

Chichester District Council

THE CABINET

9 January 2018

Revised Local Development Scheme 2018-2021

1. Contacts

Report Author:

Anna Miller - Planning Policy Officer

Telephone: 01243 521031

E-mail: amiller@chichester.gov.uk

Cabinet Member:

Susan Taylor - Cabinet Member for Planning Services

Telephone: 01243 514034

E-mail: sttaylor@chichester.gov.uk

2. Recommendation

- 2.1. That the Council be recommended to approve the revised Local Development Scheme 2018-2021.**

3. Background

- 3.1. The Council's Local Development Scheme (LDS) was previously updated and approved by Council for publication in June 2017.
- 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 any changes to the timetables for the Chichester Local Plan Review and Site Allocation Development Plan Document. The updated version of the LDS covering the period 2018-2021 is in the Appendix.
- 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 Supplementary Planning Documents 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 is 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 2018-2021 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 preparation process.

5. Proposal

- 5.1. There are two main areas where it is proposed to change the LDS, which relate to adjusting the timetables for preparation of the Chichester Local Plan Review and the Site Allocation DPD. These documents are addressed in turn below, followed by necessary amendments to take account of made neighbourhood plans.

Chichester Local Plan Review

- 5.2. The LDS published in June 2017 outlined the timetable for the Chichester Local Plan Review. However, in September 2017 the Government published a consultation proposing a methodology for calculating housing need. As a consequence there is some uncertainty regarding whether this proposed methodology will be incorporated into legislation or national policy. This uncertainty regarding housing numbers has implications for other evidence base studies that will be required to support the strategy and policies in the new plan.
- 5.3. In light of the potential changes to legislation and/or national policy and the nature of the evidence based studies, which have interlinked dependencies, there has been a delay to the timetable for the Chichester Local Plan Review. In addition, workloads associated with the Site Allocation DPD, planning appeals, the Brownfield Register and the Southern Gateway Masterplan have, at times, diverted resources away from Local Plan Review preparation. In addition it has not yet been possible to secure additional staff resources to the new posts in the Planning Policy Team (see para 7.1 below). The timetable has therefore been reviewed in the LDS to incorporate an additional 5 months between the Issues and Options consultation and the consultation on the Preferred Approach Plan.
- 5.4. Consequently the anticipated adoption of the Chichester Local Plan Review would be achieved 4 months later than currently identified. Whilst this reduces the contingency in the timetable, adoption of the Chichester Local Plan Review is timetabled for March 2020, which remains 4 months prior to July 2020, which is the end of the period that the Inspector who examined the current Local Plan expected the Council to commit to completing a review by. This is less than the 5 months referred to in paragraph 5.3 above due to a slightly compressed timetable in the latter stages.

Site Allocation DPD

- 5.5. The Site Allocation DPD was submitted to the Secretary of State in March 2017. As part of the submission, a number of main and minor modifications to the Site Allocation DPD were included for the Inspector to consider. The Site Allocation DPD and the proposed modifications were to be considered at the Examination Hearing that was expected to take place in July 2017. However, due to the availability of the Inspector and staff resources, the Examination Hearings were undertaken in September 2017.

- 5.6. Following the Examination Hearings and the receipt of a letter from the Inspector, which has yet to be received, the Council will need to consult on the proposed modifications. The Inspector will then consider any representations and determine whether any further hearings are necessary. She will then issue her report.
- 5.7. In light of the changes to the timing of the Examination Hearings, the timetable for the Site Allocation DPD has been revised in the LDS to incorporate the further seven months necessary to achieve adoption of the Plan.

Neighbourhood Plans

- 5.8. Section 4 of the proposed revised 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 last LDS in June 2017, the Lavant neighbourhood plan has been 'made'.

6. Alternatives Considered

- 6.1. The timetable for the Chichester Local Plan Review outlined in Appendix 1 could be postponed until changes to the Government's proposed methodology on calculating housing need have been clarified. However, the Inspector recommended that to make the Chichester Local Plan: Key Policies 2014-2029 (Chichester Local Plan) sound, the Council should commit to completing a review of the Plan within five years.
- 6.2. It is not considered feasible to propose a quicker timetable than the one being suggested in the proposed revised LDS. This would mean that the plan would have to be prepared without the completion of the evidence base on which it is based or that there would be insufficient time to take in to account representations made on the Preferred Approach Plan. The timetable that has been proposed is the quickest that it is considered could be delivered.
- 6.3. Work on the Site Allocation DPD could be halted; however, this could adversely impact on the delivery of housing within the parishes without a neighbourhood plan and the Council's five year supply of housing.

7. Resource and Legal Implications

- 7.1. In May 2016, Cabinet agreed the Local Plan Review - Project Initiation Document, which included the estimated costs of the project. Appropriate budgetary provision has therefore been provided. It is also intended to add two new posts to the Planning Policy team to ensure that the Local Plan Review work can be effectively progressed. The budgetary implications will be addressed within a future report to Cabinet.
- 7.2. The main resource implications for the Council regarding the Site Allocation DPD involve officer time to review and consult on the modifications proposed and the project management of 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 Chichester Local Plan Review and Site Allocation DPD will require formal consultation with the public and a wide range of stakeholders to ensure that all potential community impacts and views are considered.

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. Revised Local Development Scheme 2018-2021.

12. Background Papers

- 12.1 None.