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1 . Introduction

1.1 The Local Development Scheme (LDS) identifies and timetables the planning documents that the Council will prepare to plan for development in its area. The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires local planning authorities to prepare, maintain and publish an LDS. This enables local communities and stakeholders to find out which planning documents are to be prepared for the area within a rolling three year timeframe. This LDS covers the period from 2017–2020, and updates the previous LDS published in May 2016.

1.2 This LDS reflects the progress made in preparing the Local Plan. It provides information on the future Development Plan Documents (DPD) and Supplementary Planning Documents (SPD) that the Council intends to produce and the timetable for their production.

1.3 The LDS has two purposes:

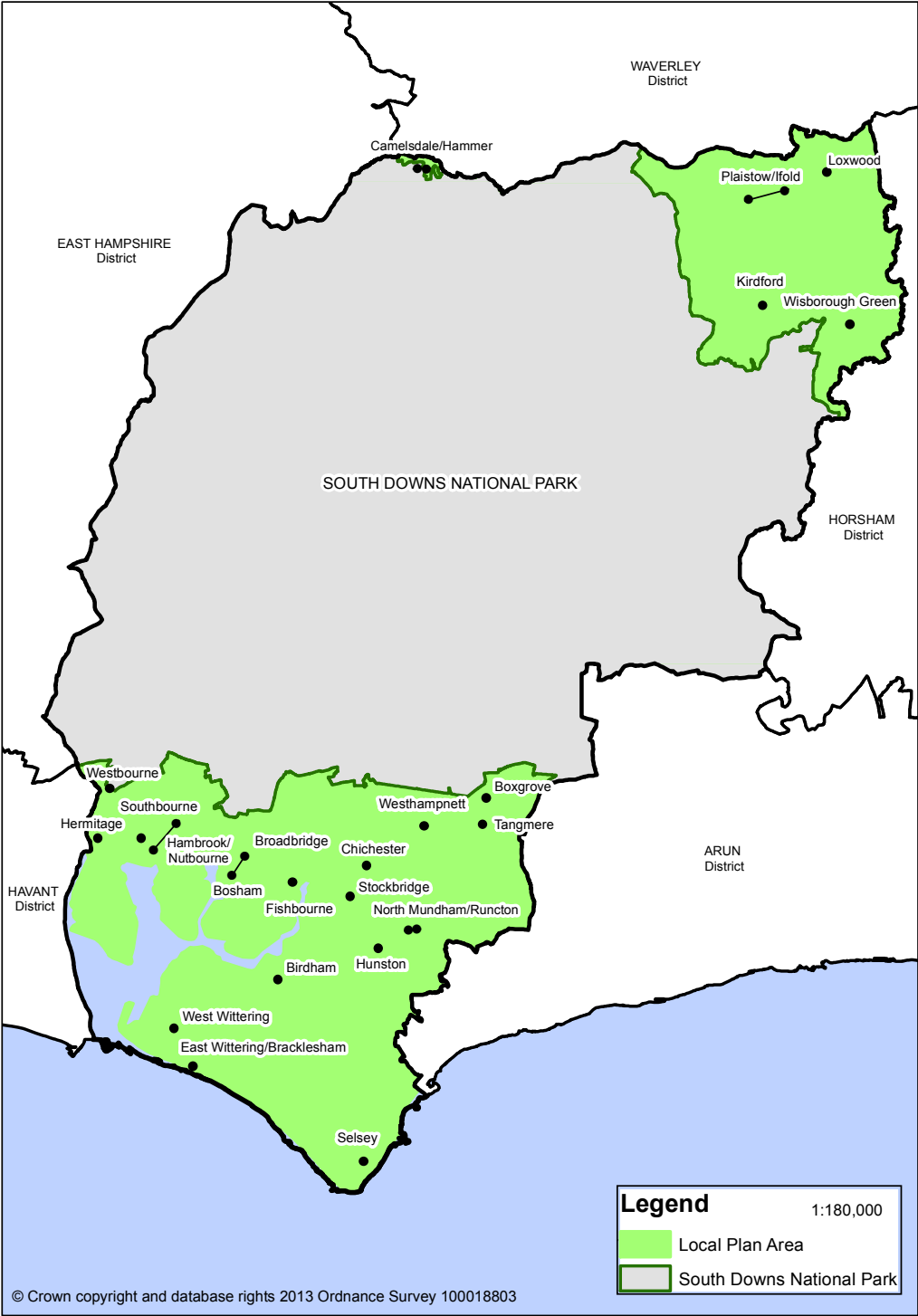
- It enables the local community and stakeholders to find out about the planning policies for their area; and
- It sets out the timetable for the production of DPDs and SPDs, including key production and public consultation stages.

1.4 The LDS will be published and kept up to date on the Council's website: www.chichester.gov.uk/planningpolicy.

2 . Geographical Coverage of the Chichester Local Plan

2.1 The Local Plan covers Chichester District excluding the area within the South Downs National Park (SNDP) (see map 2.1). The South Downs National Park Authority is the Local Planning Authority for the SDNP area.

Map 2.1 Local Plan Area



3 . The Planning System

3.1 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and came into immediate effect.

3.2 Whilst the NPPF is a material consideration in decision making, the weight given to it relative to the Development Plan is left to the decision taker. The NPPF confirms that the planning system is “plan-led” which means that planning applications have to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

3.3 The NPPF also confirms that the policies in emerging plans will gather more weight as development plans progress towards adoption.

3.4 The Planning Practice Guidance web-based resource was launched online by the Department for Communities and Local Government on 6 March 2014. The guidance is an indication of the Secretary of State's views and is intended to assist practitioners.

4 . The Current Development Plan

4.1 On publication of this LDS in March 2017, the Development Plan comprises:

- Chichester Local Plan: Key Policies 2014-2029
- West Sussex Waste Local Plan April 2014
- The 'saved policies' of the West Sussex Minerals Local Plan 2003
- Kirdford Parish Neighbourhood Plan 2014
- Loxwood Parish Neighbourhood Plan 2015
- Southbourne Parish Neighbourhood Plan 2015
- Fishbourne Parish Neighbourhood Plan 2016
- Birdham Parish Neighbourhood Plan 2016
- Tangmere Parish Neighbourhood Plan 2016
- Wisborough Green Parish Neighbourhood Plan 2016
- Chidham and Hambrook Parish Neighbourhood Plan 2016
- Bosham Parish Neighbourhood Plan 2016

4.2 West Sussex County Council (WSCC) is the local planning authority for minerals and waste planning. A new Minerals Plan is progressing towards adoption. In the meantime the weight given to the 'saved policies' of the West Sussex Minerals Local Plan 2003 will depend upon the degree to which they conform with the NPPF. For more information please visit the WSCC website at the following link: [New Minerals Local Plan](#).

4.3 The preparation of Neighbourhood Development Plans (NDP) is not compulsory, however, when 'made', they are a statutory document which forms part of the Development Plan. NDPs put in place policies to guide the future development of the neighbourhood plan area. They can be produced by town and parish councils in consultation with their communities. The Council has a legal duty to support the preparation of any NDP which must generally conform with the NPPF and 'strategic policies' in the Local Plan. Prior to its adoption, it must be subject to a referendum. If over 50% of the votes are in favour the local planning authority has a duty to 'make' the NDP.

4.4 Following the publication of the revised LDS in May 2016, the Birdham, Tangmere, Wisborough Green NDPs were made by the Council in July 2016. The Chidham and Hambrook NDP was made by the Council in September 2016 whilst the Bosham NDP was made by the Council in November 2016.

4.5 As at May 2017 there are 21 Neighbourhood Plan Designated Areas in the District. Further information on neighbourhood planning can be found via www.chichester.gov.uk/neighbourhoodplan.

5 . Interim Statements

5.1 The Council has produced a number of Interim Statements. These are non-statutory planning documents that set out the Council's updated position on aspects of policy set out in the Local Plan 1999 and are treated as a material consideration when determining planning applications. They are:

- Affordable Housing; and
- Development and Disturbance of Birds in Special Protection Areas and Identified Compensatory Habitats.

5.2 In the Chichester Local Plan area, excluding those parts of the District within the SDNP, both Interim Statements have been withdrawn. The Interim Statement on Affordable Housing was withdrawn upon adoption of the Chichester Local Plan: Key Policies 2014-2029 whilst the Interim Statement on Development and Disturbance of Birds in Special Protection Areas and Identified Compensatory Habitats was withdrawn upon the adoption of the Planning Obligations and Affordable Housing SPD 2016.

5.3 Both Interim Statements remain a material consideration when determining planning applications in those parts of the District within the SDNP.

6 . Development Plan Documents - Timetable

6.1 The following tables set out the DPDs and SPDs that the Council will prepare over the next three years to 2020.

6.2 A profile for each document is provided below, setting out the scope of the document and the proposed timetable for preparation. It is difficult at the outset to be precise about the timetable for the production of various stages of work, and thus the timings should be regarded as indicative. The timetable will be kept under review and will be regularly updated.

Chichester Local Plan Review

Overview	
Role and Subject	The Chichester Local Plan Review document will provide the overall planning framework for the District for the period to 2034. It will set out the overall strategy for the whole Plan area; area-based strategic policies; and strategic delivery policies. It will provide the policy context for neighbourhood and other community-led planning documents. A revised Policies Map will be submitted with the Chichester Local Plan Review document.
Geographical Area	Chichester District, except for the area covered by the South Downs National Park.
Status	Development Plan Document

Key milestones:	Dates
Approval of consultation on strategy options	Cabinet - 9 May 2017 Council - 16 May 2017
Consultation on strategy options	Consultation: May - July 2017 (6 weeks)
Approval of Preferred Approach DPD for consultation	Under review
Consultation on Preferred Approach (Reg 18)	Under review
Approval of Statutory Public Consultation DPD for consultation (Pre-Submission)	Under review
Statutory Public Consultation document (Reg 19) (Pre-Submission)	Under review
Submission to Secretary of State	Under review
Examination Hearing	Under review
Adoption	Under review

6 . Development Plan Documents - Timetable

Site Allocation Development Plan Document

Overview	
Role and Subject	The Site Allocations DPD will identify non-strategic sites such as housing, employment, Settlement Boundaries and other development requirements in conformity with the Chichester Local Plan. It will cover those parts of the Plan area where local communities have not chosen to identify sites through neighbourhood plans over the lifetime of the Plan.
Geographical Area	Chichester District, except for the area covered by the South Downs National Park.
Status	Development Plan Document

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 DPD for consultation	Cabinet - 7 June 2016 Council - 19 July 2016
Further Consultation Site Allocation DPD consultation	Consultation: 28 July - 22 September 2016 (8 weeks)
Approval of Statutory Public Consultation DPD for consultation (Pre-Submission)	Cabinet - 1 November 2016 Council - 22 November 2016
Statutory Public Consultation document (Reg 19) (Pre-Submission)	Consultation: 1 December 2016 - 26 January 2017 (8 weeks)
Submission to Secretary of State	March 2017
Examination Hearing	July 2017
Adoption	December 2017

6 . Development Plan Documents - Timetable

Joint Chichester Harbour AONB Supplementary Planning Document

Overview	
Role and Subject	<p>The Chichester Harbour SPD is being produced in conjunction with the Chichester Harbour Conservancy and Havant Borough Council. All the authorities have an interest in planning within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The SPD provides further detail as to how policies in the local plans will be applied and expands on the aims of the Chichester Harbour AONB Management Plan 2014-2029. As the SPD goes through a consultation process it gains more weight in planning decisions.</p> <p>This document will be in conformity with the Chichester Local Plan.</p>
Geographical Area	Chichester Harbour Area of Outstanding Natural Beauty
Status	Supplementary Planning Document

Key milestones:	Dates
Approval of SPD document for consultation	Cabinet - 1 November 2016
Consultation on SPD (Reg 12 Public Participation)	Consultation: 10 November - 22 December 2016 (6 weeks)
Approval of document for adoption	Cabinet - 4 April 2017 Council - 16 May 2017
Adoption (Reg 14)	May 2017

Southern Gateway Masterplan Supplementary Planning Document

Overview	
Role and Subject	<p>The Southern Gateway Masterplan SPD expands upon and provides further guidance as to how Policy 10 (Chichester City Development Principles) of the Chichester Local Plan: Key Policies 2014-2029 will be applied. The Southern Gateway area forms part of the southern approach to Chichester City where there are opportunities to regenerate the area. The overall objective of the SPD is the production of a masterplan for the area. The delivery of the masterplan will facilitate development including new homes, jobs, retail and other facilities.</p>
Geographical Area	The Southern Gateway area forms part of the southern approach to Chichester City
Status	Supplementary Planning Document

6 . Development Plan Documents - Timetable

Key milestones:	Dates
Approval of SPD document for consultation	Cabinet - 9 May 2017 Council - 16 May 2017
Consultation on SPD (Reg 12 Public Participation)	Consultation: 25 May - 6 July 2017 (6 weeks)
Approval of document for adoption	Cabinet - 5 September 2017 Council - 19 September 2017
Adoption (Reg 14)	September 2017

Policies Map

7.1 The Policies Map forms part of the adopted Chichester Local Plan: Key Policies 2014 - 2029.

7.2 The Policies Map, which is available online, identifies policy designations, proposals, and sites allocated for particular land uses in the Chichester Local Plan. It will be updated when the following documents are adopted or made:

- Chichester Local Plan Review;
- Site Allocations DPD;
- West Sussex Minerals DPD;
- West Sussex Waste DPD; and
- Neighbourhood Development Plans.

Community Infrastructure Levy

7.3 A brief description of the role, coverage and relevant planning documents relating to the Community Infrastructure Levy (CIL) and the Planning Obligations and Affordable Housing SPD are outlined below.

7.4 The CIL Charging Schedule sets out standard charge(s) that the Council levy on specified types of development to contribute towards required infrastructure. It applies to Chichester District with the exception of the area covered by the SDNP. It is supported by the Infrastructure Delivery Plan, which shows what infrastructure is needed within the Plan area over the lifetime of the Plan, when it is needed and how much it will cost.

7.5 The CIL Charging Schedule and Planning Obligations and Affordable Housing SPD were adopted by the Council in January 2016 and came into force on 1 February 2016.

Statement of Community Involvement

7.6 The Statement of Community Involvement (SCI) was adopted by the Council in January 2013. It sets out the methods of consultation to be used for the various public consultation stages in the preparation of local plan documents and for development management consultations. This document will be reviewed and updated to take account of changes in Government legislation and guidance.

Overview	
Role and Subject	The SCI sets out the timing and methods of consultation to be used for the various public consultation stages in the preparation of Development Plan Documents, Supplementary Planning Documents and for development management consultations.
Geographical Area	Chichester District, except for the area covered by the South Downs National Park.
Status	Local Development Document

7 . Other Documents

Key milestones:	Dates
Approval of SCI for consultation	Cabinet - 9 May 2017 Council - 16 May 2017
Consultation on SCI	Consultation: 25 May - 6 July 2017 (6 weeks)
Approval of document for adoption	Cabinet - 7 November 2017 Council - 21 November 2017
Adoption	November 2017

Sustainability Appraisal incorporating Strategic Environmental Assessment

7.7 A Sustainability Appraisal (incorporating Strategic Environmental Assessment) will be undertaken for all DPDs, and where required for SPDs. This will ensure that the social, economic and environmental effects of policies are understood and fully taken into consideration. This is particularly important in the appraisal of reasonable options. A Sustainability Appraisal report will accompany each published stage of a DPD, including the final Submission version.

Appropriate Assessment

7.8 A Habitats Regulations Assessment (HRA) is undertaken during the production of a DPD to assess whether the policies and proposals will have a significant effect on integrity of sites of European importance. The HRA is updated to assess any fundamental changes or amendments to the DPD and will be published at each stage of the production of a DPD.

Monitoring and Review – The Authority’s Monitoring Report

7.9 Local planning authorities are required to publish a report that monitors the implementation of the LDS and whether adopted planning policies are delivering their objectives. The current version is published on the Council’s website at the following link: [Local Plan Monitoring](#).

Evidence Base

7.10 A number of studies will be prepared to support the evidence base for the Chichester Local Plan Review. Other evidence is being or will be prepared to support DPDs as relevant. These will either be published on the Council’s website or where too large to be published this way, will be made available in an alternative format. Studies are available at www.chichester.gov.uk/studies.

Duty to Cooperate

7.11 Procedures/protocols are being put in place under the ‘duty to cooperate’, which show how local authorities and other public bodies have cooperated with each other in the production of DPDs, particularly where the issues span across district council boundaries. The Council will work in conjunction with the other members of the Coastal West Sussex and Greater Brighton Strategic Planning Board on strategic planning issues, particularly focusing around housing, economic growth and infrastructure. In addition, it will collaborate with other authorities on specific issues as necessary.

Council Procedures and Reporting Protocols

7.12 The preparation of DPDs will be informed and monitored by the Council through:

- The Council’s Corporate Management Team, headed by the Chief Executive;
- The Council’s Development Plan and Infrastructure Panel, which comprises, the Leader of the Council, the Planning Portfolio holder, and other councillors;
- The Council’s Cabinet; and
- The full Council, including formal consideration of the the submission version of the Local Plan and other DPDs; to agree submission to the Secretary of State, and to adopt following receipt of the Inspector’s report.

Resources

7.13 The following officers of the Council are preparing the Local Development Documents:

- Planning Policy Conservation and Design Service Manager
- 3 Principal Planning Officers
- 3 Planning Policy Officers (two full time and one part time)
- Neighbourhood Planning Officer

Risk Assessment

7.14 Contingency arrangements will be put in place in the event that insufficient resources are available to progress the DPDs in line with this LDS. For example, staff shortages may occur through sickness, or through job turnover. Contingency actions are as required:

- Additional legal resources may be required to be procured in periods of heavy workload;
- Consultants may be appointed on short-term contracts to undertake specialised technical studies;
- Joint working will take place with neighbouring authorities, where deemed appropriate which will help spread the workload;
- Staff from elsewhere in the Council may be required to help out with matters for example publicity and consultation, and inputting responses to public consultations;
- Advice on procedural matters may be sought from the Planning Advisory Service and the Planning Inspectorate; and
- Implementation of the Council’s Business Continuity Plans.