

Chichester District Council

CABINET

6 October 2015

South Downs National Park Preferred Options Local Plan Consultation

Report Update Sheet

The updates below respond to questions and issues raised at the Development Plan and Infrastructure Panel meeting on 17 September. They also include some additional comments by officers in the draft Preferred Options Local Plan.

Please note that the officer comments were mostly compiled before the start of the formal consultation period based on a draft version of the consultation document. Therefore some page and paragraph numbers referred to have been altered in the consultation version of the Plan.

Responses to questions and issues raised at Development Plan and Infrastructure Panel meeting on 17 September

Clarification on policy for Syngenta site, Fernhurst

Draft Policy SD33 allocates the site for sustainable mixed use development. It states that land uses should include approximately 200 homes with the focus on affordable housing to meet local needs and comprising approximately 50% of all housing on the site. It also states that the new homes will provide a balanced mix of dwellings types and sizes and at a scale to meet the local needs of young families, key workers, older people and first time buyers. Housing not needed to meet local needs should be limited to that necessary to ensure the viability of the scheme and an appropriate social mix.

The supporting text (paragraph 8.57) states that development will be in the later part of Local Plan period from 2025, to allow time for development of the KEVII Hospital site at Easebourne, and spread housing trajectory evenly through Plan period.

Policy SD23 also makes provision for land to be allocated to accommodate approximately 211 dwellings at Fernhurst (including Syngenta).

Part of the Syngenta site (the Highfield Building) has Prior Approval granted in April 2014 for change of use from Class B1(a) Office to Class C3 (Residential) (SDNP/14/01014/DCOUPN). The proposal is to convert the existing office building into 213 apartments (almost exclusively 1-2 bed). The remainder of site (known as Longfield site) remains in current commercial use.

The PA is due to expire on 30 May 2016. It allows for the existing office building to be converted to 100% private dwellings, without provision for affordable housing or

the balanced mix of dwellings types and sizes sought in Policy SD33. If the PA is implemented, the SDNPA will have to review and amend the policy.

At the DPIP meeting on 17 September, it was queried whether the extant prior approval at Syngenta had been included in the figures for existing planning permissions shown in Table 7.1 of the Plan, which they are counting towards the overall Local Plan housing provision (if so, this would imply double counting). However, SDNPA has confirmed that the prior approval at Syngenta was granted after the Plan base date of 1 April 2014 and is not included in the planning permissions figures.

Existing housing planning permissions in Chichester District

At the DPIP meeting on 17 September, officers reported that SDNPA had provided a breakdown of the housing provision figures in Table 7.1 showing a figure of 701 dwellings for unimplemented planning permissions in Chichester District (at 1 April 2014). It was queried which sites were included in total.

A full list of the planning permissions for the whole of the National Park was included at Appendix 2 of the South Downs National Park Strategic Housing Land Availability Assessment (SHLAA) 2014. The sites located in Chichester District are listed below.

Permission Reference	Address	Locality	No. of Outstanding Dwellings (Net)
CK012012	The Croft 45 To 52	Cocking	18
EB363511	King Edward VII Hospital Kings Drive	Easebourne	408
EL380009	Seaford College The Drive	East Lavington	15
FH070810	7 Grailands Close	Fernhurst	2
FU203002	Plots 3-7 adj Funtington House	Funtington	3
08/03823/OUT	Causeway	Midhurst	85
MI331011	St Margarets Petersfield Road	Midhurst	83
MI411304	Adj 78 Petersfield Road	Midhurst	18
MI118011	The Grange Leisure Centre Bepton Road	Midhurst	16
SDNP/13/06048 /DCOUPN	Peachy House Bepton Road	Midhurst	8
ML001001	Home Farm Hollycombe	Milland	2
PW271711	Courtlea/MagistratesCourt Wyndham Road	Petworth	9
Sites under 5 dwellings			34
Chichester District total			701

Need for visitor accommodation

National Park focus on recreation and need for additional facilities.

The SDNP Local Plan deals with both these points as outlined below.

The SDNP Local Plan has a strong emphasis on promoting sustainable tourism, building on the SDNPA's Sustainable Tourism Strategy (see para 6.36) and evidence from the South Downs Visitor and Tourism Economic Impact Study (2013) (see para 6.33) and South Downs Visitor Accommodation Review (2014) (see para 6.34).

Policy SD20: Sustainable Tourism and the Visitor Economy encourages development proposals for visitor accommodation and visitor attractions, but sets out strong criteria to guard against inappropriate or unsustainable development, i.e. requirements relating to need, impact on the character, appearance and amenity of the area, and ensuring accessibility by sustainable means (including public transport, walking, cycling or horse riding).

The policy also seeks to retain existing visitor accommodation, by setting marketing requirements to support any proposal that would lead to a net loss of accommodation. CDC officers are already proposing a comment that stronger guidelines should be provided on what marketing evidence should be provided by applicants.

Officers do not consider that there is a need to make any further comments to the SDNPA on these issues.

Lack of policy on horticulture or polytunnels within the agriculture policy

The SDNPA acknowledges that most agricultural development can be carried out under permitted development rights. Rather than polytunnels farmers in the National Park tend to place sheeting over the crops at field level, which is permitted development

Policy SD46: Agriculture and Forestry is a criterion based policy which requires that there is a need for the development. Given that agriculture (which includes horticultural development) and forestry will normally be in open countryside, there is a general policy of restraint on development.

Horticultural development is normally associated with flat land on the coastal plain, however if there were an application for glasshouses or polytunnels within the SDNPA it would be covered by Policy SD46. Having consulted Development Management (National Park Team), officers do not consider that there is a need to request a new policy on horticultural development.

Need to tighten up references to ‘Chichester Local Plan’ to clarify that this refers to the 1999 Chichester District Local Plan

The only ambiguous reference is at paragraph 8.50 – however the sentence that includes the reference is incorrect in any case and is therefore addressed under Additional Officer Comments (see below).

Additional Officer Comments (not included in Appendix to report)

Para 8.50 - Text states that the Syngenta site is allocated in the Chichester Local Plan for employment use. Assume this is a reference to the Chichester District Local Plan 1999, but in any case the statement is incorrect and should be deleted.

Para 8.59 – The Prior Approval at Syngenta is for 213 dwellings, not 214.

Economic Development Comments

In order to determine when the benefits of tourism outweigh the risks, the Local Plan should set out a monitoring framework with appropriate triggers, including those related to the things that attract tourists.

The Local Plan should also set out links and relationships with tourism in areas outside but close to the National Park, especially related to attractions accommodation and transport.

Chapter 2 – para 2.27 – the Plan needs to take account of the Economic Development Strategy for the District (which includes the National Park area) and the Tourism review which is about to commence at CDC with support of others.

Para 4.14 – the Plan will need to demonstrate how provision for such businesses is being planned for.

Para 6.3 – “Obtrusive car parking provision, roadside clutter and standardised approaches to highways design risk eroding the special qualities” – It is not known by the officers what is meant by “obtrusive car parking”. A definition or clearer wording is suggested. Parking is an issue in both Midhurst and Petworth as residential properties are developed with the understanding that cars owned by residents will be parked in the car parks. This puts pressure on the car park for visitors, workers and shoppers. Adequate car parking provision needs to be addressed in all residential developments. 2 examples of this include The Old Courthouse, Grange Road, Midhurst and The Old Convent site, Petersfield Road, Midhurst.

Coach parking is also an issue; in order to create less traffic while promoting the SDNP as a destination for tourism, there should be something within the policy to support coach parking within appropriate sites.

Policy SD20 (4) Sustainable Tourism and the Visitor Economy – One of the keys of achieving a year-round visitor economy is to support viable town centres. This is

likely to include signage on entry points to market towns and towns of other significance. Due to the historic nature of these towns, signage is often required to enable visitors to navigate around these unfamiliar streets.

Page 145 - Partnership Management Plan Outcomes and Policies - Ref Policy SD53 – “Improve access to business advice and funding that supports the creation and expansion of small and medium sized enterprises, in particular, those that help sustain communities and enhance the special qualities” – Is any plan in place as to how to provide this?

Paragraph 7.167 – The Midhurst Inset Map referred to is missing..The Midhurst Inset Map (on p324) defines the “Town Centre” but does not define the “primary shopping area”.

Page 324 – Midhurst Inset Map – Labelling for ‘Town Centre (Policy 28)’ should refer to ‘Policy 29’