

Public Document Pack

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A **Special** meeting of the **Cabinet** will be held in Committee Rooms, East Pallant House on **Monday 23 January 2023** at **9.30 am**

MEMBERS: Mrs E Lintill (Chairman), Mrs S Taylor (Vice-Chairman), Mr R Briscoe, Mr A Dignum, Mrs P Plant, Mr A Sutton and Mr P Wilding

SUPPLEMENT TO AGENDA

- 4 **Proposed Submission version of the Chichester Local Plan 2021 - 2039**
(Pages 1 - 11)

Schedule of Amendments.

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Chichester District Council

Special Cabinet

23 January 2023

**Proposed Submission version of the Chichester Local Plan
2021 - 2039**

**Schedule of Amendments to Local Plan and supporting documents following
DPIP on 18 January 2023**

The table below sets out a number of minor amendments to the Plan, policies map schedule and Habitats Regulation Assessment (HRA). The amendments are either following the recommendation of Members at the DPIP meeting on the 1 January 2023 or are minor corrections made by officers prior to and after the DPIP meeting. The table sets out the modification and the reason for the modification.

In relation to the HRA, the latest version (update received 19/01/23 – see table for amendment details) should be considered by Cabinet and Council. However, it should be noted that there may need to be further minor updates to the HRA prior to consultation commencing to correct typographical errors and minor recalculations of the nutrient budget, but these adjustments won't affect the conclusions reached.

Local Plan Page/ or supporting document page	Policy/ Paragraph/ Map reference	Modification (old wording striketrough ; <u>new wording underlined in bold</u>)	Reason for modification (e.g. DPIP, factual correction etc)
Page 36	Paragraph 3.20	<p>Amend para 3.20 for consistency with rest of Plan.</p> <p>“3.20 The Plan does not include any strategic allocations on the Manhood in recognition of this recently permitted growth and the ongoing constraints that the area faces, but does include 50 dwellings to come forward through the neighbourhood planning process at North Mundham. (which will likely be made up from sites which will have received permission).”</p>	DPIP recommendation
Page 105	Paragraphs 5.11 – 5.14 Longer Term Growth Requirements	<p>5.11 Although this <u>This</u> Plan considers the development needs of the plan area up to 2039. some initial consideration has been given to the concept of a new settlement to accommodate potential longer term growth needs. This arises from some reservations about whether <u>Beyond the Plan period additional planned provision for housing will be required. During the course of preparing this Plan, it has become apparent that it may not</u> will be appropriate in the longer term to continue to rely <u>completely</u> on existing <u>similar</u> sources of supply <u>such as</u> (e.g. urban extensions and urban intensification) <u>given their cumulative</u></p>	DPIP recommendation

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		<p>environmental, infrastructure, landscape and historic character impacts indefinitely given the potential for ongoing increased levels of housing needs.</p> <p><u>5.12 In order to be in a position to update this Local Plan within the next five years the Council will need to consider future population and household growth. At the same time, the requirement for sufficient homes to house a local workforce without relying on excessive in-commuting to the District’s workplaces will need to be considered. The continual evolution of National Planning Policy also presents challenges as in what national, regional, sub-regional and plan area strategic planning context any future reviews of this plan maybe undertaken.</u></p> <p>5.12 The planning and delivery of a new settlement is complex and given the significance a new settlement will have for future generations it is important that any such provision is planned carefully. Typically, a new settlement may provide a minimum of 2,000 – 3,000 new dwellings. This scale of development would be consistent with the</p>	

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		<p>typical population threshold required to support the key services to be provided, although other factors such as proximity to public transport and the strategic road network would also need to be taken into account. Higher levels of development would, however, enable a wider range of services and facilities to be provided over time as the new settlement was developed and the population grew.</p> <p><u>5.13 As indicated at paragraph 5.4, the West Sussex and Greater Brighton Strategic Planning Board has been commissioned to prepare the evidence base for the Local Strategic Statement 3 (LSS) for the longer term period 2030-2050. This work will involve neighbouring authorities, which may provide a strategic context in which to plan for the district’s future after 2039 and present one option for dealing with future housing growth. Similarly, the Council will continue to work bilaterally with neighbouring authorities in seeking to find cross boundary strategic solutions to future growth requirements.</u></p> <p>5.13 Given the long lead in time required, and the identification</p>	

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		<p>of a ready supply of housing elsewhere within the plan area to accommodate identified needs during the plan period, this Plan is not dependent on the provision of a new settlement.</p> <p>5.14 However, in order to progress the longer-term identification of a possible site for a new settlement, <u>In addition to the investigation of strategic solutions to address the longer-term development needs, in order to facilitate the identification of possible new development specifically within the Chichester plan area,</u> the following considerations are set out to guide potential discussions leading up to the preparation of a future review of this Plan:</p> <ul style="list-style-type: none"> • Sufficient scale to support potential long-term development needs arising and support the provision of key infrastructure and community facilities; • Comprehensively planned in consultation with existing communities and key stakeholders; • a Sustainable, inclusive and cohesive 	

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		<p>communityies promoting self-sufficiency and with high levels of sustainable transport connectivity;</p> <ul style="list-style-type: none"> • Inclusion of on-site measures to avoid and mitigate any significant adverse impacts on nearby protected habitats; • Provision of a mix of uses to meet longer term development needs and contribute towards its • <u>Maintain the plan area's</u> distinctive identity; and • A layout and form of development that avoids coalescence with existing settlements <u>within and adjacent to the plan area</u> and does not undermine their separate identity; • Respects the <u>historic and</u> landscape character and conserves and where possible enhances the character, significance and setting of heritage assets 	
Page 108	Policy H4 – Affordable Housing	Amend criteria 2 to refer to sites of 6 to 9 dwellings to be consistent	Post DPIP officer correction to

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		<p>with on-site threshold (which has reduced from 11 to 10 units)</p> <p>“2. On sites of 6 to 910 dwellings, in areas designated as rural areas as shown in Appendix B, the council will seek a financial contribution for the provision of affordable dwellings as a commuted sum.”</p>	accord with NPPF.
Page 144	Policy P6 - Amenity	<p>Amended wording to clarify that development should meet national space standards as a minimum:</p> <p>“In the following cases, the gross internal floor area of new dwellings (excluding purpose built student accommodation, hotels, residential institutions) shall <u>meet</u> as a minimum exceed the nationally described space standards (or any subsequent standards):”</p>	Post DPIP officer correction for consistency with supporting text.
Page 183	Policy E4 - Horticulture	<p>Criterion 9 lines 3/4 – delete “within the Parish” as this policy is not parish specific</p> <p>“9. The proposal retains and enhances existing connecting habitats as well as facilitates the creation of new levels of habitat connectivity within the site and to the wider Green Infrastructure network and identified Strategic Wildlife Corridors within the parish.”</p>	Pre DPIP officer amendment
Page 224	Policy A6 (8) Land West of Chichester	<p>Criterion 8 amend to refer to Westgate area:</p> <p>“11. Subject to detailed transport assessment, provide road access</p>	Post DPIP officer amendment

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		to the north from Old Broyle Road and to the south from Westgate <u>area</u> ;	
Page 232	Policy A8 Land East of Chichester	Amend 5 th bullet point in policy for consistency with Policy A11 to include consideration of outstanding need for gypsy and traveller pitches at the time of determination: “Nine gypsy and traveller pitches, <u>if there remains an outstanding need for pitches at the time of the determination of the planning application.</u> ”	DPIP recommendation
Page 231	Para 10.35	Amend bullet point list to include: <ul style="list-style-type: none"> • <u>“Incorporate suitable noise mitigation measures into the design and layout to address impacts arising from the proximity of the site to the A27 and railway.”</u> 	DPIP recommendation
Page 233	Policy A8 Land East of Chichester	Add new criterion 12) and renumber accordingly: <u>“Incorporate suitable noise mitigation measures into the design and layout to address impacts arising from the proximity of the site to the A27 and railway.”</u>	DPIP recommendation
Page 233	Policy A8 Land East of Chichester	Add new criterion 10) and renumber accordingly: <u>“Any development brought forward at this site will require a project level HRA to establish that adequate mitigation is in place in line with the submission of a planning application to ensure no</u>	HRA recommendation

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		<u>adverse effects on the integrity of Singleton and Cocking Tunnels SAC or any other European sites.</u>	
Page 240	Para 10.41	<p>Amend paragraph 10.41 to include potential views towards the SDNP:</p> <p>“A number of specific issues will need to be taken into account in developing the site, these include:</p> <ul style="list-style-type: none"> • The South Downs National Park is approximately 1km to the north of the site and the council’s Landscape Capacity Study has identified that there is the potential for this area to be visible in views from <u>and towards</u> the National Park; careful consideration will, therefore, need to be given to minimising any impacts on views; from the National Park towards the site;” 	DPIP recommendation
Page 241	Policy A10 Land at Maudlin Farm	<p>Amend criteria 1 to include potential views towards the SDNP:</p> <p>“Provide for a high-quality form of development that respects the settlement pattern and local distinctiveness, integrates the development into the landscape and ensures that views from <u>and towards</u> the South Downs National Park are considered as part of the</p>	DPIP recommendation

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		design and layout of the development. Development should accord with the National Design Guide and any design code or guidance adopted or approved which is relevant to the site;"	
Page 241	Policy A10 Land at Maudlin Farm	Amend 4 th bullet point in policy for consistency with Policy A11 to include consideration of outstanding need for gypsy and traveller pitches at the time of determination: "3 gypsy and traveller pitches, <u>if there remains an outstanding need for pitches at the time of the determination of the planning application.</u> "	DPIIP recommendation
Page 257	Policy A14 Land West of Tangmere	Amend references in policy to amount of land required for specific land uses for consistency with other strategic site policies: "4. Make provision for 2.4 hectares of land to accommodate a new two-form entry primary school and associated development, including provision for an early years setting and a special support centre. A <u>further 0.49 hectares</u> of land shall be safeguarded to facilitate the potential expansion of the two-form entry primary school to three-form entry; 5. Incorporate new recreation, and open space <u>and green infrastructure, including parks, a community orchard, playing pitches, sport pavilion and</u>	DPIIP recommendation

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		provision, including providing 2.1 hectares of new allotments, enabling the relocation of the existing allotments at the Tangmere Military Aviation Museum; and provision of 0.46 hectares of land for a community orchard;	
Policies Map	Map E3a Runcton HDA deletions and extension	Add strategic wildlife corridor; settlement boundaries; site allocations	Pre DPIP officer amendment - to be consistent with other maps
Policies Map	Map A20a Land South of Bognor Road	Extent of HDA needs amending as per E3a (removed parts at Vinnetrow Farm Ho and E of Kives Farm).	Pre DPIP officer amendment - to be consistent with E3a map
Habitat Regulations Assessment (HRA)	Tables 5 and 6 Paras 5.43 – 5.49 Appendix A	Updated version of the HRA includes updated details on water quality and updated Appendix A – Policy and Allocation Screening	Post DPIP amendments from consultants to address officer comments and reflect latest nutrient budget figures.
Infrastructure Delivery Plan	Para 15.2	Amend para to correct policy reference: Local Plan policies A19 SA15 (Tangmere Strategic Employment Land) and E4 DM15 (Horticultural Development) will also place demands on infrastructure within and adjacent to Tangmere parish.	DPIP recommendation.

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