

Project Documentation - Initial Project Proposal Document

Project: Local Plan Review

Author: Mike Allgrove, Planning Services

Version: 1.2

1. Purpose of Document

The purpose of this document is to justify the undertaking of the project based on the estimated cost of delivery and the anticipated benefits to be gained. The proposal outlined in this document will be used as part of the process for prioritising future projects.

2. Project Description

To prepare and adopt a new Local Plan to ensure an up to date planning framework for the parts of Chichester District outside of the South Downs National Park.

3. Background

The Town and Country Planning Acts and the National Planning Policy Framework set out the requirement for Local Planning Authorities to prepare a Local Plan. When the Council adopted its Local Plan in July 2015, it contained a commitment to review the plan within 5 years.

4. Outcomes to be Achieved

The Local Plan will set out how much development is proposed and where it will take place. It will also contain the policies against which applications for development and any subsequent appeals will be assessed. It should achieve the following outcomes:

1. The identification of land to meet the needs of the community for homes and jobs.
2. The protection of the natural and built environment.
3. Ensuring that new development is sustainable, high quality and supported by the appropriate provision of infrastructure.
4. Enabling investment by third parties in accordance with a clear and coordinated strategy for development.

5. Timescales

There are a number of statutory stages in producing the plan and these need to be set out in the Council's Local Development Scheme (LDS). These are set out in the table below but once this IPPD has been agreed by Cabinet a formal amendment to the LDS will need to be agreed by Cabinet and Council.

Stage in process	Date
Adopt Local Plan	July 2019
Inspector's Report	May 2019
Modifications consultation	Winter 2018/19
Cabinet and Council approve modifications	Dec 2018
Examination Hearings	Autumn 2018
Submission of Plan	May 2018
Pre-submission consultation	Spring 2018
Consideration of representations and drafting of pre-submission plan	Winter 2017/18
Preferred approach consultation	Autumn 2017
Consultation on strategy options	Mar – Apr 2017
Main evidence base finalised	Jan 2017
Evidence base gathering	Jan 2016

The main potential risk with regard to this timetable is the need to have certainty on the delivery and final scheme for the A27 Chichester Bypass improvements. The option selection process is currently due to be completed by the end of January 2016 with preliminary design completed by the end of June 2016. This would enable the Council to take account of the new or improved bypass in assessing the potential suitability of strategic sites in land availability and traffic modelling terms. However, given the need to carry out public consultation on the options for the A27 Chichester Bypass there is considerable doubt as to whether the current timetable will be met. Past experience of major schemes to deliver improvements to the trunk road network would call in to question whether the overall timetable for the road to be open and operational by the end of 2019 will be met and also whether sufficient progress will have been made to identify the route which will permit traffic modelling to enable the local plan review to progress.

6. Project Costs and Resources

The production of the plan should be evidence based and the approximate costs for the evidence base are set out in the table below.

Evidence Base Item	Cost
Housing and Economic Development Needs Assessment	£75,000
Housing and Employment Land Availability Assessment	In-house
Strategic Landscape Assessment Review and Local Landscape Assessment of Sites	£100,000
Update of Settlement Capacity Profiles	In-house
Waste Water Treatment Study	£50,000
Retail Needs Assessment	£50,000
Strategic Flood Risk Assessment	£75,000
Open Space and Built Leisure Facilities Needs Assessment	£75,000
Transport Assessment	£75,000
Gypsy, Traveller and Travelling Showpeople Needs Assessment	£25,000
Infrastructure Delivery Plan	In-house
Heritage Statement	In-house
Whole Plan Viability Analysis	£50,000
Sustainability Appraisal	In-house
Habitats Regulations Assessment	£50,000
Pollution Assessment	£50,000
Green Infrastructure Study	In-house
Examination Cost Estimate	
Programme officer + Inspector	£100,000
Total	£775,000

It should be noted that these costs are approximate and will need to be refined through the production of detailed briefs and will only become more certain following a procurement process. These costs assume that the Council will be able to utilise the traffic modelling work commissioned by Highways England for the A27 Chichester Bypass improvements and that the Tourism Strategy will negate the need for a Tourism or Hotel Study. There are certain other costs that will need to be met and have previously been met through the capital budget for the local plan (e.g. printing, licence fee for objective etc.), however, given that these are on-going costs it may be more appropriate that these are included as part of the revenue budget and identified as part of the annual budget setting process.

As with the formulation of the last local plan, other services will need to contribute officer time to the evidence base production and consideration of policy options. In particular, the Housing, Environment, Economic Development and Public Relations teams will need to be involved.

7. Benefits vs. Cost

The production of a local plan is a requirement for the Council as Local Planning Authority. It is fundamental to delivering a plan-led planning system. Without an up to date local plan the Council will have less control over the amount of development and where it takes place.

8. Identify Risks

- The main risks are changes to the planning system, government guidance/policy and/or the amount of development to be planned for during production of the plan.
- There is a risk that the Council will not be able to agree the contents of the plan.
- There is a risk that objections from consultees or the results of evidence base studies identify constraints that cannot be overcome.
- There is a need for certainty over the detailed proposals for the improvements to the A27 Chichester Bypass before the strategy options can be put out to consultation and the timetable for this is a substantial risk to the timetable for the Local Plan Review.