

Chichester District Council

THE CABINET

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Revised Local Development Scheme 2017-2020

1. Contacts

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2. Recommendation

- 2.1. That the Cabinet recommends to the 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 May 2016.
- 3.2. The LDS is kept under review as it is a statutory requirement and 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. It is necessary to amend the LDS to take account of changes to the Chichester Local Plan Review timetable and include the Southern Gateway Masterplan Supplementary Planning Document (SPD) and Statement of Community Involvement (SCI). The updated version of the LDS covering the period 2017-2020 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) and SPD's 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 and the Community Infrastructure Levy.
- 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. Outcomes to be achieved

- 4.1. The revised LDS, which covers the period 2017-2020, and details the current Development Plan and proposals for new documents for the Chichester Local Plan area will help to 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.

5. Proposal

- 5.1. There are three main areas where it is proposed to change the LDS, relating to changes to the Local Plan Review timetable and the inclusion of the Southern Gateway Masterplan SPD and the review of the SCI. These documents are addressed in turn below, followed by amendments to take account of made neighbourhood plans.

Chichester Local Plan Review

- 5.2. The LDS published in May 2016 outlined the timetable for the Chichester Local Plan Review. However, the Coastal West Sussex & Greater Brighton (CWS&GB) authorities have been considering a review of the Local Strategic Statement (LSS) and its evidence base, with the aim of preparing a new strategy, LSS3. This new strategy would replace the current LSS2 (which is reflected in the Chichester Local Plan) as it is recognised by the CWS&GB authorities that it will not deliver sufficient housing, jobs and infrastructure to support long term growth.
- 5.3. In discussions with the other CWS&GB authorities, the Council's representatives supported making an immediate start on the review of the LSS as this would enable the emerging strategy and evidence base, which can potentially be shared across the CWS&GB authorities, to inform the review of the Chichester Local Plan. However, the majority of the CWS&GB authorities advocated postponing a decision on LSS3 at that time. Therefore the Strategic Planning Board subsequently resolved to postpone any decision to progress LSS3 until 2017 at the earliest to allow for more time to consider the form, content and coverage of the new strategy, and the extent of the evidence base required.
- 5.4. The decision to delay starting work on LSS3 has meant that it will not be practicable to achieve direct coordination of the timetables for LSS3 and the Chichester Local Plan Review, and has potentially limited opportunities for sharing the evidence base and its associated costs in relation to cross boundary strategic issues with the other CWS&GB authorities, which would have informed the review of the Chichester Local Plan.
- 5.5. The Strategic Planning Board, however, did support the commissioning of a preliminary study to review the boundaries of the Strategic Market Housing Areas (SHMAs) and Functional Economic Market Areas (FEMAs) in the sub-region. Chichester District Council is leading on this work, which should be completed by March 2017. Based on the outcomes of this work the Council will be able to commission the Housing and Economic Development Needs Assessment (HEDNA), which will form a key component of the evidence base for the Chichester Local Plan Review.
- 5.6. In light of the discussions with the other CWS&GB authorities regarding the new strategy (LSS3) for the sub-region and its associated evidence base, and the allocation of staff resources to other projects in 2016, the timetable for the Chichester Local Plan Review and the resources required are under review. A

further report to Cabinet and Council will outline the proposed way forward in due course.

Southern Gateway Masterplan SPD

- 5.7. In 2001 the Council adopted Supplementary Planning Guidance for Chichester's Southern Gateway to provide a framework for the coordinated development of a number of potential development sites in the area. Since then a number of these have been developed; however, significant opportunities remain to regenerate the area. In addition other sites, such as the Magistrates and Crown Court buildings appear to be available, and potential funding streams have been announced by the government. In light of these recent developments it is considered an opportune time to review the existing guidance and produce a new masterplan for the Southern Gateway area, which forms part of the southern approach to Chichester City.
- 5.8. Cabinet resolved to support the Southern Gateway Project in principle and the Southern Gateway Masterplanning Project Initiation Document on 3 May and 7 June 2016, respectively. Subsequently consultants have been procured to prepare a masterplan and to undertake additional work regarding transport modelling.
- 5.9. The LDS has therefore been updated to include the Southern Gateway Masterplan SPD. The overall objective of the SPD will be the production of a masterplan for the area; the delivery of which will facilitate the regeneration of the area and the development of new homes, jobs, retail and other facilities.

Statement of Community Involvement

- 5.10. The Statement of Community Involvement (SCI) was adopted by the Council in January 2013. The SCI provides the community with clarity on the level of involvement that they can expect in the planning process. More specifically it sets out the policy and standards for engaging residents, local groups, stakeholders and statutory consultees in preparing local plan documents and how the Council will consult on planning applications. The current SCI, however, should be updated to take into account changes to Government legislation and guidance. As such the LDS has been updated to include the SCI in section 7 of the LDS.

Neighbourhood Plans

- 5.11. Section 4 of the LDS refers to the Development Plan and the fact that neighbourhood plans form part of the Development Plan. More specifically paragraphs 4.1 and 4.5 set out that since the publication of the revised LDS in May 2016, the neighbourhood plans of Birdham, Tangmere, Wisborough Green, Chidham and Hambrook and Bosham have been 'made'.

6. Alternatives Considered

- 6.1. The Council could decide to leave the future development of the Southern Gateway area to be market-led and assess planning applications against the existing supplementary planning guidance (where applicable) and policies in the Chichester Local Plan. This would make coordinated bids for funding less likely

to be successful and would mean that where development takes place it is likely to be put forward and assessed incrementally in the context of an individual site rather than on a comprehensive basis.

- 6.2. The update of the SCI could be postponed; however, the review of the Chichester Local Plan is at an early stage and it is considered an opportune time to update the SCI. Furthermore changes to Government legislation and guidance should be taken into account. In particular the Government response to consultation on the implementation of neighbourhood planning provisions indicates that the Neighbourhood Planning Bill will include a proposal to require local planning authorities to review their SCI every five years.

7. Resource and Legal Implications

- 7.1. The funding for consultants to prepare the masterplan for the Southern Gateway area was agreed by Cabinet in June 2016. Other than this funding, the main resource implications for the Council involve officer time to review and project manage the work.
- 7.2. In May 2016, Cabinet agreed the Local Plan Review - Project Initiation Document, which included the estimated costs of the project.
- 7.3. The main resource implications for the Council regarding the SCI involve officer time to review and project manage the work.

8. Consultation

- 8.1. The LDS itself is not subject to consultation, but it sets out the timetables for when consultation on different planning documents can be expected.

9. Community Impact and Corporate Risks

- 9.1. The production of the Southern Gateway Masterplan, Chichester Local Plan Review and SCI will require formal consultation with the public and a wide range of stakeholders to ensure that all potential community impacts and views are considered.
- 9.2. The risks of the Southern Gateway Masterplan and Local Plan Review were set out in the Project Initiation Documents, which were approved by Cabinet in June and May 2016, respectively.
- 9.3. The SCI adopted in 2013 should be updated to take account of changes to Government legislation and guidance to ensure that engagement in planning processes is transparent. However, if the update of the SCI is postponed potentially the engagement processes which will be undertaken for local plan documents, particularly the Chichester Local Plan Review, will not align with the current SCI, which would thus reduce transparency.

10. Other Implications

Are there any implications for the following?		
	Yes	No
Crime and Disorder		✓
Climate Change		✓
Human Rights and Equality Impact		✓
Safeguarding and Early Help		✓
Other (please specify)		✓

11. Appendices

11.1. Appendix 1 – Revised LDS 2017-2020.

12. Background Papers

12.1 None.