

**Chichester District Council**  
**Exercise of Delegated Authority**  
**Head of Planning Services**  
**Planning Policy**

To make formal comments on a draft Neighbourhood Plan at Pre-submission stage and Submission stage:

I confirm, that the following is the formal response made by Chichester District Council on the **Submission Southbourne Parish Neighbourhood Plan 2014-2029**.

Signed:

A blacked-out signature, consisting of two distinct scribbled shapes, used to redact the name of the signatory.

**Head of Planning Services**

Date: 14<sup>th</sup> November 2014

## **Submission Southbourne Parish Neighbourhood Plan**

**14<sup>th</sup> November 2014**

### **Development Management**

#### Policy 2

There are a number of infrastructure requirements listed in the housing policies e.g. footpath to railway station and drainage mitigation works. Where these are required to mitigate the impact of individual developments proposals, they may come forward via Section 106 agreements. In other cases, consideration will need to be given to how Community Infrastructure Levy (CIL) may assist with such requirements.

#### Policy 9

Further clarity in relation to the second part of this policy would be helpful to indicate the type of development that will be expected to contribute towards bus service enhancements. In relation to delivery, the use of S106 or CIL would be as outlined above.

### **Housing Delivery Team**

The affordable housing quota and the requisite mix of both affordable and market units should be in line with the recommendations of any ~~current evidence of housing need~~, for example a strategic housing market assessment. In particular, large numbers of four or more bedroom market houses should not to be provided. These are attractive to older, wealthy incomers but are not affordable to many local people, especially younger, economically active people. There is a great need in the district to attract and retain the latter, as highlighted in the Economic Strategy 2013-19 and the Housing Strategy 2013-18.

#### Para 4.18

The 2007 Interim Statement on Affordable Housing allows for 20% of affordable housing on sites of 5-9 units as well as the stated 40% on 10 or more. The last sentence of paragraph 4.18 may therefore better read, "It is noted that the emerging Local Plan proposes a 30% affordable housing proportion on all sites."

### **Community Engagement**

Support the Neighbourhood Plan as it has looked at the wider picture and not just focused in on individual issues. Specific issues, projects and needs have been identified and the Neighbourhood Plan specifies which planning applications and triggers could deliver this or at least open the gateways to the community's aspirations. However, where clarity is needed on a tangible project, or what mechanism to use to take it forward, the Neighbourhood Plan has formed policies on which it relies and also produced 2 proposals.

### **Environmental Protection**

Support the work undertaken as part of the Strategic Environmental Assessment in identifying the impacts on the environment and the recreational disturbance issues. Support the proposal to develop a green ring around Southbourne to mitigate the impacts on biodiversity.

### **Economic Development**

#### Employment Land

The neighbourhood plan employment steering group recognised the opportunity to identify employment land and one of the key objectives of the emerging Chichester Local Plan is to “encourage local employment within settlements”. Although no new employment land has been identified, there is scope in the Employment Site Allocation development plan document.

