

Local Development Scheme 2023-2026



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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 2023–2026 and updates the previous LDS published in March 2021.
- 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 20 July 2021.
- 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 must 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 January 2023, 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
- 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*)
- Boxgrove Parish Neighbourhood Plan 2021
- Selsey Parish Neighbourhood Plan 2021
- Westbourne Parish Neighbourhood Plan 2021

4.2 The preparation of Neighbourhood Development Plans (NDPs) are 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 25 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 2026.
- 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

Overview	
Role and Subject	The new Chichester Local Plan document will provide the overall planning framework for the Local Plan area for the period to 2039. 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 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
Approval of Statutory Public Consultation DPD for consultation (Publication)	Cabinet – 23 January 2023 Council – 24 January 2023
Statutory Public Consultation document (Reg 19) (Publication)	3 February – 17 March 2023

Submission to Secretary of State	Summer 2023
Examination Hearings	Autumn 2023
Adoption	Summer/ Autumn2024

6.3 A further Development Plan Document will accompany the new Local Plan. This will allocate land for development needs identified in the new Local Plan, such as for housing, employment and gypsy and traveller sites.

Local Plan Site Allocation Development Plan Document

Overview	
Role and Subject	The Local Plan Site Allocation DPD will allocate land for any residual development needs identified in the new Local Plan but not allocated within the Local Plan. Allocations may be necessary for housing, accommodation for gypsy and travelling showpeople, self and custom build housing, specialist accommodation and employment. It covers those parts of the Plan area where local communities have not chosen to identify sites through neighbourhood plans. The Site Allocation DPD will also review Settlement Boundaries in line with the Chichester Local Plan.
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	Spring 2025
Consultation on Site Allocation DPD (Reg 18)	Spring 2025
Approval for Statutory Public Consultation on Site Allocation DPD (Publication)	Spring 2026
Statutory Public Consultation on Site Allocation DPD (Reg 19) (Publication)	Spring 2026
Submission to Secretary of State	Summer 2026

Examination Hearings	Autumn 2026
Adoption (anticipated)	Winter 2026/2027

- 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;
 - 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 are prepared to support the evidence base for the new Chichester Local Plan. 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 Divisional 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.