

# Chichester District Council

Full Council

28 November 2023

## Regeneration site and local plan policy

### 1. Contacts

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#### Cabinet Member:

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### 2. Recommendation

- 2.1 That Council approves that proposals for the development of the Basin Road, bus station and bus depot sites are developed in accordance with the requirements of Policy A4 of the Council's Proposed Submission Local Plan.**

### 3. Background

- 3.1 Cabinet in July 2023 approved the commissioning of a consultancy company to produce a regeneration strategy for the city. The production of a regeneration strategy is an opportunity to set out the potential key sites and review the changes to the city including the high street that could help respond to the wider issues around attracting investment and business, enhancing employment opportunities, infrastructure development, sustainability as well as physical transformation.
- 3.2 A procurement process has been undertaken and WSP have been appointed. They are currently undertaking the first phase of the work in evidence gathering and interviewing key stakeholders which will be followed by a number of workshops and further consultation. It is anticipated that the strategy will be completed in Spring 2024.
- 3.3 As part of this first phase, land in CDC ownership and potential sites will be reviewed, with indications given as to how the land could come forward and be developed. A significant amount of work has been undertaken as part of the Southern Gateway regeneration project allowing land to be included in the

regeneration strategy work. As part of this, we need to ensure that development at Southern Gateway responds to the requirements of the Proposed Submission Local Plan.

3.4 Policy A4, Southern Gateway, of the Submission Local Plan allocates approximately 1.2 ha (currently the bus station, bus depot and Basin Road car park) for a residential led scheme of 110 dwellings with active uses such as retail and café/restaurant on ground floor frontages, and scope to include specialist accommodation such as student or older person's accommodation. The policy also sets out a range of criteria the development must meet relating to matters including, but not limited to, design, views, public realm, connectivity and bus stop facilities, in line with the West Sussex Bus Service Improvement Plan. Given this planning policy context, any alternative proposed development of the sites may not be policy compliant.

3.5 To progress the work with the consultants for the regeneration strategy, approval is sought from Council to agree that the land is developed in accordance with policy A4 of the Submission Local Plan.

#### **4 Proposal**

4.1 That Council approves that proposals for development of the Basin Road, bus station and bus depot sites are developed in accordance with Policy A4 of the Council's Proposed Submission Local Plan

#### **5 Resource and Legal Implications**

5.1 Any additional resources required for the implementation of the recommendations will be managed as part of the project development proposals for the sites.

#### **6 Community Impact and Corporate Risks**

6.1 Any alternative proposed development of the sites may not be policy compliant and/or will likely result in the emerging Local Plan being unable to meet identified needs and therefore risk the Plan being found unsound at examination.

6.2 There are significant positive social impacts of the regeneration project relating to the delivery of new housing provision (including at least 30% affordable), public realm, business space and the visitor economy.

#### **7 Other Implications**

<b>Are there any implications for the following?</b>		
	Yes	No
<b>Crime and Disorder</b>		X
<b>Climate Change and Biodiversity</b>		X
<b>Human Rights and Equality Impact –</b>		X

<b>Safeguarding and Early Help</b>		<b>X</b>
<b>General Data Protection Regulations (GDPR)</b>		<b>X</b>
<b>Health and Wellbeing</b>		<b>X</b>

**8 Appendices**

None

**9 Background Papers**

9.1 Policy A4 of the Council's Proposed Submission Local Plan