

Chichester District Council

CABINET

2 March 2021

Revised Local Development Scheme 2021-2024

1. Contacts

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2. Recommendation

2.1 That Cabinet recommends to Council that it approves the revised Local Development Scheme.

3. Background

- 3.1 The Council's Local Development Scheme (LDS) was previously updated and approved by Council for publication in September 2019.
- 3.2 The LDS is kept under review as it is a statutory requirement. 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. The Government has recently emphasised the importance of providing clear timetables for the progression of plans. It is therefore necessary to amend the LDS to take account of changes to the timetables of any of the Development Plan Documents. The updated version of the LDS covering the period 2021-2024 is attached as Appendix 1.
- 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) 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 will be used to monitor the Council's progress in producing planning policy documents as part of the Authority's Monitoring Report.

4. Progress with the Plan

- 4.1 Since the consultation on the Preferred Approach Plan closed in February 2019, the Council has been progressing the Local Plan in response to the issues raised in that consultation and other relevant matters.
- 4.2 Transport and the A27 have always been recognised as key considerations for the emerging Local Plan. The Preferred Approach Plan identified the Stockbridge Link Road as necessary infrastructure to mitigate the impacts of expected growth. Proposals for this and other improvements to the A27 were set out in the accompanying report *Transport Study of Strategic Development Options and Sustainable Transport Measures*. Following concerns over the financial and environmental impact of the road, transport consultants Stantec were asked to investigate alternatives to the link road, and identified a different approach utilising revised works to Stockbridge Roundabout. Following testing, the alternative was ultimately found to not be capable of mitigating the impacts of growth. It is envisaged that this report will be finalised and made available on the Council's website later this month.
- 4.3 The route envisaged for the Stockbridge Link Road (SLR) crosses land largely owned by West Sussex County Council, which it promoted for development to Chichester District Council in 2018 and was subsequently proposed to be allocated in the Preferred Approach Plan. Following the work conducted by Stantec outlined in paragraph 4.2 of this report which concluded that the Stockbridge Link Road was a necessary part of mitigating the impact of the expected level of development, officers discussed further with West Sussex County Council the availability of the land for development and how a link road may be delivered. The County Council has now confirmed its position by letter on 17 December 2020, a copy of which forms Appendix 2 to this report.
- 4.4 Therefore more detailed feasibility work, including an assessment of the impacts of the proposed road, will be required before the Plan can be finalised. In addition, further transport work will evidence when the necessary junction improvements will be required, and further discussions will be held with potential funding organisations. Finally, work will progress on a Statement of Common Ground with Southern Water, evidencing their position on the capacity of waste water treatment infrastructure and the feasibility of expansion to serve new growth. Taken together, this will enable a further report to be prepared for the Council to consider the progress to date of testing if the total needs identified for the plan area can be met and hence, if it is reasonable to continue with the full infrastructure package identified in the Preferred Approach Plan or, to pursue an alternative approach with the Plan recognising the extent to which development may be constrained.
- 4.5 This is going to take more time than previously envisaged for the Local Plan Review, and this is reflected in the Local Development Scheme. It is envisaged that following approval by the Council the timetable will be placed on the Council's website, with more detail on the *Local Plan Timeline* page. Details of the new timetable, and the reasons for it, will be included in the regular Local Plan newsletter which the Council has initiated in 2021.

5. Outcomes to be achieved

- 5.1 The revised LDS, which covers the period 2021-2024 details the current Development Plan and proposals for new documents for the Chichester Local Plan area. Its purpose is to help 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 process.

6. Proposal

- 6.1 There are a number of areas where it is proposed to update the LDS, which include amending the timetables for the Chichester Local Plan Review and the supporting Allocations DPDs. Other relevant sections of the LDS to be amended are addressed below.

Section 3 – The Planning System

- 6.2 The Government revised the NPPF in February 2019 which is a material consideration in decision-making and continues to confirm that the planning system is “plan-led”.

Section 4 – The Current Development Plan

- 6.3 Additional documents that now comprise the Development Plan include the Site Allocation Development Plan Document representing the second and 'daughter' document to the adopted Chichester Local Plan: Key Policies 2014 – 2029. The Site Allocation Development Plan Document was adopted on 22 January 2019.

Section 5 – Interim Position Statement for Housing Development

- 6.4 At the current time, the Council is not able to demonstrate a five year supply of housing as required by national policy. On that basis an Interim Position Statement for Housing Development (IPS) has been prepared to set out how the Council is taking a proactive approach in seeking to boost its supply of housing, and draws together adopted and emerging plan policies to help guide development to the most sustainable locations in the Plan area. The IPS does not form part of the current Development Plan, however it is a material consideration in the determination of planning applications at the current time. It was approved for use by Planning Committee on 4 November 2020.

Section 6 – Development Plan Documents - Timetable

- 6.5 Progress on the Local Plan Review has been reported to Members on a regular basis. There remains a need for further significant evidence to enable the Council to finally conclude an appropriate development strategy and in particular, whether the full identified need for development set by Government can be met. Key to this is the capacity and deliverability of additional investment on the A27. It is anticipated that an initial informed position on this can be considered in summer 2021, with a formal consultation on the Proposed Submission Plan in March 2022. Following submission of the Plan to the Secretary of State and subject to the

examination of the Local Plan Review, it is currently anticipated that the adoption of the Chichester Local Plan Review will be in March 2023.

Other Development Plan Documents

- 6.6 The LDS also contains details of the Site Allocations DPD, which will allocate land for development needs identified in the Local Plan Review, such as non-strategic housing, employment and gypsy and traveller sites. The current timetable for preparation of two supplementary planning documents (SPD) relating to pollution is also identified, one relating to air quality and other to noise. It is intended that these latter documents will be consulted upon at the same time as the Submission version of the Local Plan Review but that they would not be adopted until after the Local Plan Review has completed the examination process and been adopted in its own right.
- 6.7 The LDS also sets out details of the Gypsy, Traveller and Travelling Showpeople Site Allocations DPD which will allocate sites to meet identified needs for gypsy and traveller pitches, and travelling showpeople plots in the Plan area. Initial work commenced on 18 December 2020 via correspondence to consultees on the Local Plan database notifying them of the Council's intention to prepare the DPD.

7. Alternatives Considered

- 7.1 Preparing a Local Development Scheme is a statutory requirement. Considerable thought has been given to how the delivery of the Plan could be expedited, but in light of key infrastructure concerns and advice received from the Planning Advisory Service, the timetable as set out here is considered to represent the quickest realistic timetable to producing a Local Plan which can be found sound at Examination.

8. Resource and Legal Implications

- 8.1 The proposals in this report do not have any immediate resourcing implications for the Council over and above the budgets already agreed for this work. In light of additional work required for the Local Plan the budget is being reviewed and Members will be advised accordingly.
- 8.2 The preparation of the Local Plan Review has to follow the requirements of the 2004 Planning and Compulsory Purchase Act 2004 and associated regulations. The Town and Country Planning Act (Local Planning) (England) Regulations 2012 are of particular relevance.

9. Consultation

- 9.1 There is no requirement for consultation on the LDS. The intention is for the LDS to be placed on the Council's website, with more detailed updates provided as appropriate.

10. Community Impact and Corporate Risks

- 10.1 The production of the Chichester Local Plan Review, Site Allocation DPD, Gypsy and Traveller DPD and SPDs requires formal consultation with the public and a wide range of stakeholders to ensure that all potential community impacts and views are considered

11. Other Implications

Are there any implications for the following?		
	Yes	No
Crime and Disorder The NPPF requires that local plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area, and that planning policies should ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.	X	
Climate Change and Biodiversity The NPPF identifies the mitigation and adaptation to climate change, and improvements to biodiversity, as fundamental issues to address in order to deliver sustainable development. Local plans are expected to adopt proactive strategies to mitigate and adapt to climate change in line with the provisions and objectives of the Climate Change Act 2008, and to co-operate to deliver strategic priorities which include climate change. Plans should also seek to minimise the impacts on and provide net gains for biodiversity	X	
Human Rights and Equality Impact The Equality Act 2010 sets statutory duties on public bodies such as local authorities with regard to promoting equality and reducing inequalities of outcome. To ensure that the statutory requirements are achieved, it is intended to undertake and publish an equality impact assessment which will be published as one of the supporting documents when the Local Plan Review is submitted to the Secretary of State for formal examination.	X	
Safeguarding and Early Help		X
General Data Protection Regulations (GDPR)		X
Health and Wellbeing The NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places	X	

12. Appendices

- 12.1 Appendix 1 – Revised Local Development Scheme 2021-2024
 12.2 Appendix 2 – Letter from West Sussex County Council December 2020

13. Background Papers

- 13.1 None.