

Chichester District Council

CABINET

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Chichester Site Allocation: Consultation Draft Development Plan Document

1. Contacts

Report Author

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2. Recommendation

2.1. That the Council be recommended:

- 1) That the draft Site Allocation Development Plan Document as set out in Appendix 1 be approved for consultation for a period of six weeks from 7 January until 18 February 2016; and
- 2) That authority is delegated to the Head of Planning Services to enable minor editorial and typographical amendments to be made to the document prior to its publication.

3. Background

- 3.1. The remainder of this report, and its appendices, are as submitted to the Development Plan and Infrastructure Panel (DPIP) for discussion at its meeting on 19 November 2015. An oral or written update of DPIP's views will be provided at or before the Cabinet meeting.
- 3.2. The Chichester Local Plan: Key Policies 2014-2029 was adopted in July 2015. It sets out the planning strategy guiding the location and quantum of development over the next 15 years. It provides the framework and context for the site specific proposals contained within the Site Allocation DPD and any other subsequent planning documents.
- 3.3. The Consultation Draft Site Allocation DPD is the first formal stage in the preparation of this document. The response to consultation will be used to inform the Pre-Submission version of the Plan. The Pre-Submission Site Allocation DPD will be subject to a further round of public consultation and then formally Submitted for Examination. At the examination, issues arising from the Pre-Submission Consultation will be considered and potential modifications may be recommended to the DPD prior to its adoption. There will therefore be opportunities for the Council to make further amendments to the Site Allocation DPD prior to its final adoption.

- 3.4. The Site Allocation DPD has been prepared alongside and integrated with a Sustainability Appraisal (SA). This is in order to both meet the requirements of the Strategic Environmental Assessment (SEA) Directive and provide a methodological framework tool to demonstrate how the plan evolves. Further iterations will be made as the plan making process continues.

4. Outcomes to be achieved

- 4.1. The Site Allocation DPD helps deliver the housing numbers as set out in the Chichester Local Plan: Key Policies 2014-2029. The process of consultation is part of the statutory requirements of the plan making process, the timing of which is set out in the Council's Local Development Scheme.

5. Proposal

- 5.1. The purpose of this report is to recommend approval of the Draft Site Allocation DPD for consultation. The Site Allocation DPD has a specific remit which is to identify land for employment and residential development.
- 5.2. For residential development, the focus is on Chichester city and sites surrounding the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27).
- 5.3. It also addresses sites in parishes where there is not a 'made' neighbourhood plan or where progress has not reached Pre-Submission stage. As of September 2015, the majority of parish councils are actively preparing a neighbourhood plan and have reached at least Pre-Submission stage. The exceptions are Boxgrove; Lynchmere; East Wittering and Bracklesham; Plaistow and Westbourne.
- 5.4. Where the Pre-Submission stage of a Neighbourhood Plan has not yet been reached, the Consultation Draft Site Allocation DPD includes sites for that parish. However, if progress continues to be made on a neighbourhood plan and the Pre-Submission stage is undertaken and complete by the end of March 2016, then the sites will be removed from the Submission Site Allocation DPD. This will enable neighbourhood plans to take this process forward. The Council can therefore have confidence that neighbourhood plans are taking the process of delivering housing forward and can also demonstrate a five year supply.
- 5.5. The Table in Appendix 2 outlines the numbers the Draft Site Allocation DPD is planning for. The figures are 'indicative' as outlined in Policy 5 - Parish Housing Sites 2012-2029 of the Chichester Local Plan.
- 5.6. In addition to assessing potential sites for residential and employment development, the Draft Site Allocation DPD reviews the Settlement Boundaries from the 1999 Chichester Local Plan, with the exception of Parishes undertaking a neighbourhood plan and Parishes with a strategic development location. The Site Allocation Methodology (Background Paper) provides information on the process undertaken. Priority for reviewing these boundaries was given to those Parishes which have sites to be included within the Draft Site Allocation DPD.

Any remaining settlement boundary reviews will be carried out as part of the wider Local Plan review in due course.

- 5.7. The Draft Site Allocation DPD focuses on identifying specific sites to meet the individual housing and employment targets set out in the Chichester Local Plan: Key Policies. For each site there is a policy setting out the criteria that subsequent planning applications will need to address. It should be recognised that a number of sites that are being considered for allocation in the Draft Site Allocations DPD may be granted planning permission by the Council before the Plan is formally adopted.

6. Alternatives that have been considered

- 6.1. The review of the Chichester Local Plan: Key Policies must be undertaken within 5 years to accord with the Local Plan Inspector's recommendation. The option not to prepare a Site Allocation DPD and to address parish sites and employment land within the review of the local plan has therefore been considered. However, Policy 5 of the Local Plan identifies that a Site Allocation DPD will be prepared and by proceeding with this document it is considered that there will be more certainty in delivery of a 5 year housing land supply.

7. Resource and legal implications

- 7.1. The preparation of a Site Allocation DPD follows on from the adoption of the Chichester Local Plan: Key Policies. It is part of the Planning Policy Team work programme and the cost of the preparation of the Site Allocation DPD is anticipated to be met by existing budgetary provision.
- 7.2. The process being followed meets the statutory requirements of the plan making process.

8. Consultation

- 8.1. A member workshop was held on the 21 September 2015 to help inform the site selection process.
- 8.2. Informal consultation has been undertaken with statutory consultees to assess whether there are any fundamental objections to the selected sites and the approach within the document. They will be consulted again formally as part of the public consultation on the Draft Site Allocation DPD.

9. Community impact and corporate risks

- 9.1. Once approved, the Site Allocation DPD will provide certainty for small scale development in areas not progressing a neighbourhood plan. There are some parishes preparing a neighbourhood plan that are not at a stage which provides certainty that they will progress i.e. Pre-Submission stage. If Pre-Submission stage is reached by the end of March 2016 the sites will be removed from the Site Allocation DPD.

- 9.2. Preparation of this DPD will need to be handled sensitively to recognise that there may be some resistance from parishes that may consider that the Site Allocation DPD process is overriding the neighbourhood plan process.

10. Other Implications

| | Yes | No |
|-----------------------------------------|-----|----|
| Crime and Disorder | | ✓ |
| Climate Change | | ✓ |
| Human Rights and Equality Impact | | ✓ |
| Safeguarding | | ✓ |

11. Appendices

- Appendix 1 – Site Allocation: Preferred Approach Development Plan Document (DPD)
(printed in black & white; available in colour on the Council's website)
- Appendix 2 – Local Plan Housing Provision by parish (August 2015)

12. Background Papers

- Site Allocation: Preferred Approach DPD – Methodology