

Local Development Scheme 2018-2021



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Revised November 2018

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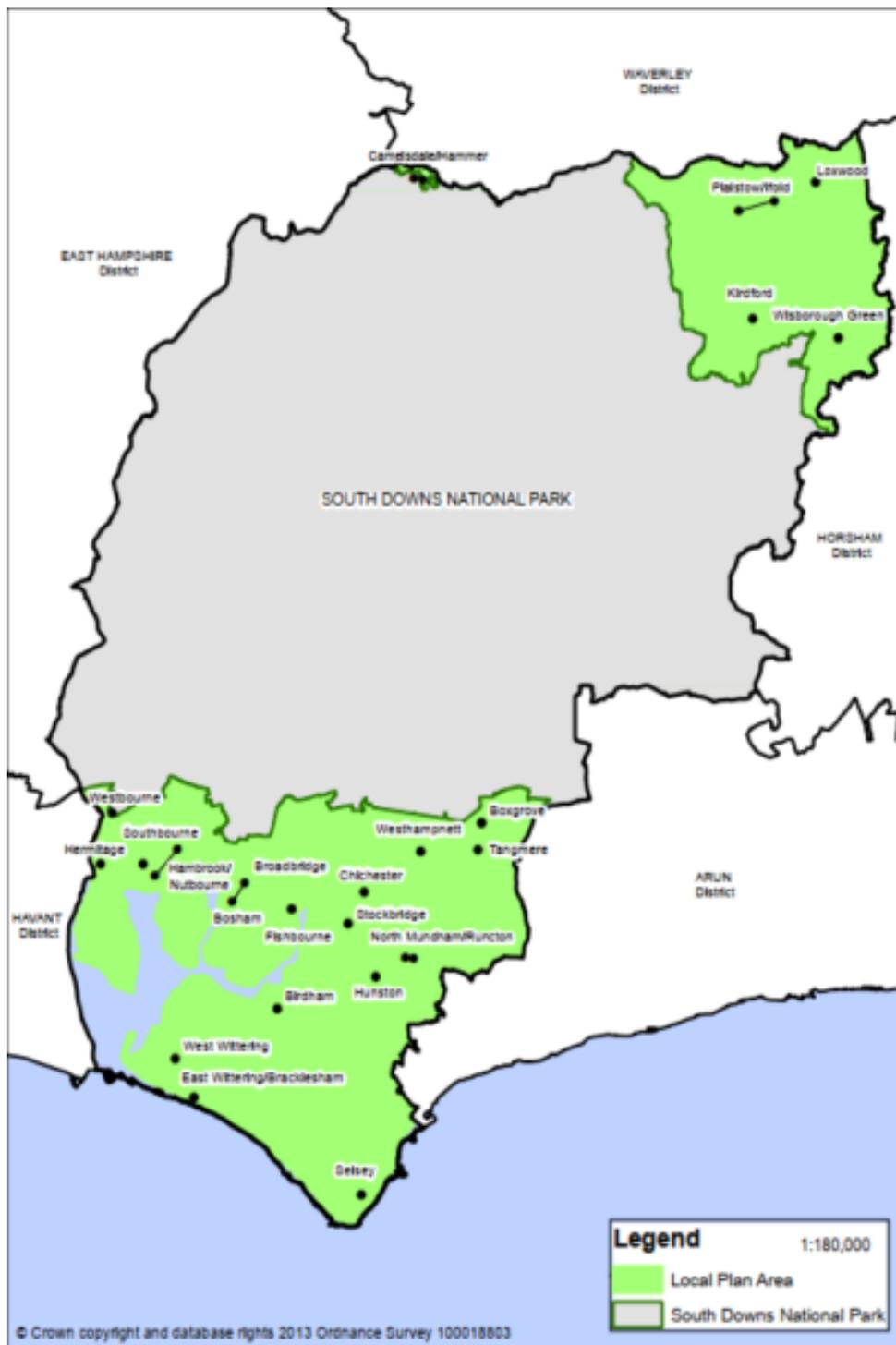
1. Introduction

- 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 2018–2021 and updates the previous LDS published in January 2018.
- 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, as well as a 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 (SDNP) (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 revised National Planning Policy Framework (NPPF) was published on 24 July 2018 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. Planning practice guidance is currently, where necessary, being updated to reflect the changes to the National Planning Policy Framework.

4. The Current Development Plan

4.1 On publication of this LDS in November 2018, the Development Plan will comprise:

- Chichester Local Plan: Key Policies 2014-2029
- West Sussex Waste Local Plan April 2014
- West Sussex Joint Minerals Local Plan July 2018
- 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
- Lavant Parish Neighbourhood Plan July 2017
- Petworth Neighbourhood Plan July 2018

4.2 West Sussex County Council (WSCC) is the local planning authority for minerals and waste planning. A new Minerals Plan was formally adopted by the West Sussex County Council and the South Downs National Park Authority on 20 July 2018. The Inspector's report and all other relevant documents are available in the examination document library on 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 There are 21 Neighbourhood Plan Designated Areas in the local planning authority area. Further information on neighbourhood planning can be found via www.chichester.gov.uk/neighbourhoodplan.

Development Plan Documents (DPDs) – Timetable

- 5.1 The following tables set out the DPDs and SPDs that the Council will prepare over the next three years to 2021.
- 5.2 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.
- 5.3 The first document identified below relates to the adopted Chichester Local Plan: Key Policies 2014-2029 and forms the Site Allocation DPD that completes the work to allocate land under that local plan.
- 5.4 The documents listed thereafter relate to the Local Plan Review.

Site Allocation Development Plan Document (related to the adopted Chichester Local Plan: Key Policies 2014-2029)

Overview	
Role and Subject	The Site Allocation DPD identifies non-strategic sites such as housing, employment, Settlement Boundaries and other development requirements in conformity with the Chichester Local Plan. It covers 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 Site Allocation DPD for consultation	Cabinet – 1 December 2015 Council – 15 December 2015
Consultation on Site Allocation DPD (Reg 18)	Consultation: 7 January – 18 February 2016 (6 weeks)
Approval for Further Consultation on Site Allocation DPD	Cabinet – 7 June 2016 Council – 19 July 2016
Further Consultation on Site Allocation DPD	Consultation: 28 July – 22

	September 2016 (8 weeks)
Approval for Statutory Public Consultation on Site Allocation DPD (Pre-Submission)	Cabinet – 1 November 2016 Council – 22 November 2016
Statutory Public Consultation on Site Allocation DPD (Reg 19) (Pre-Submission)	Consultation: 1 December 2016 – 26 January 2017 (8 weeks)
Submission to Secretary of State	March 2017
Examination	September 2017
Adoption (anticipated)	January 2019

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 2035. It will set out the overall strategy for the whole Plan area and strategic and development management policies. It will provide the policy context for neighbourhood and other community-led planning documents. Revisions to the 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 - June 2017 Council - June 2017
Consultation on strategy options	June - August 2017
Approval of Preferred Approach DPD for consultation	Cabinet - November 2018 Council - November 2018
Consultation on Preferred Approach (Reg 18)	December 2018 –

	February 2019
Approval of Statutory Public Consultation DPD for consultation (Publication)	Cabinet - July 2019 Council - July 2019
Statutory Public Consultation document (Reg 19) (Publication)	August - September 2019
Submission to Secretary of State	October 2019
Examination Hearings	January 2020
Adoption	July 2020

Work will start soon on new Development Plan Documents to accompany the Local Plan Review. These will allocate land for development needs identified in the Local Plan Review, such as for housing and gypsy and traveller sites.

Local Plan Review Site Allocation Development Plan Document

Overview	
Role and Subject	The Local Plan Review Site Allocation DPD will allocate land for development needs identified in the Local Plan Review such as housing and gypsy and traveller sites and review Settlement Boundaries in conformity with the Chichester Local Plan Review. It covers those parts of the Plan area where local communities have not chosen to identify sites through neighbourhood plans.
Geographical Area	Chichester District, except for the area covered by the South Downs National Park.
Status	Development Plan Document.

Key milestones:	Dates
Approval of Site Allocation DPD for consultation	Cabinet/Council – September 2020
Consultation on Site Allocation DPD (Reg 18)	Consultation: October/November 2020 – (6 weeks)

Approval for Statutory Public Consultation on Site Allocation DPD (Publication)	Cabinet/Council – May 2021 2021
Statutory Public Consultation on Site Allocation DPD (Reg 19) (Publication)	Consultation: June/July 2021 (8 weeks)
Submission to Secretary of State	September 2021
Examination Hearings	December 2021
Adoption (anticipated)	July 2022

Noise Supplementary Planning Document (Noise SPD)

Overview	
Role and Subject	The Noise SPD will set out advice on the implementation of policies for controlling noise from new development and protecting noise sensitive new development from existing noise, contained in the Local Plan Review.
Geographical Area	Chichester District, except for the area covered by the South Downs National Park.
Status	Supplementary Planning Document.

Key milestones:	Dates
Consultation on Noise SPD (Reg 18)	August - September 2019
Adoption (following adoption of Local Plan Review)	July 2020

Air Quality Supplementary Planning Document (Air Quality SPD)

Overview	
Role and Subject	The Air Quality SPD will set out advice on the implementation of policies for dealing with the impacts both from and upon air quality in relation to new development, contained in the Local Plan Review.
Geographical Area	Chichester District, except for the area covered by the South

	Downs National Park.
Status	Supplementary Planning Document.

Key milestones:	Dates
Consultation on Air Quality SPD (Reg 18)	August - September 2019
Adoption (following adoption of Local Plan Review)	July 2020

5. Other Documents

Policies Map

- 7.1 The Policies Map, which is available online, identifies policy designations, proposals, and sites allocated for particular land uses in the Chichester Local Plan. It is updated as the following documents are adopted or made:
- Chichester Local Plan Review;
 - Site Allocation DPD;
 - Neighbourhood Development Plans.

Community Infrastructure Levy

- 7.2 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.
- 7.3 The CIL Charging Schedule sets out standard charge(s) that the Council levies 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.
- 7.4 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.
- 7.5 Both the CIL Charging Schedule and the Planning Obligations and Affordable Housing SPD will require review and possible amendment in the light of the development proposed in the Local Plan Review, the contents of the Infrastructure Delivery Plan and the Whole Plan Viability Assessment (evidence base documents to support the Local Plan Review). At the current time the precise timescales for these reviews are uncertain and the LDS will need to be amended when they have been determined.

Statement of Community Involvement

- 7.6 The Statement of Community Involvement (SCI) was adopted by the Council on 23 January 2018. 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. The document has been 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.

Key milestones:	Dates
Approval of SCI for consultation	Cabinet – May 2017 Council – May 2017
Consultation on SCI	Consultation: 25 May – 6 July 2017 (6 weeks)
Approval of document for adoption	Cabinet – January 2018 Council – January 2018
Adopted	January 2018

Brownfield Land Register

7.7 The Council is legally required to prepare, maintain and publish a register of brownfield (previously developed land) within the District. The brownfield register aims to provide publicly available information on all brownfield sites which the Local Authority considers are appropriate for residential development. The register will be used to monitor the government's commitment to the delivery of brownfield sites. The current version is published on the Council's website at the following link: [Brownfield Land Register](#).

Sustainability Appraisal incorporating Strategic Environmental Assessment

7.8 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

- 7.9 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 the 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

- 7.10 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

- 7.11 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

- 7.12 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 West Sussex and Greater Brighton Strategic Planning Board on strategic planning issues, particularly those focusing on housing, economic growth and infrastructure. In addition, the Council will collaborate with other authorities on specific issues as necessary.

Council Procedures and Reporting Protocols

- 7.13 The preparation of DPDs will be informed and monitored by the Council through:
- The Council’s Strategic Leadership 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

to include formal consideration of 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

7.14 The Council has a well-resourced Planning Policy team including the Planning Policy Manager supported by a range of Principal Planning Officers and Planning Policy Officers. In addition the team includes dedicated staff resources to collect, monitor and manage the Community Infrastructure Levy and funds secured through S106 planning obligations.

Risk Assessment

7.15 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.