

# Chichester District Council

Cabinet

5 March 2024

## Revised Local Development Scheme 2024-2027

### 1. Contacts

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### 2. Recommendation

- 2.1 That Cabinet recommends to Council that it approves the revised Local Development Scheme.**

### 3. Background

- 3.1 The Council's Local Development Scheme (LDS) was previously updated and approved by Council for publication in January 2023.
- 3.2 The LDS is kept under review as it is a statutory requirement. Updates are published on the Council's website so that the local community and developers are kept informed of the current timetable for producing planning policy documents during the rolling three-year timeframe. The Government has recently emphasised the importance of providing clear timetables for the progression of plans. It is therefore necessary to amend the LDS to take account of changes to the timetables of any of the Development Plan Documents. The updated version of the LDS covering the period 2024-2027 is attached as Appendix 1.
- 3.3 The LDS contains information about the current Development Plan for the Chichester Local Plan area. It provides a profile for each of the Development Plan Documents (DPD) to be prepared, and a timetable for each main stage of documentation production, including public consultation stages. The LDS also contains information on other documents including Neighbourhood Plans, the Community Infrastructure Levy and the Statement of Community Involvement.
- 3.4 The LDS will be used to monitor the Council's progress in producing planning policy documents as part of the Authority's Monitoring Report.

#### **4. Progress with the Plan**

- 4.1 Since the consultation on the Preferred Approach Plan closed in February 2019, the Council produced further significant evidence in response to the issues raised in that consultation and to inform a revised version of the Plan. The formal Regulation 19 Submission Version Plan was consulted on between February and March 2023. Since the consultation, the Council has been carefully considering and addressing the representations made during the consultation, meeting with key stakeholders and ministers, and finalising further critical evidence which has included continuing to examine the impacts on the A27 and local highway network. The evidence, Regulation 19 representations and proposed modifications to the plan will be packaged alongside the Regulation 19 Plan and submitted to the Planning Inspector this Spring with examination anticipated in the Summer/Autumn of 2024, and adoption thereafter in the following Spring 2025.
- 4.2 It is envisaged that following approval by the Council, the LDS timetable will be placed on the Council's website and the *Local Plan Timeline* webpage will also be updated. Details of the new timetable will also be included in the regular Local Plan newsletter which the Council initiated in 2021.

#### **5. Outcomes to be achieved**

- 5.1 The revised LDS, which covers the period 2024-2027 details the current Development Plan and proposals for new documents for the Chichester Local Plan area. Its purpose is to help manage workloads, resource requirements and enable the public and other interested parties to know when they are able to take part in the planning policy process.

#### **6. Proposal**

- 6.1 There are a number of areas where it is proposed to update the LDS, which include amending the timetables for the Chichester Local Plan and the supporting Allocations DPD. Other relevant sections of the LDS to be amended are addressed below.

#### **Section 3 – The Planning System**

- 6.2 The Government revised the NPPF in December 2023 which is a material consideration in decision-making and continues to confirm that the planning system is “plan-led”.

#### **Section 4 – The Current Development Plan**

- 6.3 Additional documents that now comprise the Development Plan include the Site Allocation Development Plan Document representing the second and 'daughter' document to the adopted Chichester Local Plan: Key Policies 2014 – 2029. The Site Allocation Development Plan Document was adopted on 22 January 2019.

## **Section 5 – Interim Position Statement for Housing Development**

- 6.4 The Council is able to demonstrate at least 4.19 years of housing land supply as of 1 April 2023. The Council meets the requirements within paragraph 226 of the NPPF, therefore it is necessary to demonstrate only 4 years' worth of housing supply.
- 6.5 The position the Council can demonstrate will need to be maintained through additional sites being brought into supply for future years. Given the lead-in time from permission to delivery of dwellings, and that the requirement for a 4-year supply is a temporary provision, it is imperative that the Council continues to give appropriate weight to meeting housing need and adding to the Council's housing land supply in the determination of planning applications. Relevant 'speculative' planning applications should therefore continue to be considered in light of the Interim Policy Statement (IPS) together with relevant policies of the adopted Local Plan. This would allow for the Council's future 5YHLS position to improve, provide better safeguarding against the risk of more inappropriate sites being allowed on appeal and will demonstrate that the Council is taking a proactive approach in seeking to boost its supply of housing. The IPS does not form part of the current Development Plan, however it is a material consideration in the determination of planning applications at the current time.

## **Section 6 – Development Plan Documents - Timetable**

- 6.5 Progress on the Local Plan has been reported to Members on a regular basis. The final pieces of evidence are being completed before the Plan is ready for submission to the Secretary of State in Spring 2024. Subject to the examination of the Local Plan, it is anticipated that adoption of the new Chichester Local Plan will be in Spring 2025.

## **Section 7 - Other Development Plan Documents**

- 6.6 The LDS also contains details of the Site Allocations DPD, which will allocate land for development needs identified in the new Local Plan, such as the Southbourne Broad Location for Development, and other non-strategic housing, employment and gypsy and traveller sites.

## **7. Alternatives Considered**

- 7.1 Preparing a Local Development Scheme is a statutory requirement. Key infrastructure concerns and advice received from the Planning Advisory Service led to an unavoidable delay in the timetable between the Regulation 18 and planned Regulation 19 consultation in order that further evidence could be gathered. In response to representations received at the Regulation 19 consultation, further crucial evidence was deemed necessary resulting in a further delay to the timetable for the new Local Plan. However, the further work undertaken since the Regulation 19 consultation has been essential in order for the new Local Plan to be found sound at Examination.

## 8. Resource and Legal Implications

- 8.1 The proposals in this report do not have any immediate resourcing implications for the Council over and above the budgets already agreed for this work.
- 8.2 The preparation of the Local Plan has to follow the requirements of the Planning and Compulsory Purchase Act 2004 and associated regulations. The Town and Country Planning Act (Local Planning) (England) Regulations 2012 are of particular relevance.

## 9. Consultation

- 9.1 There is no requirement for consultation on the LDS. The intention is for the LDS to be placed on the Council's website, with more detailed updates provided as appropriate.

## 10. Community Impact and Corporate Risks

- 10.1 The production of the Chichester Local Plan, Site Allocation DPD, and SPDs requires formal consultation with the public and a wide range of stakeholders to ensure that all potential community impacts and views are considered.

## 11. Other Implications

<b>Are there any implications for the following?</b>		
	Yes	No
<b>Crime and Disorder</b> The NPPF requires that local plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area, and that planning policies should ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.	X	
<b>Climate Change and Biodiversity</b> The NPPF identifies the mitigation and adaptation to climate change, and improvements to biodiversity, as fundamental issues to address in order to deliver sustainable development. Local plans are expected to adopt proactive strategies to mitigate and adapt to climate change in line with the provisions and objectives of the Climate Change Act 2008, and to co-operate to deliver strategic priorities which include climate change. Plans should also seek to minimise the impacts on and provide net gains for biodiversity.	X	
<b>Human Rights and Equality Impact</b> The Equality Act 2010 sets statutory duties on public bodies such as local authorities with regard to promoting equality and reducing inequalities of outcome. To ensure that the statutory requirements are achieved, it is intended to undertake and publish an equality impact assessment which will be published as one of the supporting documents when the Local Plan is submitted to the Secretary of State for formal examination.	X	
<b>Safeguarding and Early Help</b>		X
<b>General Data Protection Regulations (GDPR)</b>		X

<b>Health and Wellbeing</b> The NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places	X	
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**12. Appendices**

12.1 Appendix 1 – Revised Local Development Scheme 2024-2027

**13. Background Papers**

13.1 None.