

Chichester District Council

CABINET

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Chichester Place Plan

1. Contacts

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2. Recommendation

- 2.1. That the draft Place Plan be endorsed for publication and the Executive Director be authorised to agree minor editorial changes.**

3. Background

- 3.1. To maximise the value of investment in West Sussex the County Council, working with partners, is developing Place Plans for each District and Borough and an overall West Sussex Growth Plan.
- 3.2. The objective of the Chichester Place Plan is to clearly identify the Chichester 'economic growth offer'. The Plan will identify relevant opportunities and, whilst protecting the special qualities and character of the environment in Chichester, support growth to:
- raise Gross Value Added (GVA) per head in West Sussex
 - deliver planned housing growth and the required infrastructure
 - deliver proposals that attract high value jobs to West Sussex
 - support the development of a high calibre workforce
 - make West Sussex a place where people want to live and work, throughout their lives
 - exploit the natural, cultural and heritage resources of the County
 - Support young people to get the best possible start in life
 - Support West Sussex residents to be independent in Later Life
 - Support work with strategic partners including Surrey County Council, East Sussex County Council and the Local Economic Partnership

4. Outcomes to be achieved

4.1. It is intended that the Chichester Place Plan will identify investment and delivery options to deliver higher GVA, jobs, homes and employment space. The Plan will:

- Be developed with the Districts and Boroughs – an Infrastructure Business Plan Joint Member Liaison Group has been established
- Build on a clear understanding of current and future demographics
- Support implementation of planned growth and identify further development opportunities and Economic Development Strategies
- Identify stakeholders and their engagement in the development of proposals
- Identify key places, buildings and services
- Identify key infrastructure requirements
- Identify planned and potential investment opportunities
- Identify Local Authority service proposals that will reduce infrastructure requirements
- Prioritise key issues and develop a delivery programme
- Support the development of business cases to support investment proposals
- Identify a Local Authority Investment and Marketing Plan

5. Proposal

5.1. Neither the Place Plans nor the Growth Plan will have status as a statutory planning document. However both will build on the statutory Local Plan, relevant Economic Development strategies and support key investment decision making for WSCC and partners.

5.2. The draft Place Plan Executive Summary states that the population of West Sussex is expected to increase by more than 100,000 in the next 20 years. The population of Chichester is expected to increase by over 15,000 with the population generally ageing. It is expected that the over 65's will have almost doubled and the over 85's will have almost trebled. It is noted that growth in Chichester is constrained by limited land availability, environmental considerations including national landscape designations, flood risk and infrastructure.

5.3. The focus of the Place Plan is the major growth areas (Strategic Development Locations) identified in the adopted District Local Plan together with future growth opportunities for Chichester city. The Local Plan identifies the need to deliver over 7,000 homes, the majority of which will be at Chichester. A significant number of these homes have been delivered with the development of Graylingwell Park and the Rousillon Barracks. Chichester will continue to grow with four Strategic Development Locations identified to deliver 3500 homes and employment space.

- 5.4. A review of the evidence available identifies that roads, car parking, schools and other infrastructure will struggle to cope with the increased demand without a strategic and holistic approach to connecting the sites with the city centre. The development of a Vision for the City Centre is underway and will identify further opportunities to drive growth.
- 5.5. The district is not yet consistently delivering a high value jobs proposition or higher paid jobs for the local workforce. However, the district does deliver significant numbers of lower paid jobs with a very low unemployment level. The draft plan notes that there is significant evidence that Chichester is not retaining the student population after graduation. The Local Plan identifies significant employment space but there is a need to ensure that growth is delivered in the appropriate sectors that maximise opportunities to grow GVA as identified in the Economic Development Strategy.
- 5.6. Relieving congestion on the A27 is essential if housing and employment space is to be developed for Chichester. Although the Government has committed to improvements to the A27 Chichester Bypass, uncertainty remains in relation to the extent and timing of these improvements. Whilst an alternative lower level scheme can be implemented to enable the strategic scale housing to be delivered, this will not address wider congestion issues and is likely to constrain growth.
- 5.7. The south of Chichester District is subject to significant constraints relating to waste water treatment capacity, which will limit delivery on Strategic housing development until completion of the planned expansion of Tangmere Waste Water Treatment Works.
- 5.8. There are additional needs for the rural locations of Chichester District which will develop over time and will be covered in the forthcoming Rural Place Plan; predominantly this will cover requirements associated with Accessibility, Tourism and Digital Connectivity. The South Downs National Park (SDNP) sits in the north of the District, the Local Plan for which is currently in draft form and it is not yet clear what scale of growth will be delivered in the SDNP area. However, it will be necessary to tie in the Destination Management Plan for tourism and accommodation needs to support an active National Park, into the Chichester Place Plan.
- 5.9. The Manhood Peninsula, including Selsey and the Witterings has very different requirements from the rest of the District. There is a requirement for support to assist with developing a plan for Selsey beach front and an economic delivery programme to exploit the significant potential in an already well established sea front offer. However, there are a number of statutory obligations which will need to be met in these areas relating to the beach front, the shoreline, flood risk and wildlife.
- 5.10. In the medium to long term any major development on the Manhood Peninsula, such as the proposed Selsey Haven and the emerging East/West Wittering plan, will need to be accompanied by proposals to address access to the area and provide highways and transport improvements.

5.11. Representatives from the City, District and County Councils, along with other key partners, will develop the Vision for Chichester city which will include a review of both the Southgate and Northgate redevelopment opportunities, together with opportunities to reinvigorate the industrial estates and Cathedral green area. Support will be needed to assist with the developing plans for the A27.

6. Alternatives that have been considered

6.1. The Council could chose not to support a Place Plan and the County not to have a Growth Plan, however, as both of these plans will be instrumental in securing future funding it is considered that this alternative is not desirable.

7. Resource and legal implications

7.1. The drafting of the Place Plan has been undertaken by WSCC with contributions from CDC officers. There are no significant resource or legal implications.

8. Consultation

8.1. During drafting, consultation was been carried out with a range of stakeholders. The draft report was also considered by the CDC/WSCC Infrastructure Joint Member Liaison Group.

9. Community impact and corporate risks

9.1. Whilst there are no direct community impacts or corporate risks, as an influential document the Place Plan has the potential to enable economic growth in the district and create prosperity in communities.

10. Other Implications

Crime & Disorder:	None
Climate Change:	None
Human Rights and Equality Impact:	None
Safeguarding:	None

11. Appendix

11.1. Appendix – Draft Chichester Place Plan (printed in black and white; available in colour on the Council’s website)

12. Background Papers

None