

Chichester District Council

CABINET

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Chichester Site Allocation: Draft Development Plan Document - Further Consultation

1. Contacts

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2. Recommendation

2.1. That the Council be recommended to:

- 1) Approve further public consultation on the Site Allocation: Preferred Approach Development Plan Document, as set out in Appendix 1, for eight weeks from the 28 July until 22 September 2016.**
- 2) Delegate authority to the Head of Planning Services to enable minor editorial and typographical amendments to be made to the document prior to its publication.**

3. Background

- 3.1. The Chichester Local Plan: Key Policies 2014-2029 was adopted in July 2015. It sets out the planning strategy guiding the location and level of development over the next 15 years. It provides the context for the site specific proposals contained within the Site Allocation Development Plan Document (DPD) and any other subsequent planning policy documents.
- 3.2. The Site Allocation Preferred Approach DPD is the first formal stage in the preparation of this document. Consultation took place from 7 January to 18 February 2016. The report to Cabinet on 1 December 2015 outlined the process in detail.
- 3.3. Due to changes in the progress of some neighbourhood plans and further information provided on a previously discounted site as part of the consultation process, it is proposed that further consultation takes place prior to Proposed Submission of the Site Allocation DPD. The further consultation required is set out in section 5.
- 3.4. The content of the further consultation has been prepared alongside and integrated with a Sustainability Appraisal (SA). This is in order to both meet the requirements of the Strategic Environmental Assessment (SEA) Directive and to provide a methodological framework tool to allocate the most sustainable sites. Further iterations of the Sustainability Appraisal will be made as the plan making process continues.

4. Outcomes to be achieved

- 4.1. Adoption of the Site Allocation DPD which will help deliver the housing proposed in the Chichester Local Plan: Key Policies 2014-2029. The process of consultation is part of the statutory requirement of the plan making process, the timing of which is set out in the Council's Local Development Scheme.

5. Proposal

- 5.1. The purpose of this report is to recommend approval of further consultation on additional site allocations which will form part of the Site Allocation DPD. The sites and reasons for them being out forward are outlined below.

Bosham – New Site

- 5.2. Policy 5 of the Chichester Local Plan: Key Policies 2014-2029 provides an indicative housing number of 50 for the parish of Bosham.
- 5.3. Following the outcome of the Bosham Neighbourhood Plan Examination where the Examiner recommended that the proposed housing allocations be removed from the Neighbourhood Plan, the Parish Council has agreed to continue to progress its Neighbourhood Plan, although this will not now include site(s) to meet the parish number in Policy 5 of the adopted Chichester Local Plan.
- 5.4. It is therefore proposed that the housing is identified in the Site Allocation DPD. The Council has undertaken an appraisal of all the sites considered by the neighbourhood plan and any further sites that were promoted to the Council, in line with the methodology for site selection. The site at Highgrove Farm is proposed to be included in the Site Allocation DPD.

Lynchmere – New Site

- 5.5. As part of the Site Allocation: Preferred Approach DPD consultation, it was proposed to remove the housing requirement (10 units) from the Parish of Lynchmere as a suitable site could not be found. However, through the consultation process, additional information was provided by the landowner, which has demonstrated that land to the rear of Sturt Avenue is deliverable.
- 5.6. The site has been assessed in line with the associated document Methodology and Assessment Site Allocation Preferred Approach DPD. Consultations have taken place with the highways authorities of West Sussex County Council and Surrey County Council neither of which has raised any objection in principle to the development of the site. The site to the rear of Sturt Avenue is proposed to be included in the Site Allocation DPD.

East Wittering and Bracklesham – identification of Village Centre

- 5.7. Paragraph 16.19 of the adopted Chichester Local Plan: Key Policies 2014-2029 explains that the local centre for East Wittering will be defined either through a neighbourhood plan or the Site Allocation DPD.
- 5.8. Although East Wittering and Bracklesham Parish Council are currently preparing a Neighbourhood Plan, they have recently informed the Council that they are not proposing to define the Local Centre within it.
- 5.9. The defining of the Local Centre is in line with Annex 2 of the National Planning Policy Framework (NPPF). A Town Centre is defined as

“Town centre: Area defined on the local authority’s proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to

town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.”

Once a local centre has been defined then other NPPF policies relating to town or local centres will apply.

5.10. Policy 29 of the Chichester Local Plan encourages development which will contribute to the vitality and viability of the retail centre. It is proposed that a Local Centre for East Wittering is identified within the Site Allocation DPD.

5.11. The proposed sites for consultation are attached in the Appendix.

Changes to the timetable

5.12. As a result of the additional consultation required, the Local Development Scheme (LDS), which is the timetable for the production of planning policy documents, will require amendment. The LDS has recently been amended and will be considered by Council on 17 May 2016. At that meeting, the previously recommended LDS will need to be amended to take account of the delay to the Site Allocation DPD. The changes to the LDS will lead to a six-month delay in the process which is outlined below:

Key Milestones:	Dates:
Approval of Preferred Approach DPD for consultation	Cabinet – 1 December 2015 Council – 15 December 2015
Consultation on Preferred Approach (Reg 18)	Consultation – 7 January – 18 February 2016 (6 weeks)
Approval of Further Consultation Site Allocation: Preferred Approach DPD for consultation	Cabinet – 7 June 2016 Council – 19 July 2016
Further Consultation Site Allocation: Preferred Approach DPD consultation	Consultation 28 July – 22 September 2016 8 weeks due to consultation over the summer
Approval of Statutory Public Consultation DPD for consultation (Proposed Submission)	Cabinet – 1 November 2016 Council - 22 November 2016
Statutory Public Consultation document (Reg 19) (Proposed Submission) – prior to submission to the Secretary of State for examination	Consultation 1 December 2016 – 26 January 2016 8 weeks due to consultation over the Christmas period
Submission to the Secretary of State	March 2017
Examination	July 2017
Adoption	December 2017

6. Alternatives that have been considered

- 6.1. To proceed with the plan without including sites in Bosham and Lynchmere parishes or defining the Local Centre boundary in East Wittering but this would not be consistent with the Local Plan strategy.

7. Resource and legal implications

- 7.1. The Site Allocation DPD follows on from the adoption of the Chichester Local Plan: Key Policies. It is part of the Planning Policy Team work programme and the costs of the preparation of the Site Allocation DPD are programmed in the existing budgets.
- 7.2. The process being followed meets the statutory requirements of the plan making process.

8. Consultation

- 8.1. An informal consultation was held with statutory consultees to assess whether there were any fundamental objections to the sites selected. They will be consulted again formally as part of the public consultation.
- 8.2. The results of both the previous and forthcoming consultations will be used to prepare the Proposed Submission version of the Site Allocation DPD. The Proposed Submission Site Allocation DPD will be subject to a further round of public consultation and then formally submitted for examination where any issues arising from consultation are considered and potential modifications made to the Site Allocation DPD prior to adoption. Any proposed modifications will also need to be subject to public consultation.
- 8.3. The Development Plan and Infrastructure Panel (DPIP) has considered the contents of the consultation document and the amendment suggested in respect of the Bosham allocation has been incorporated.

9. Community impact and corporate risks

- 9.1. Once approved the Site Allocation DPD will provide certainty for small scale residential development in areas not progressing a neighbourhood plan as well as identifying land for employment development. The identification of the sites and the local centre may have an impact on local residents; however, the consultation process will enable any issues raised to be considered before the proposed submission plan is approved.
- 9.2. The delay in producing the Site Allocation DPD may have a risk of planning applications coming ahead of the adoption of the Site Allocation DPD. However as the DPD progresses through the plan making process it gains more weight, in line with NPPF paragraph 216.

10. Other Implications

Are there any implications for the following?		
	Yes	No
Crime & Disorder:		✓
Climate Change:		✓
Human Rights and Equality Impact:		✓
Safeguarding:		✓
Other:		✓

11. Appendix

Further Consultation Site Allocation: Preferred Approach Development Plan Document
(DPD)

12. Background Papers

None