

**REPRESENTATIONS FROM
CRAYFERN HOMES LTD**

This paper sets out representations on behalf of Crayfern Homes Limited ("Crayfern") in respect of the Pre-Submission Consultation version of the Southbourne Parish Neighbourhood Plan.

Crayfern Homes Limited is actively promoting Land at Gosden Green (SHLAA Ref: SB08332) as a housing allocation site for up to 25 no. dwellings and it is with this background in mind that the following representations have been prepared.

Policy 1 - Spatial Strategy:

SUPPORT

Crayfern is generally supportive of the spatial strategy set out by the Parish Council particularly in relation to the proposed amendments to the settlement boundary to accommodate the additional housing required in a sustainable manner.

This approach is considered to be in conformity with the emerging Chichester Local Plan and the National policy objectives set out in the National Planning Policy Framework (NPPF) and recently published National Planning Practice Guidance (NPPG).

Paragraphs 4.7 – 4.8:

SUPPORT

Crayfern is in agreement with the approach taken by the Parish Council regarding the criteria identified against which the review of the current settlement boundaries have been undertaken.

Land at Gosden Green in particular is considered to comprise an ideal location for accommodating a modest level of growth that complies with each of the five criteria identified by the Parish Council.

Policy 2 – Housing Site Allocations:

SUPPORT/COMMENT

Crayfern supports the allocation of Land at Gosden Green for up to 25 dwellings as a suitable and sustainable location for accommodating growth that accords with the objectives of the Neighbourhood Plan, the emerging Local Plan and National policy in the form of the NPPF. In addition, Crayfern is aware from the extensive public consultation that it has been actively involved with over the past months that the local community is generally supportive of an appropriately designed residential proposal on this site.

Crayfern would however like to raise two specific comments in relation to the criteria that are identified within the draft policy, namely:

- Criterion b. should refer to '**approximately**' rather than '~~at least~~' 0.15ha of onsite open space to enable sufficient flexibility for the design of any housing proposal on the land to respond to the surrounding context and character and both the on and offsite constraints. This minor change to the wording will achieve the same core objective, which Crayfern is fully supportive of in terms of delivering a Green Ring (draft Policy 3) without presently an overly restrictive policy wording;
- Criterion c. should be set in the context of the Statutory tests in Regulation 122 of the Community Infrastructure Levy Regulations 2010 to ensure that any contribution sought as a Planning Obligation via S.106 is appropriate to the type and scale of development proposed. This will provide the necessary safeguard to both the Parish Council and Crayfern. For the avoidance of doubt Crayfern is content with the principle of making an appropriate financial contribution towards the implementation of the pedestrian footbridge over the railway.

In addition to the above and again for the avoidance of doubt Crayfern is content to deliver an appropriate level of onsite affordable housing in accordance with the requirements of the Development Plan.

Paragraphs 4.24 – 4.26:

SUPPORT

Crayfern would like to confirm its continued commitment to the delivery of housing on Land at Gosden Green as soon as is practicable.

With regard to the planning obligations referred to in Paragraph 4.26 Crayfern confirms that the delivery of its component of the Green Ring is achievable as part of a residential proposal on the site and it is content to make an appropriate financial contribution towards the delivery of the pedestrian foot bridge over the railway subject to the Statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010.

Policy 3 – The Green Ring:

SUPPORT

Crayfern is generally supportive of the approach proposed by the Parish Council in relation to the delivery of a Green Ring around the settlement and it confirms that part of this can be facilitated on Land at Gosden Green as part of a residential development of the land.

Policy 4 – Housing Design:

COMMENT

Crayfern is broadly supportive of the Parish Council's approach to design set out within this policy. It is however important to ensure that the Neighbourhood Plan does not duplicate any emerging design policies within the Local Plan being prepared by the District Council.

With regard to the reference to flood risk Crayfern is again supportive of this approach, but queries whether this reference should be within the same policy as housing design matters. It also follows that the Neighbourhood Plan should not duplicate any emerging policies within the Local Plan that may already address this matter.

Policy 9: Transport:

COMMENT

Whilst Crayfern is generally supportive of the Parish Council's aspirations to deliver an elevated vehicle crossing over the railway line to the West of Southbourne it is understood that this aspiration is not anticipated to be realised within the plan period.

Crayfern therefore questions whether this statement is better made within the supporting text to the policy rather than the main policy wording itself.

The removal of the text from the policy would then strengthen the focus upon those matters that the Neighbourhood Plan is seeking to deliver during the life of the plan i.e. a pedestrian bridge over the railway and enhancement of bus services, both of which are objectives that Crayfern supports.

It is therefore suggested that the first paragraph of the policy should be placed in the supporting text to the policy to identify the aspiration with reference to the Proposals Map.

This approach will result in a clearer and more direct policy wording that sets out the objectives to be addressed during the plan period.