourne Parish Neighbourhood Plan, Policy SB13: Green and Blue Infrastructure Network.

---

Week 46

**24/02464/DOM - Tree Tops Inlands Road Nutbourne Chichester**

Members **NOTED** that this application has been withdrawn.

**24/02501/DOM - The Manor House Prinsted Lane Prinsted Emsworth**

Members **AGREED** that they had no objections to this application.

**24/02502/LBC - The Manor House Prinsted Lane Prinsted Emsworth**

Members **AGREED** that they had no objections to this application.

**130. CONSIDERATION OF AMENDED APPLICATIONS:**

Members **NOTED** that there were no applications for consideration.

**131. CONSIDERATION OF PLANNING APPEALS:**

**a. 22/01477/FUL- GATEHOUSE, INLANDS ROAD, NUTBOURNE APP/L3815/W/24/3337056**

Members **NOTED** that there was no update on this appeal.

**b. 10.3 21/01910/OUT- WILLOWBROOK RIDING CENTRE PO18 8UJ REF NO:  
APP/L3815/W/24/3345297**

Members **NOTED** that there was no update on this appeal.

**c. 10.3 21/00323/CONMHC & 23/00209/OPEDDEV: CH/59 & CH/60. Site at Churcher's Copse Barn,  
Hambrook**

Members **NOTED** that there was no update on this appeal.

**132. TO REVIEW ALL PERMITTED AND PENDING APPLICATIONS IN THE SOUTHBOURNE PARISH AREA AND TO  
CONSIDER ANY REQUIRED ACTIONS.**

Members **NOTED** that there were no updated applications to consider.

**133. CONSIDERATION OF THE CDC SOUTHBOURNE ALLOCATION DEVELOPMENT PLAN DOCUMENT TO  
REGULATION 18 CONSULTATION AND TO AGREE THE RESPONSE FROM SOUTHBOURNE PARISH COUNCIL.**

Members **CONSIDERED** their responses to the following questions by CDC in regard to Southbourne Allocation Development Plan Document to Regulation 18 Consultation.

**4.11. Question for Reg.18 consultation:**

Q1. Do you agree with the vision and objectives set out? If not, please set out how you think they should be amended.

**5.22. Questions for Regulation 18 consultation:**

Q2. Do you agree with the list of benefits or challenges set out above?

Q3. Are there other benefits or challenges that you think should also be included?

Q4. In this scenario, what do you think would be the challenges or issues if there wasn't a vehicular bridge over the railway line?

**5.34. Questions for Regulation 18 consultation:**

Q5. Do you agree with the list of benefits and challenges set out above?

---

Q6. Are there other benefits and challenges that you feel should also be included?

Q7. In this scenario, what do you think would be the challenges or issues if there wasn't a vehicular bridge?

**5.46. Questions for Regulation 18 consultation:**

Q8. Do you agree with the list of benefits and challenges set out above?

Q9. Are there other benefits and challenges that you feel which should also be included?

**5.47. Question for Regulation 18 Consultation**

Q10. Which scenario do you feel should be selected as the preferred option for allocation? Please rank from 1st (most preferable) to 3rd (least preferable)

**Assessment Framework -**

**2.39. Question for Regulation 18 consultation:**

Q11. Do you agree with the list of opportunities or constraints set out above?

Q12. Are there any others which should be mentioned in relation to either category?

**3.12. Question for Regulation 18 consultation**

Q13. Do you have any comments on the infrastructure requirements set out above, including how they could/should be most effectively delivered?

**4.28. Question for Regulation 18 Consultation**

Q14. Do you have any comments on the assessment methodology?

**6.1. Question for Regulation 18 consultation**

Q15. Do you have any comments on the site assessment scoring set out above?

Members were also invited to make comments on:

**Southbourne Allocation DPD Reg 18 Interim Sustainability Appraisal**

**Southbourne Allocation DPD Reg 18 - Viability Assessment**

Following a lengthy discussion on the points above and due to the time of the meeting, Members agreed to defer their final decision on their response to a future agenda.

**134. UPDATE FROM CHAIR ON THE CDC PLANNING COMMITTEE DECISION REGARDING THE LAND NORTH & EAST  
127 MAIN ROAD**

Cllr. Tait was unable to provide the update on this agenda item due to time constraints so it will be carried over to the next meeting.

**135. CONSIDERATION OF SUPPORT OF LETTER GENERATED BY SOSCA (SAVE OUR SOUTH COAST ALLIANCE) TO BE  
SENT TO THE SECRETARY OF STATE RELATING TO SOUTHERN WATER PLANS**

Members **AGREED** to support the letter generated by SOSCA to be sent to the Secretary of State and would like Officers to send it.

---

**136. TO APPROVE THE DRAFT LETTER TO ENVIRONMENT AGENCY REGARDING DRAINAGE SURVEY REFERS TO MINUTE 117.B**

Members **APPROVED** the draft letter and would like Officers to send it to the Environment Agency.

**137. TO NOTE THE DATE AND TIME OF THE NEXT MEETING**

Thursday 12th December 2024, 6pm at St. John's Church Centre

The meeting closed at 20.30

Signed

.....

Dated .....