

## STATEMENT BY CHICHESTER DISTRICT COUNCIL

### NEIGHBOURHOOD PLANS AND ADOPTION OF THE CHICHESTER LOCAL PLAN: 2014-2029 (July 2015)

#### 1. Background

- 1.1 Work on a number of neighbourhood plans is now well advanced. Until the 14 July the development plan for the district has remained the Chichester Local Plan (First Review) 1999. In considering whether these neighbourhood plans meet the basic conditions, Examiners have assessed the general conformity of each plan against the 1999 Local Plan.
- 1.2 The Chichester Local Plan: Key Policies 2014-2029 (CLPKP) was adopted on 14 July 2015. This now replaces the previous 1999 Local Plan in its entirety for the parts of Chichester District outside the South Downs National Park and the policies contained in the new Local Plan provide the up to date policy framework for sustainable development up to 2029. Policy 5 - Parish Housing Sites 2012 – 2029 sets out the various levels of housing required by parish; Policy 6 - Neighbourhood Development Plans sets out the Council's general requirements for such plans.
- 1.3 In drafting their neighbourhood plans, parishes have been encouraged to take account of the emerging policies and to meet the levels of development set out in the CLPKP. Up until this point, however, it has not been pertinent for Examiners to assess any neighbourhood plan for conformity against the emerging CLPKP policies. With the adoption of the new Local Plan this situation has changed. This statement is therefore to address the current position and to clarify the situation with regard to the assessment of neighbourhood plans and whether they meet the basic conditions.

#### 2. New policies and referencing

- 2.1 In drafting the final version of the CLPKP the referencing and titles of the policies have been checked and amended where necessary. Where appropriate the Basic Conditions statements of neighbourhood plans and neighbourhood plans themselves have to date made reference to these policies and therefore it is important to note the following.
- 2.2 The numbering of the policies in the adopted version of the Chichester Local Plan: Key Policies 2014-2029 remains the same as the Chichester Local Plan: Key Policies Pre-Submission document. However, it should be noted that the title of Policy 40 has been amended from "Carbon Reduction Policy" to read "Sustainable Design and Construction".

### **3. Housing Provision**

- 3.1 The CLPKP makes provision to deliver 7,388 homes over the period 2012 – 2029. This equates to an average housing delivery of approximately 435 homes per year for the period.
- 3.2 After commitments and predicted windfalls have been taken in to account the remaining housing provision of 4,740 homes will be met through:
- Delivery of 3,250 homes at the Strategic Development Locations allocated at West of Chichester, Shopwyke, Westhampnett / North East Chichester and Tangmere,
  - 630 homes on strategic sites at the settlement hubs of East Wittering / Bracklesham, Selsey and Southbourne (to be delivered through neighbourhood plans), and
  - 860 homes to be brought forward on parish housing sites.
- 3.3 Policy 5 of the CLPKP sets out the scale of housing for each parish to be delivered through neighbourhood plans or, in parishes where these are not being prepared, through a Site Allocation Development Plan Document. Policies 20, 23 and 24 of the CLPKP apply an equivalent approach to the strategic housing to be provided at the settlement hubs of Southbourne, Selsey and East Wittering/ Bracklesham.

### **4. Conclusion**

- 4.1 When considering neighbourhood plans, Examiners are required to assess whether a neighbourhood plan meets each of a set of the basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. Of these, basic condition (e) states:
- ‘the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).’
- 4.2 The new Local Plan (CLPKP) has now been adopted by the Council. With the replacement of the 1999 Local Plan in its entirety for the parts of Chichester District outside the South Downs National Park there has now been a change to the development plan for that area. When considering neighbourhood plans Examiners will now therefore be required to take this into account when assessing neighbourhood plans against the basic conditions.