

Appendix 3

Schedule of proposed amendments to the Interim Policy Statement

Section/Criterion number	Proposed amendments
1.3	Amend wording to “From the 15 July 2020 (five years from the date of adoption of the CLPKP), the Council’s housing supply and housing delivery will be <u>is</u> assessed against <u>a calculation of Local Housing Need, as set out in national policy and guidance</u> the figure of 628 dwellings per annum , rather than the previously adopted housing target of 435 dwellings per annum.”
1.4	Amend wording to read “The <u>Council’s</u> housing supply position will be <u>kept under reviewed</u> at that time , but <u>at the current time, the Council is not able to demonstrate a robust five year supply of housing as required in national policy.</u> There is a risk that the Council will not be able to continue to demonstrate a robust five year supply of housing land as required in national policy, and the presumption in favour of sustainable development set out in the NPPF will apply. The position is different in parishes which have a made neighbourhood plan which allocates land for housing.”
1.5	Add new paragraph to read “ <u>The most recent calculation of Local Housing Need is set out in the Council’s 5 Year Housing Supply calculation as at 15 July 2020, which considers that the Local Housing Need as at 15 July 2020 is 628 dwellings per annum. The current standard methodology for assessing Local Housing Need draws upon household projections and housing affordability data which is subject to periodic updating, and this will have implications for this figure. In addition, the Government has announced proposed changes to the standard methodology which, if implemented, will have implications for the calculations of Local Housing Need. It is therefore intended that this document is accompanied by a separate schedule setting out the current calculation of Local Housing Need which can be periodically updated.</u> ”
2.3	Amend wording to “This statement aims to provide interim guidance which will apply until the Council <u>has adopted the Local Plan Review.</u> Considers it has a five year supply of housing in line with Government guidance. <u>If, prior to that point the Council has established a 5 year supply, then the need for this Interim Policy Statement will be reviewed at that point....</u> ”
2.4.1	Amend wording to “ <u>Prioritising progress on delivery of allocated known sites...</u> ”
2.4.2	Amend wording to “ <u>Inviting developers to intensify and speed up the delivery of development, and where appropriate, to consider intensifying development on sites already underway.</u> ”
3.4	Amend wording to “ From <u>As of</u> the 15 July 2020, the relevant housing policies contained within the adopted Local Plan will be <u>are</u> deemed to be ‘out of date’...”
4.1	Amend wording to “...national and local planning policies, including the <u>NPPF, and the</u> adopted and emerging plans.”

4.2	Amend wording to "...They should not be, for example, dependent upon delivery of significant off-site infrastructure <u>which would prevent them from delivering completed dwellings within 5 years</u> ; and should be fully in the applicant's control"
4.3	Amend wording to "Applicants will also be expected to show that they intend to develop sites promptly so that <u>dwellings proposals will begin to be delivered within a short period [up to a maximum of 2 years]. Demonstration of deliverability and the intention to develop (for example, through the requirement to submit a phasing plan) will be required to support planning applications.</u> "
4.4	Amend wording to " <u>In the first instance, the Council would encourage applications for full planning permission to be made. Where necessary, the Council would encourage the submission of hybrid applications for larger sites (part full and part outline).</u> Planning applications for outline permission can be made, however the Local Planning Authority would expect relevant information to demonstrate how the criteria in this Interim Policy Statement can be complied with. It is also expected that a parameter plan to be submitted as part of the outline application, and that an indicative layout is submitted with an application in order <u>provided</u> to judge the potential housing mix and layout."
4.5	Add new paragraph: " <u>Applicants should also refer to the Local List on the Council's website which sets out the information which is required to support a valid planning application. Attention is drawn in particular to the requirement for applicants to submit an Interim Policy Statement Justification to demonstrate how the proposal would accord with all of the requirements contained within this Interim Policy Statement.</u> "
4.6	Add new section 'Time restricted conditions' with text to read " <u>The Council will seek to condition any planning permission to commence within 2 years from grant of planning permission to maximise the likelihood of delivery of housing within the Local Plan Area. Where outline permission is granted, the Council will take a similar approach in reducing the implementation period to ensure expedient delivery of sites.</u> "
4.7	Amend wording to "Sites should also be acceptable in all other respects, e.g. highways access, flood risk, contribution to affordable housing and open space requirements, <u>provide net gains to biodiversity, and should...</u> "
4.8	Amend wording to "...Developments adjoining smaller settlements <u>which are less locationally sustainable</u> will be expected to be smaller in scale than those that might be suitable for the extension of Chichester or the Settlement Hubs, with their larger sizes and range of facilities."
4.9	Amend wording to "Sites should also be acceptable in all other respects, e.g. highways access, flood risk, contribute to affordable housing and open space requirements, <u>provide new gains to biodiversity, and should</u> reflect the needs of local communities, in relation to the amount, size, type and mix of housing tenures proposed."
4.12	Add new text to read " <u>Applicants are encouraged to submit their own evidence in addition to the Council's evidence base.</u> "
4.13	Add new section "Local engagement" with text to read " <u>The Council would encourage applicants to undertake engagement with the local community and relevant stakeholders regarding their proposals for development.</u> "

5.2	Amend wording to “The acceptability of planning proposals will ultimately need to be assessed by the decision-maker on a case by case basis, in relation to the economic, social and environmental dimensions of sustainable development, leading to a conclusion about the overall sustainability of the proposals, whilst having regard to all elements of the proposal, up to date development plan policies <u>including those within made Neighbourhood Plans</u> , the NPPF, and other material considerations. <u>This Interim Statement will seek to secure additional opportunities for housing development in locations which are sustainable and where it can be demonstrated that there would be early delivery of homes, subject to meeting all of the criteria in this Statement.</u> ”
5.3	Amend wording to “This Statement <u>applies to greenfield and brownfield sites outside of settlement boundaries, and does not apply to existing allocations within the Chichester Plan area or to land within the South Downs National Park.</u> ”
6.2	Amend wording to “To provide clarity for applicants and other parties, the following criteria set out what the Council considers good quality development in the Chichester Local Plan area, with reference to adopted and emerging Local Plan <u>and made Neighbourhood Plan</u> policy and evidence.”
Criterion 1	Amend wording to “The site boundary in whole or in part is contiguous with an identified settlement boundary <u>as approved in the adopted development plan</u> (i.e. at least one boundary must adjoin the settlement boundary or be immediately adjacent to it). <u>Where a proposal is separated from the settlement boundary by road, railway line, cycle path or pedestrian footpath, it will meet this criterion where it is shown to be sustainable and integrated with the settlement it adjoins.</u> ”
Criterion 1	Remove reference to HELAA under ‘Relevant evidence’
Criterion 2	Amend wording to “The scale of development proposed is appropriate having regard to the settlement’s location in the settlement hierarchy <u>and the range of facilities which would make it a sustainable location for new development.</u> ”
Criterion 3	Amend wording to “The impact of development on the edge of settlements, or in areas identified as the locations for potential landscape gaps, individually or cumulatively does not result in the actual or perceived coalescence of settlements as demonstrated through the submission of a Landscape and Visual Impact Assessment <u>proportionate evidence. Where a proposed development is environmentally significant (by virtue of its size, location or degree of prominence in the locality), development proposals must be accompanied by a Landscape and Visual Impact Assessment</u>
Criterion 4	Amend wording to “...Arbitrarily low density or piecemeal development such as the artificial sub-division of larger land parcels will not be encouraged.
Criterion 4	Under ‘relevant policies’ include: CLPKP Policy 7 Masterplanning Strategic Development LPR Policy S32 Design Strategies for Strategic and Major Development Sites
Criterion 5	Amend wording to “Proposals should demonstrate <u>that consideration of the impact of development would not have an adverse impact on the surrounding townscape and landscape character...</u> ”

Criterion 5	Include footnote referencing Section 62 of the Environment Act 1995
Criterion 6	Amend wording to "...should demonstrate that they will not <u>adversely</u> affect the potential..."
Criterion 6	Under 'relevant policies' include: CLPKP Policy 49 Biodiversity LPR Policy DM29 Biodiversity LPR Policy DM31 Trees, Hedgerows and Woodlands
Criterion 6	Under 'relevant evidence' include: Local Biodiversity Action Plan
Criterion 7	Amend wording to "Development proposals should set out how necessary infrastructure will be secured, including, for example: wastewater conveyance and treatment, <u>flood mitigation and defence</u> , affordable housing, open space and highways improvements.
Criterion 7	Under 'relevant evidence' include: Approach to securing development contributions to mitigate additional traffic impacts on the A27 Chichester Bypass SPD Add reference to the Surface Water and Foul Drainage SPD Joint Environment Agency and Southern Water Position Statement on Managing New Housing Development in the Apuldram (Chichester) Wastewater Treatment Works Catchment
Criterion 8	Amend wording to "...Applicants will be required to submit necessary detailed information within a Sustainability <u>Sustainable Construction and Design Statement</u> or chapter within the Design and Access Statement..."
Criterion 8	Amend bullet point 2 to "...through improvements to the <u>fabric and ventilation systems</u> of the dwelling..."
Criterion 8	Amend bullet point 4 to "Incorporates electric vehicle charging infrastructure in accordance with West Sussex County Council's Car Parking Standards Guidance. <u>Proposals that can commit to delivery of EV charging infrastructure that exceeds policy requirements will be given strong positive weight.</u> "
Criterion 8	Additional wording to criteria " <u>Flexibility – the standards achieved as detailed above may be a matter for negotiation at the time of the planning application, having regard to abnormal site costs, economic viability and the technical feasibility of meeting the standards on a specific site.</u>
	<u>Should central government introduce equivalent or higher standards during the lifetime of this Interim Statement then the first three bullet points above will cease to be used and said national standards will replace them.</u> "
Criterion 10	Under 'relevant evidence' include: WSCC Walking and Cycling Strategy 2016-2036 Chichester Local Cycling and Walking Infrastructure Plan
Criterion 11	Amend wording to "Development <u>is to be located in areas at lowest risk of flooding first, and must be located, designed and laid out to ensure that it is safe, that the risk from flooding is minimised whilst not increasing the risk of flooding elsewhere, and that residual risks are safely managed.</u> This includes, where relevant, provision

	<p>of the necessary information for the LPA to undertake a sequential test, and where necessary the exception test, incorporation of flood mitigation measures into the design (including evidence of independent verification of SUDs designs and ongoing maintenance) and evidence that development would not constrain the natural <u>effective</u> function of the floodplain, either by impeding <u>surface water/ flood flows</u> or reducing storage capacity. All flood risk assessments <u>and sequential and exception test processes</u> should be informed by the most recent climate change allowances published by the Environment Agency.</p> <p><u>Built development can lead to increased surface water run-off; therefore new development is encouraged to incorporate mitigation techniques in its design such as permeable surfaces and surface water drainage schemes must be based on sustainable drainage principles.</u></p>
Criterion 11	<p>Under 'relevant evidence' include: HELAA WSCC Lead Local Flood Authority Policy for the Management of Surface Water</p>
Criterion 13	<p>New criterion to read "<u>Development proposals are required to demonstrate that they are deliverable from the time of the submission of the planning application through the submission of a deliverability statement justifying how development will ensure quicker delivery.</u></p> <p><u>The Council will seek to impose time restricted conditions on planning applications to ensure early delivery of housing.</u></p>