

Local Development Scheme 2021-2024



www.chichester.gov.uk

Revised March 2021

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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. Section 15 of The Planning and Compulsory Purchase Act 2004 (as amended by Section 111 of 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 2021–2024 and updates the previous LDS published in September 2019.
- 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 existing planning policies for their area; and
 - It sets out the timetable for the update of and preparation of new local plan policies including key production and public consultation stages for development plan documents. Although not required, this LDS also sets out the timetable for the preparation of Supplementary Planning Documents which will provide further detail to support policies in the Local Plan.
- 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 National Planning Policy Framework (NPPF) was last updated on 19 June 2019.
- 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 provides more detailed guidance to the NPPF. It 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 changes to the National Planning Policy Framework.

4. The Current Development Plan

4.1 On publication of this LDS in March 2021, the Development Plan will comprise:

- Chichester Local Plan: Key Policies 2014-2029
- Site Allocation Development Plan Document 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 (*joint with South Downs National Park Authority*)
- Chidham and Hambrook Parish Neighbourhood Plan 2016
- Bosham Parish Neighbourhood Plan 2016
- Lavant Parish Neighbourhood Plan 2017 (*joint with South Downs National Park Authority*)
- Petworth Neighbourhood Plan 2018 (*joint with South Downs National Park Authority*)

4.2 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. It should be noted that a number of parishes are currently progressing new neighbourhood plans or neighbourhood plan reviews, and when the neighbourhood plans are 'made', they will also form part of the Development Plan – more information is available on individual parish websites and the neighbourhood planning page on the Council's website listed below. 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.

4.3 There are 23 Neighbourhood Plan Designated Areas in the local planning authority area. Further information on neighbourhood planning can be found via www.chichester.gov.uk/neighbourhoodplan.

5. Interim Statements

5.1 The Council has produced an Interim Position Statement for Housing which will help guide development in the Local Plan area until the Local Plan Review is adopted. The statement does not include areas within the South Downs National Park as these areas are subject to a separate plan undertaken by the South Downs National Park Authority (SDNPA). The Interim Position Statement draws together the adopted and emerging Local Plan policies to outline the types of new residential development that the Council would support within the Local Plan area. The Statement is designed to assist potential applicants in understanding the sorts of proposals that would be considered appropriate.

6. Development Plan Documents (DPDs) – Timetable

- 6.1 The following tables set out the DPDs and SPDs that the Council will prepare over the next three years to 2024.
- 6.2 A profile for each document is provided below, setting out the scope of the document and the proposed timetable for preparation. The timetable will be kept under review and will be regularly updated.

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 2037. 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, outside of 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
<u>Revision and Publication of Evidence</u> Revised Landscape Capacity Study Revised Coastal West Sussex Gypsy and Traveller Accommodation Assessment	March 2019 April 2019

Landscape Gap Assessment Housing Strategy Infrastructure Business Plan Guidance on Nutrient Neutrality Revised Housing and Economic Development Needs Assessment Retail Study Update Council Report on Local Plan, Strategic Infrastructure and Way Forward	May 2019 March 2020 March 2020 June 2020 September 2020 November 2020 July 2021
Approval of Statutory Public Consultation DPD for consultation (Publication)	Cabinet – February 2022 Council –February 2022
Statutory Public Consultation document (Reg 19) (Publication)	March – April 2022
Submission to Secretary of State	June 2022
Examination Hearings	September 2022
Adoption	March 2023

6.3 Further Development Plan Documents will accompany the Local Plan Review. These will allocate land for development needs identified in the Local Plan Review, such as for housing, employment 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 employment and review Settlement Boundaries in line 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, outside of the South Downs National Park.
Status	Development Plan Document.

Key milestones:	Dates
Approval of Site Allocation DPD for consultation	May 2023
Consultation on Site Allocation DPD (Reg 18)	June-July 2023
Approval for Statutory Public Consultation on Site Allocation DPD (Publication)	Cabinet / Council January 2024
Statutory Public Consultation on Site Allocation DPD (Reg 19) (Publication)	Feb-March 2024
Submission to Secretary of State	May 2024
Examination Hearings	August 2024
Adoption (anticipated)	December 2024

Gypsy, Traveller and Travelling Showpeople Site Allocations Development Plan Document

Overview	
Role and Subject	The Gypsy, Traveller and Travelling Showpeople Development Plan Document will allocate land for development needs identified in the Local Plan Review for gypsy and traveller pitches and travelling showpeople plots.
Geographical Area	Chichester District, outside of the South Downs National Park.
Status	Development Plan Document.

Key milestones:	Dates
Approval of Gypsy, Traveller and Travelling Showpeople Site Allocations DPD for consultation	Cabinet – July 2021 Council – July 2021
Consultation on Gypsy, Traveller and Travelling Showpeople Site Allocations DPD (Reg 18)	August – September 2021
Approval for Statutory Public Consultation on Gypsy, Traveller and Travelling Showpeople Site	Cabinet – February 2022 Council – February 2022

Allocations DPD (Publication)	
Statutory Public Consultation on Gypsy, Traveller and Travelling Showpeople Site Allocations (Reg 19) (Publication)	March – April 2022
Submission to Secretary of State	May 2022
Examination Hearings	September 2022
Adoption (anticipated)	April 2023

6.4 In addition to the above, Supplementary Planning Documents will be brought forward as and when appropriate. They are not required to be formally identified in the Local Development Scheme – but details of forthcoming consultations will be advertised in the usual way.

7. 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 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.
- 7.3 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.
- 7.4 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. The LDS will be updated when they have been determined.

Statement of Community Involvement

- 7.5 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.

Brownfield Land Register

- 7.6 The Council is legally required to prepare, maintain and publish a register of brownfield (previously developed) land within the District. The brownfield land 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

- 7.7 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

- 7.8 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

- 7.9 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

- 7.10 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/Supporting-evidence.

Duty to Cooperate

- 7.11 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 continue to work 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

7.12 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

7.13 The Council currently has a well-resourced Planning Policy team including the Planning Policy Manager supported by a Planning Policy Team Manager and 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

7.14 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.