



# Chichester Local Plan Review 2034

## Issues and Options Consultation



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# 1 . Foreword

This consultation is the first stage of the Chichester Local Plan Review, which will update the current Local Plan to provide a new policy framework for planning and development in the District outside the South Downs National Park up to 2034.

It is only two years since the Council adopted the Chichester Local Plan: Key Policies (2014-2029). However, at the Local Plan examination, the Government appointed inspector concluded that the Plan fell short of meeting the full housing needs of the area. Although the Council was allowed to adopt the Plan, the inspector required us to commit to review the Local Plan within 5 years to aim to ensure that housing needs are fully met.

At the national level, the Government is giving high priority to increasing housing delivery. Like every area, we are expected to take our share of new development. Unless we have an up-to-date Plan, we will not be able to resist speculative applications for new development which could lead to additional housing being imposed upon us. It is therefore important that the Council begins work to review the Local Plan, so that we remain in control and can identify where and how our outstanding housing needs can best be met.

Chichester is still a mainly rural district, with outstanding countryside, coastline and heritage. Nearly 80% of the district is in the South Downs National Park and Chichester Harbour Area of Outstanding Beauty which are nationally recognised and protected from major development. Nevertheless, we are close to large urban areas along the South Coast to the east and west, with the Greater London area to the north, so there are strong pressures for development. In addition, the high house prices in this area make it difficult for many local residents, particularly younger people, to access the housing market. We need to plan for more affordable homes and a wider range of employment opportunities.

The starting point for the Local Plan Review is therefore that some growth is needed for our area. At this stage we are not aware of the scale of development that we will need to allocate land for, but we need to start the plan-making process now. It is vital that development is directed to places where it will provide for the needs of our local communities, whilst protecting and enhancing the overall character and environment of the district. It is also important to ensure that the new development is fully supported by infrastructure improvements, for example to roads, wastewater and flood measures.

The issues in preparing a new plan are wide ranging and will involve not just the Council itself, but also many other organisations and individuals. This Issues and Options consultation provides an opportunity to get involved and give your views and comments. This is the first stage in shaping the Local Plan Review and no decisions have yet been made. Please respond to this consultation and your comments will be considered and will help us to develop preferred policy options in a draft plan.

Councillor Mrs Susan Taylor

Cabinet Member for Planning Services

**2.0.1** The Council has started work on a new Local Plan Review, which will provide the policy framework for planning and development in the District outside the South Downs National Park area in the period up to 2034 as shown in the map below. This consultation provides an opportunity to help shape the future of the area. The Local Plan Review will:

- Set out a long term vision and objectives for the area.
- Provide a strategy for growth to deliver new homes, jobs, local facilities and infrastructure to meet the area's needs.
- Include policies to manage the future change whilst protecting and enhancing the area's outstanding heritage and natural environment.

### 2.1 Why do we need a Local Plan Review?

**2.1.1** In July 2015, the Council adopted the Chichester Local Plan: Key Policies 2014-2029 which provided new planning policies and a strategy to deliver nearly 7,400 new homes and 25 hectares of employment land. However, due to uncertainty about delivery of future infrastructure (particularly improvements to the A27 Chichester Bypass and wastewater treatment capacity), the Plan was not able to meet the full identified housing need for the area. To address this, the Council committed to undertake a Local Plan Review within five years with the aim of identifying further sites to meet the unmet housing need. In addition to providing further housing, the Local Plan Review will consider other development needs and, where necessary, review and update current planning policies. The Council is aiming to adopt the new Local Plan by the end of 2019. This consultation is the first stage of the Local Plan Review.

**2.1.2** The Local Plan Key Policies 2014-2029 can be viewed on the Council's [website](http://www.chichester.gov.uk/newlocalplan) <sup>(1)</sup>

1 <http://www.chichester.gov.uk/newlocalplan>

## 2 . Introduction

### Chichester Local Plan Review area



### 2.2 How will the Review affect the current Local Plan policies?

**2.2.1** It is intended that the Local Plan Review once adopted will replace the Local Plan: Key Policies 2014-2029. Much of what is in the existing Local Plan will be carried forward, including the key strategic developments at West of Chichester, Shopwyke, Westhampnett/ North East Chichester and Tangmere. However, the requirement to plan for additional housing means that the overall development strategy will need to be updated, as will the policies to deliver supporting infrastructure and facilities. The Local Plan Review will also provide an opportunity to consider other policies in the current Plan to assess whether any other policy changes are needed.

### 2.3 What is this consultation about?

**2.3.1** We are seeking comments and information that will help us to develop a draft strategy and policies to be included in the Local Plan Review. At this stage, the Council has not formed views on which sites and locations should be allocated for new development or how existing policies should be updated. The consultation responses that we receive will contribute to our work in preparing the Local Plan Review and will also help to inform what further evidence may be necessary. We will be providing further opportunities to comment on the emerging Local Plan Review strategy and policies as these are developed later in the Plan Review process.

### 2.4 National planning policy

**2.4.1** The Council wants the Local Plan Review to reflect the choices and aspirations of the local community. However, the Plan must comply with a number of specific requirements set out in national planning policy. It must:

- reflect national planning policies set out in the National Planning Policy Framework and associated planning policy guidance;
- contribute to the achievement of sustainable development and be supported by a Sustainability Appraisal and Habitat Regulations Assessment;
- aim to meet objectively assessed development and infrastructure requirements;
- have regard to the other strategies of the Council and its partners;
- consider whether there is scope to meet the unmet needs of neighbouring areas and demonstrate joint working on cross-boundary issues;
- take into account evidence of environmental constraints on development and the need to conserve the built and natural heritage;
- be deliverable within the Plan period taking account of identified constraints, infrastructure requirements and viability considerations.

### 2.5 Strategic planning and the Duty to Co-operate

**2.5.1** The Local Plan Review must be prepared in accordance with the Duty to Cooperate, which sets a legal duty for the Council and other public bodies to engage constructively, actively and on an ongoing basis on planning issues which affect more than one local planning authority. To meet the Duty to Cooperate, the Council will need to work with West Sussex

## 2 . Introduction

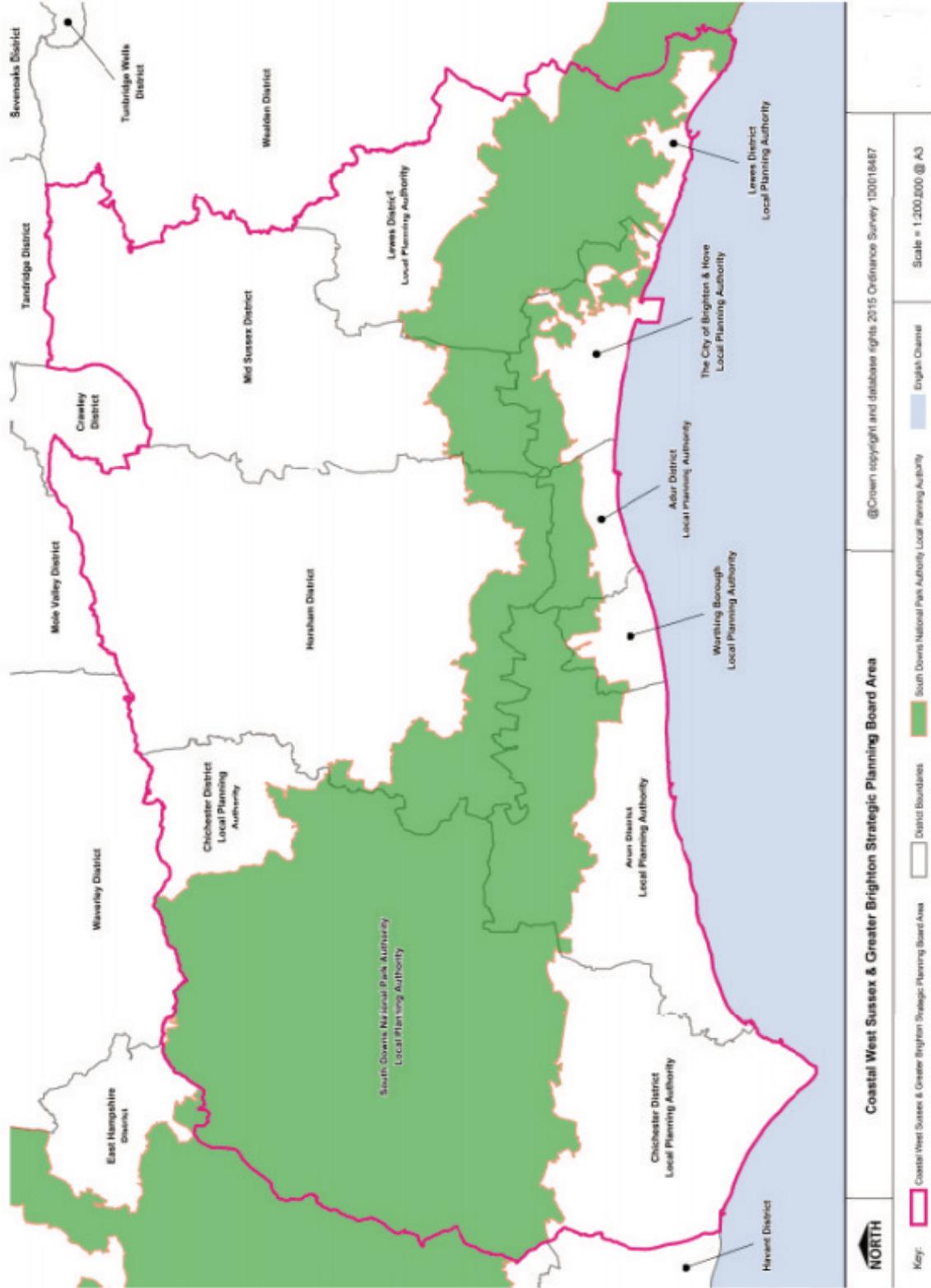
County Council, the South Downs National Park Authority, neighbouring District and Borough Councils, statutory advisory bodies (the Environment Agency, Natural England, Historic England and Highways England) and other infrastructure providers to ensure that the Local Plan address cross-boundary issues and reflects wider strategic priorities, including considering any needs that cannot be met in adjoining areas. The Council will also consult with parish and town councils, residents and businesses, including working with those which have chosen to prepare neighbourhood plans.

**2.5.2** The Council is a member of the Coastal West Sussex and Greater Brighton Strategic Planning Board (SPB), which comprises lead councillors from Adur, Arun, Brighton and Hove, Chichester, Horsham, Lewes, Mid Sussex and Worthing, West Sussex County Council and the South Downs National Park Authority. The Strategic Planning Board acts as an advisory body to help achieve coordinated strategic planning and integration of spatial development and investment priorities across the Coastal West Sussex and Greater Brighton area as shown in the map below.

**2.5.3** The SPB authorities have agreed a Local Strategic Statement (LSS) as a non-statutory planning document to provide the context for delivering sustainable growth over the period 2013-2031. The LSS focuses on strategic issues that are shared across the Coastal West Sussex and Greater Brighton area or that will impact on the long term sustainability of the area. Information about the LSS can be viewed on the Coastal West Sussex [website](#) <sup>(2)</sup>

**2.5.4** The LSS provides an overarching strategic framework which will inform preparation of the Chichester Local Plan Review. However, the Local Plan Review will also need to consider cross-boundary linkages with neighbouring councils in Hampshire (particularly Havant Borough) and Surrey (particularly Waverley Borough).

Coastal West Sussex and Greater Brighton Strategic Planning Area



## 2 . Introduction

### 2.6 Challenges facing the Local Plan Review area

**2.6.1** The most important challenge facing the Local Plan Review is to deliver growth and development to meet local needs, whilst protecting and enhancing the area's character, environment and heritage. More specifically, the Local Plan Review will need to:

- Deliver sufficient new housing to address the future needs of the area;
- Provide a range of housing that meets the needs of local people, including affordable housing and specialist accommodation (including gypsy and traveller sites);
- Provide land and premises to enable local businesses to grow and to support and diversify the local economy;
- Ensure that new or improved infrastructure is delivered to support the planned new development, including transport improvements and increased wastewater capacity;
- Plan for improved local facilities to meet the needs of the growing population;
- Provide for new and improved open space and green infrastructure;
- Preserve the attractive landscapes of the area, including the Chichester Harbour Area of Outstanding Natural Beauty (AONB), the coastline (including Pagham Harbour) and the setting of the South Downs National Park;
- Protect and enhance the area's biodiversity and habitats, including designated areas of international and national importance;
- Conserve the area's outstanding heritage and historic assets.

### 2.7 What Local Plan Review work is being undertaken?

**2.7.1** The Council is at an early stage in the Local Plan Review, but is undertaking a number of studies to provide evidence for developing the Plan strategy and policies. Further studies and evidence work will be undertaken at later stages of the Plan process. Key evidence to support the Local Plan Review will include:

- Housing and Employment Land Availability Assessment (HELAA)
- Housing and Economic Development Needs Assessment (HEDNA)
- Gypsy and Traveller Accommodation Assessment (GTAA)
- Wastewater Treatment Study
- Retail Needs Study
- Strategic Flood Risk Assessment (SFRA)
- Transport Assessment
- Open Space and Built Leisure Facilities Needs Assessment
- Infrastructure Delivery Plan
- Whole Plan Viability Analysis

### 2.8 Sustainability Appraisal and Habitats Assessment

**2.8.1** Sustainability appraisal is a key element in developing the Local Plan Review strategy and policies. The Council is legally required to carry out an appraisal of the sustainability of all proposals in order to help assess how the Plan Review will contribute to the achievement of sustainable development, by contributing to relevant economic, social and environmental objectives.

**2.8.2** The Council has prepared a Sustainability Appraisal scoping report and framework for the Local Plan Review. In addition, we have undertaken initial sustainability assessment of the locations under consideration for development in the Local Plan Review Issues and Options consultation document. The results of this analysis are set out in the Sustainability Appraisal of the Local Plan Review which has been published for consultation alongside the consultation document at <http://chichester-consult.limehouse.co.uk/portal/lpr/sd/lprsd>

**2.8.3** In addition, the Council has commissioned an assessment against the European Habitats Regulations which has been published for consultation at <http://chichester-consult.limehouse.co.uk/portal/lpr/sd/lprsd>

**2.8.4** Further Sustainability Appraisal and Habitat Regulations Assessment will be carried out at each stage of Local Plan Review process.

### 2.9 How will the Local Plan Review affect Neighbourhood Plans?

**2.9.1** A number of parishes within the Chichester Local Plan area have ‘made’ or are preparing neighbourhood plans in accordance with the adopted Local Plan. Neighbourhood plans must be in general conformity with the strategic policies of the adopted local plan, but can set their own policies on matters of a non-strategic nature. Once a neighbourhood plan has been ‘made’, the policies form part of the development plan used by the Council when determining planning applications.

**2.9.2** As the Local Plan Review moves forward, the current neighbourhood plans may each need to be reviewed to bring them in line with the strategic requirements of the emerging Plan Review. For most parishes, this is likely to include the identification of land for development. As part of the Local Plan Review process, the Council will have discussions with each parish to ascertain how they wish to plan for new development.

### 2.10 How do I respond to this consultation document?

**2.10.1** The Local Plan Review consultation will run for a six week period starting on **Thursday 22<sup>nd</sup> June**. The deadline for responses is **5pm on Thursday 3<sup>rd</sup> August**.

**2.10.2** We would encourage you to provide your comments on the Council’s consultation website by completing the consultation questionnaire online at <http://chichester-consult.limehouse.co.uk/portal/lpr/lprio/lprio>. This is the quickest way of replying. Alternatively you can email us or send us your comments by post by using the addresses below.

Email: [planningpolicy@chichester.gov.uk](mailto:planningpolicy@chichester.gov.uk)

Post: Planning Policy, Chichester District Council, East Pallant House, Chichester, West Sussex PO19 1TY

**In all cases you must make it very clear which part(s) of the document you are commenting on.**

## 2 . Introduction

**2.10.3** Please note that responding means that we will automatically notify you of future Local Plan consultations unless you request otherwise.

### 2.11 What happens next?

**2.11.1** All representations received in response to this consultation will be considered in detail by the Council and published for information. Taking account of the consultation responses and further evidence work, the Council will prepare a Local Plan Review Preferred Approach document setting out a proposed development strategy and draft policies. This Preferred Approach document will then be published for further public consultation.

**2.11.2** Once the Council has reviewed the representations made on the Preferred Approach document and then agreed the Proposed Submission Local Plan Review document, it will be published for formal representations and then submitted to the Secretary of State for examination by an independent planning inspector. The inspector will determine if the submitted Plan has met the required legal and procedural requirements, and whether the strategy and policies are 'sound' when judged against national planning policy requirements. Subject to the Plan being found sound, the Council will then adopt it.

**2.11.3** The key stages in the preparation of the new Chichester Local Plan Review are shown in the diagram below.

**Table 2.1**

| <i>Stage of Plan preparation</i>  | <i>Current timetable</i>  |
|---|---------------------------|
| <b>Consultation on Local Plan Review Issues and Options</b><br><i>Consultation on key issues and potential strategy options</i>                           | <b>June – August 2017</b> |
| Consultation on Local Plan Review Preferred Approach<br><i>Consultation on proposed development sites and draft policies</i>                              | Feb/Mar 2018              |
| Statutory Public Consultation (Regulation 19)<br><i>Formal representations are invited on the draft Local Plan Review to be submitted for examination</i> | July/Aug 2018             |
| Submission of Local Plan Review to Secretary of State<br><i>Submission of the Plan and representations to the Secretary of State</i>                      | October 2018              |

|   |             |
|---|-------------|
| Local Plan Review examination hearings<br><i>Examination of the Local Plan Review by an independent inspector</i> | Early 2019  |
| Publication of Local Plan Review Inspector's Report and recommendations   | Summer 2019 |
| Adoption of Local Plan Review   | Autumn 2019 |

**2.11.4** The timetable for Local Plan Review preparation is set out in the Council's Local Development Scheme which can be viewed on the [website](#)<sup>(3)</sup>

**2.11.5** Further information and regular updates about the Local Plan Review will be provided in the Planning Policy section of the Council's [website](#)<sup>(4)</sup>

## 2.12 Any further queries

**2.12.1** If you have any further queries regarding any of the issues raised in this document, please contact the Planning Policy Team on 01243 785166 or email [planningpolicy@chichester.gov.uk](mailto:planningpolicy@chichester.gov.uk)

## 2.13 Data protection

**2.13.1** All documents will be held at Chichester District Council, and representations will be published online. All responses will be publicly available and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by Chichester District Council in line with the Data Protection Act 1998.

3 <http://www.chichester.gov.uk/article/24662/Timetable---Local-Development-Scheme>

4 <http://www.chichester.gov.uk/planningpolicy>

## 3 . Questionnaire

### 3.1 Strategic Planning Context

**3.1.1** The Local Plan Review must be prepared in accordance with the Duty to Cooperate, which sets a legal duty for the Council and other public bodies to engage constructively, actively and on an ongoing basis on planning issues which affect more than one local planning authority.

**3.1.2** The Council is a member of the Strategic Planning Board (SPB) for the Coastal West Sussex and Greater Brighton area, which includes Adur, Arun, Chichester, Mid Sussex, Horsham, Lewes and Worthing together with Brighton & Hove City Council, West Sussex County Council and the South Downs National Park Authority. The SPB authorities have agreed a Local Strategic Statement (LSS) as a non-statutory strategic planning document to provide the context for delivering sustainable growth over the period 2013-2031.

**3.1.3** The LSS provides an overarching strategic framework which will inform preparation of the new Local Plan. However, the Local Plan will also need to consider cross-boundary linkages with neighbouring councils in Hampshire (particularly Havant Borough) and Surrey (particularly Waverley Borough).

#### Question 1

**Are there any cross-boundary planning issues that the Council should consider in preparing the Local Plan Review?**

**Please provide details.**

### 3.2 Vision and Objectives

#### Vision

**3.2.1** The current Local Plan Key Policies 2014-2029 sets out an overall [Vision](#) <sup>(5)</sup> that describes the sort of place that the Plan area should be by 2029. The Vision was shaped by the challenges in the Plan area and the outcome of community involvement and consultation. It embraces the whole community including businesses, residents and visitors and aims to provide a clear view of what the Plan should achieve and how it aims to shape places for the whole community to live, work and enjoy.

**3.2.2** The Local Plan also sets out a separate Vision for Places for each of three main sub-areas that form part of the Local Plan area – the East-West Corridor, Manhood Peninsula and North of Plan Area.

**3.2.3** Looking ahead, we need to consider how the Vision needs to be updated for the Local Plan Review.

5 <http://www.chichester.gov.uk/CHttpHandler.ashx?id=24759&p=0>

### Question 2

**Do you agree with the Vision for the Local Plan area set out above?**

### Question 3

**Please suggest any changes that you think should be made to the Vision for the Local Plan Review.**

### Question 4

**Do you agree with the Vision for Places for the three sub-areas?**

### Objectives

**3.2.4** The current Local Plan sets out broad Strategic Objectives. They were based on the five main themes in the Sustainable Community Strategy 2009, and also reflected the main challenges in the Plan area and key issues identified from the evidence base and stakeholder comments. The Local Plan addresses how these objectives will be delivered through policies for development and land use.

**3.2.5** Although most of the objectives for the Local Plan Review are likely to be carried forward from the current Plan, they will need to be updated to take account of the new Community Strategy 2016-2021 and other changes over the past 2-3 years.

## 3 . Questionnaire

### Question 5

#### Objectives

(a) Do you agree with the Objectives for the Plan area set out above?

(b) Please suggest any changes that you think should be made to the Objectives for the Local Plan Review.

### 3.3 Settlement Hierarchy

**3.3.1** The Local Plan Key Policies 2014-2029 sets out a settlement hierarchy defining the broad function and role of different settlements in the Plan area. The settlement hierarchy forms the basis for the distribution of growth outlined in the Plan, and provides a guide as to where sustainable development, infrastructure and facilities should be located.

**Table 3.1**

| <i>Category &amp; definition</i>   | <i>Settlement(s)</i>   | <i>Types of development &amp; facilities</i>   |
|--|--|--|
| <p><b>Sub-regional centre</b></p> <p>Provides a wide range of higher order services and facilities – employment, shopping, education, health, entertainment, arts and culture – serving a wide catchment area extending outside the District</p> | <ul style="list-style-type: none"> <li>Chichester city</li> </ul>  | <ul style="list-style-type: none"> <li>Higher order services and facilities, including higher and further education, hospital/ major health facilities, broad range of employment, retail, entertainment and cultural facilities</li> <li>Focus for major development</li> </ul> |
| <p><b>Settlement Hubs</b></p> <p>Secondary service centres providing a reasonable range of employment, retail, social and community facilities serving the settlement and local catchment areas</p>  | <ul style="list-style-type: none"> <li>East Wittering/ Bracklesham</li> <li>Selsey</li> <li>Southbourne</li> <li>Tangmere</li> </ul> | <ul style="list-style-type: none"> <li>Range of homes, workplaces, social and community facilities</li> <li>Retail development of appropriate scale to promote vitality/viability and enhance provision in town/village centres</li> </ul>                                       |

| <b>Category &amp; definition</b>   | <b>Settlement(s)</b>  | <b>Types of development &amp; facilities</b>  |
|--|---|---|
| <p><b>Service Villages</b></p> <p>Villages that either provide a reasonable range of basic facilities (e.g primary school, convenience store and post office) to meet the everyday needs of local residents, or village that provide fewer of these facilities but that have reasonable access to them in nearby settlements</p> | <ul style="list-style-type: none"> <li>• Birdham</li> <li>• Bosham/Broadbridge</li> <li>• Boxgrove</li> <li>• Camelsdale/ Hammer</li> <li>• Fishbourne</li> <li>• Hambrook/ Nutbourne</li> <li>• Hermitage</li> <li>• Hunston</li> <li>• Kirdford</li> <li>• Loxwood</li> <li>• North Mundham/ Runcton</li> <li>• Plaistow/ Ifold</li> <li>• Stockbridge</li> <li>• West Wittering</li> <li>• Westbourne</li> <li>• Westhampnett</li> <li>• Wisborough Green</li> </ul> | <ul style="list-style-type: none"> <li>• Small scale housing development</li> <li>• Local community facilities, including village shops that meet identified needs within the village and neighbouring villages/smaller communities and will help make the settlement more self-sufficient</li> <li>• Small-scale employment, tourism or leisure proposals</li> </ul> |
| <p><b>Rest of Plan area</b></p> <p>The countryside and other small villages and hamlets which have poor access to facilities</p>   | <ul style="list-style-type: none"> <li>• All settlements not listed in the categories above</li> </ul>  | <ul style="list-style-type: none"> <li>• Restricted to development which requires a countryside location, meets an essential local rural need or supports rural diversification</li> </ul>  |

## 3 . Questionnaire

### Question 6

#### Settlement Categories

**(a) Should the settlement categories as defined in the hierarchy above be carried forward into the Local Plan Review?**

**(b) Please provide any further comments.**

### Question 7

**Are there any settlements that you think should be added, removed, or moved into a different category?**

**Please indicate which settlements and give reasons.**

### Question 8

#### Service Villages

**(a) Should neighbouring settlements in the same parish continue to be treated as one Service Village when planning development and facilities (e.g Bosham/Broadbridge)?**

**(b) Please provide any further comments on the above.**

## 3.4 Spatial Principles for Planning Development

**3.4.1** National planning policy requires that the Local Plan Review must achieve sustainable development that reflects the vision and aspirations of local communities. There are three dimensions to sustainable development - economic, social and environmental – which are mutually dependent. To ensure sustainable development it will be necessary to achieve the right balance between promoting economic growth, fostering social well-being and protecting and enhancing the environment. This will involve making important choices about the location and character of new development.

**3.4.2** In addition, development in the Local Plan Review will need to be deliverable within the Plan period. The sites that are eventually allocated for development must come forward in timely way that coordinates with the planning and delivery of infrastructure and local facilities. New development can also help to fund and deliver essential new infrastructure.

### Question 9

**Which of the spatial principles listed below do you consider are most important in developing a strategy for development in the Local Plan Review?**

*Please select your top 3 priorities.*

### Question 10

**Are there any other important spatial principles that should guide the development strategy in the Local Plan Review?**

**Please provide details.**

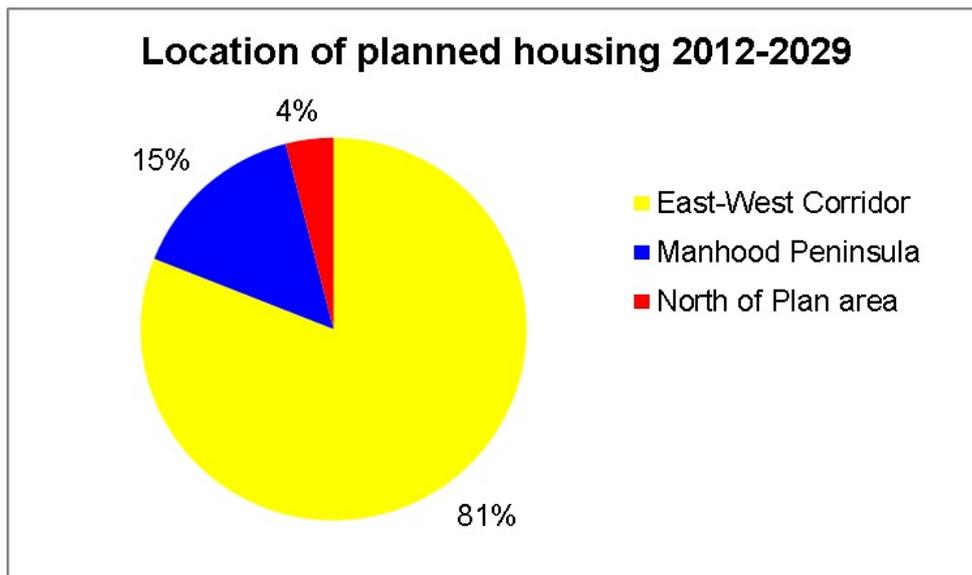
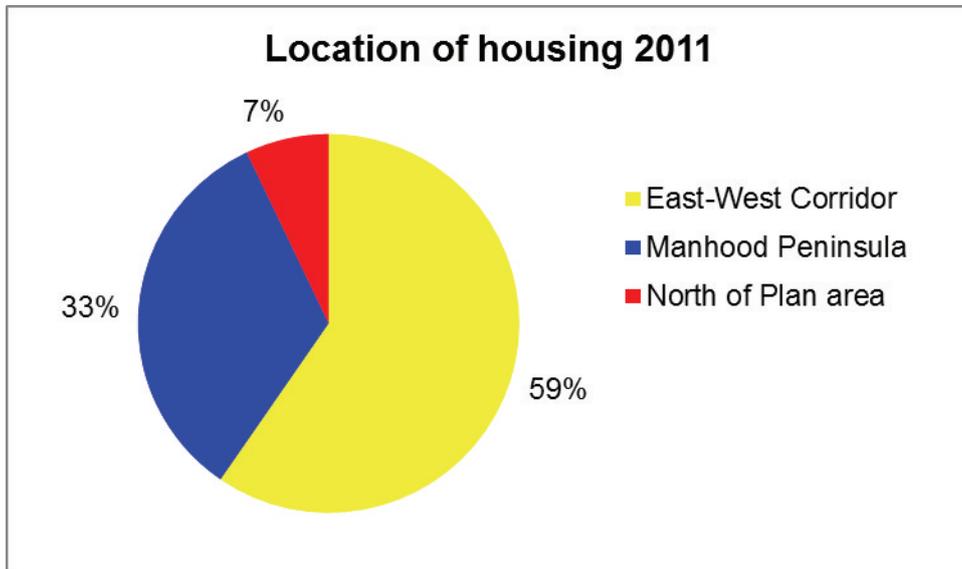
## 3.5 Possible Strategy Options

### Distribution of existing and planned housing

**3.5.1** The Local Plan Review will need to identify locations for housing and other development to meet identified needs up to 2034. The required level of new housing, employment and other development has not yet been determined, but will be identified through the background evidence that the Council is currently collecting. In particular, the Council has commissioned a Housing and Economic Development Needs Assessment (HEDNA), which will quantify future housing and employment requirements and provide more information on the range of needs that should be planned for.

**3.5.2** The diagrams below show the distribution of existing and currently planned housing across the Local Plan area. It can be seen that a high proportion of new housing development (81%) is focused in the East-West Corridor. This follows the development strategy in the current Local Plan, which reflects the better transport links, greater access to facilities and generally less significant constraints affecting the East-West Corridor. The planned housing is also directed mainly towards the larger settlements, with 48% of the planned housing is focused in and around Chichester city, and 30% at the defined 'Settlement Hubs' of East Wittering & Bracklesham, Selsey, Southbourne and Tangmere.

### 3 . Questionnaire



**3.5.3** The Council is currently undertaking a Housing and Economic Land Availability Assessment (HELAA) which will provide a detailed analysis of all potential development sites across the Plan area. This includes sites promoted in response to the Council's 'Call for Sites' in Summer 2016, as well as other identified opportunities. The HELAA will identify which sites and locations have potential in terms of their suitability, availability and achievability for housing and economic development. This information on land availability will be used along with other evidence on constraints and infrastructure requirements to identify the most sustainable and deliverable strategy for development in the Local Plan Review.

### Call for Development Sites

If you wish to promote a site for development that was not put forward to the Council in response to the 'Call for Sites' in Summer 2016

OR

If you wish to change any details for a site that you have previously promoted through the HELAA

Please complete and return a HELAA Site Submission Form using the following weblink: <http://www.chichester.gov.uk/helaa>

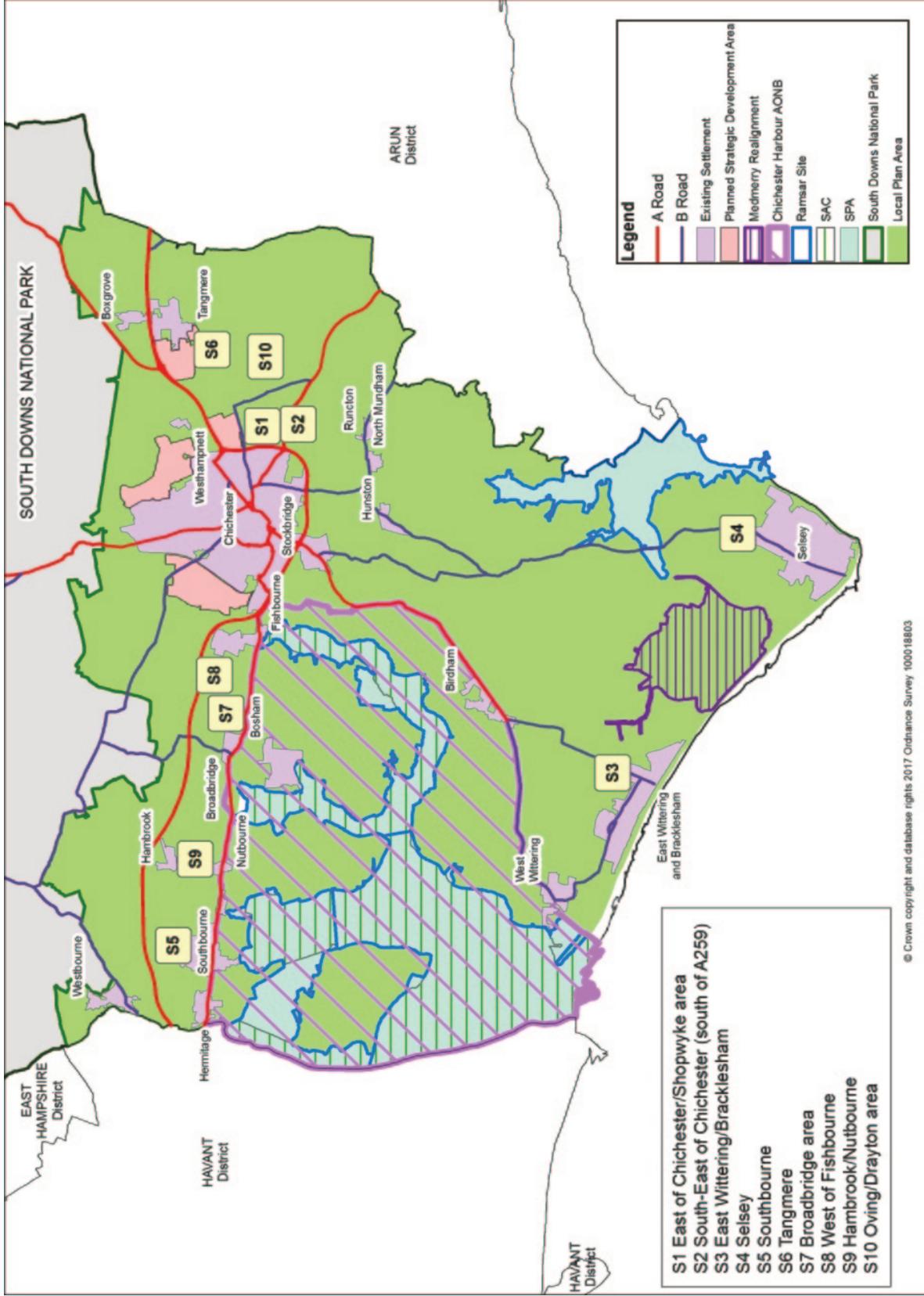
### Locations that may have potential for large scale ('strategic') development (500+ dwellings)

**3.5.4** There are a number of broad locations within the Local Plan area that may have potential for large scale ('strategic') development involving 500 or more dwellings, potentially supported by local community facilities (e.g shops, community hall, primary school and possibly also land for employment uses). In most cases, such developments would involve a single large site, but some of the locations listed below have potential for more than one development site which could provide shared facilities.

**3.5.5** The map below shows 10 broad locations or 'areas of search' that may have potential for large scale development as described above. The Council would be interested in views on these and any other potential locations for this scale of development. However, it should be emphasised that considerable further investigation and evidence will be needed before it is possible to identify specific sites for development and ensure that all the associated infrastructure requirements and environmental impacts have been fully addressed.

# 3 . Questionnaire

## Possible locations for large scale development (500+ dwellings)



### Question 11

**Subject to further investigation, which of the locations below do you consider may be suitable for large scale ('strategic') development (including 500 or more new dwellings)?**

### Question 12

**Locations for strategic development**

**(a) Are there other locations not listed that you think may be suitable for strategic development (including 500 or more dwellings)?**

**(b) Please provide details.**

### Question 13

**Strategic housing development**

**(a) What approach should be taken to planning strategic housing development (500+ dwellings)?**

**(b) Please provide any comments on the above.**

### **Locations for non-strategic development (less than 500 dwellings)**

**3.5.6** In addition to large scale developments, there will be a need to provide smaller scale housing development to meet future needs (including for affordable housing), to support local facilities and enable local communities to grow and develop. Across the Local Plan area, there are a large number of settlements and locations that may have potential to accommodate some level of additional housing. The Council would be interested in views on where and how much housing should be planned for.

## 3 . Questionnaire

### Question 14

**Subject to further investigation, which of the settlements / broad locations below do you consider may be suitable to accommodate less than 500 new dwellings?**

**Please indicate the broad amount of development you think should be planned for.**

### Question 15

**Locations for housing development**

**(a) Are there other locations not listed that you think may be suitable to accommodate housing development?**

**(b) Please provide details.**

### Question 16

**Non-strategic housing development**

**(a) What approach to should be taken to planning non-strategic housing development (<500 dwellings)?**

**(b) Please provide any comments on the above.**

## 3.6 The Economy

### Current Local Plan policy aims

**3.6.1** The current Local Plan seeks to develop a strong and thriving economy, improving employment opportunities for all skills and diversifying the economy. This reflects the main priorities identified in the Economic Development Strategy for Chichester District 2013-2019, which also reflects the key priorities of the Coast to Capital Local Economic Partnership (LEP) and the West Sussex County Economic Strategy.

**3.6.2** The current Local Plan policy aims for the economy and employment are set out in Policy 3, with further detail provided in Policy 11 and Policies 26 – 32.

- Provide for new employment land and floorspace to support planned growth in Plan area and provide for a wider range of local employment opportunities.

- Protect and enhance existing suitably located employment sites and premises to meet needs of modern businesses.
- Protect and promote Chichester city as main focus, and the other Settlement Hubs as locations, for retail, office, leisure and cultural activities.
- Support and promote a high quality tourism economy.
- Plan to accommodate the development needs of key local employment sectors – e.g horticultural industry.
- Plan for a wider range of local employment opportunities in rural area.

**3.6.3** Since the Local Plan was published, the Council and its partners have been working to further strengthen and diversify the local economy, in particular through the emerging Chichester Vision and proposals to grow and improve the local visitor economy. The Local Plan Review will need to reflect this work and provide for new jobs to meet the changes in the economy and growing population. To achieve this, the Plan will need to allocate and identify some new land for employment uses, and support town centre regeneration, visitor facilities, and a range of other key employment sectors.

### Question 17

#### The Economy

**(a) Do you agree with the above planning policy aims for the economy and employment?**

**(b) Please provide any further comments.**

## 3 . Questionnaire

### Question 18

#### Local Plan policies

(a) Do you consider that current Local Plan policies are working to support the aims listed above?

(b) Please provide any further comments.

### Question 19

Do you have any views or suggestions for how planning policies should be used to promote economic growth and/or provide for a wider range of employment opportunities?

### Employment land allocations

**3.6.4** Nearly 25 hectares of employment land is already allocated or proposed for office and industrial uses in the current Local Plan. These sites are listed below (some of which are already under development). The Local Plan Review will need to identify some additional employment land to support new housing development and to enable the local economy and businesses to grow. The Council would be interested in any potential sites which could be developed for business, retail and leisure uses.

**Table 3.2 Current Local Plan employment land allocations**

| <i>Location</i>  | <i>Site area (hectares)</i> |
|--|-----------------------------|
| <i>Sites already allocated in Chichester Local Plan</i>                  |                             |
| West of Chichester SDL   | 6.0                         |
| Shopwyke SDL   | At least 4.0                |
| Tangmere Strategic Employment Land                                       | 4.5                         |
| Ellis Square, Selsey   | 2.2                         |
| Donnington Park, Birdham Road, Stockbridge                               | 0.23                        |
| <b>Total</b>   | <b>16.8</b>                 |
| <i>Further sites proposed in Local Plan (draft Site Allocations DPD)</i> |                             |
| Boys High School, Kingsham Road, Chichester                              | 0.6                         |

| <b>Location</b>  | <b>Site area (hectares)</b> |
|--|-----------------------------|
| Plot 12, Terminus Road (Chichester Enterprize Zone)    | 0.42 <sup>(1)</sup>         |
| Fuel Depot Site, A259 Bognor Road                      | 4.0                         |
| Springfield Park (adj to Fuel Depot), A259 Bognor Road | 2.2                         |
| <b>Total</b>   | <b>7.2</b>                  |

### 1. Net increase

#### Question 20

##### Employment sites

**(a) Are there any other sites that you think may be suitable to accommodate business (office and industrial) uses?**

**(b) Please provide details.**

#### Question 21

**Are there any town centre or edge of centre sites available that would be suitable for retail, leisure or other town centre development?**

**Please provide details.**

#### Question 22

**Are there any locations that would be suitable for tourism related development or facilities?**

**Please provide details.**

### Retail policies

**3.6.5** The current Local Plan defines Primary and Secondary Shopping Frontages within Chichester city centre. Within the areas defined as Primary Shopping Frontages, the current policy seeks to retain a high proportion of retail uses which may exclude restaurants and cafes, whereas within Secondary Shopping Frontages a greater diversity of uses such as restaurants is allowed for.

## 3 . Questionnaire

### Question 23

**Do you consider that the current Local Plan policies for shopping frontages leads to a vibrant city centre or should the policy approach be altered?**

**3.6.6** National planning policy requires proposals which are outside of town centres and not in accordance with an up to date Local Plan to be subject to an impact assessment to ensure they will not have a detrimental impact on the town centre. The size of development proposals which are subject to this test can be determined at a local level in Local Plans. The Council is currently undertaking a Retail Needs Assessment which may recommend a lower threshold, if no local threshold is set the national threshold is 2,500sqm.

### Question 24

**Should we require a lower threshold for impact assessments on retail proposals or rely on the national threshold?**

### Horticultural development

**3.6.7** The current Local Plan identifies Horticultural Development Areas (HDAs) suitable for large scale horticultural glasshouses at Tangmere and Runcton, with HDAs for smaller horticultural developments at Sidlesham and Almodington. The aim of the HDAs is to locate horticultural uses in one area in order to protect the landscape. Some of the HDAs are nearing capacity, and a review of the HDAs will be carried out through work on the Local Plan Review.

**Question 25****Horticultural development**

**(a) Do you have any views or suggestions for how planning policies should be used to promote horticultural development growth and/or provide for a wider range of opportunities?**

**(b) Are there any alternative sites that you think may be suitable to accommodate horticultural development?**

**3.7 Housing & Neighbourhoods****Current Local Plan policy aims**

**3.7.1** The Local Plan Review will need to deliver new housing to meet the full range of local needs, including affordable housing and to meet specific needs such as housing for older people and students. It is also critical that new housing development is designed to a high standard and provides an attractive living environment.

**3.7.2** The current Local Plan policy aims for housing and neighbourhoods are reflected in Policies 33 -38 and are summarised below.

- Ensure that new housing is designed to a high quality and in keeping with the character of the surrounding area.
- Ensure that new housing developments provide a well designed, attractive and safe living environment.
- Increase the supply of affordable housing for local people.
- Ensure that the size and mix of housing meets the identified housing need and demand.
- Provide for specialist needs (e.g accommodation for older persons, students and gypsies and travellers).
- Seek to provide existing local and community facilities and ensure that new facilities are provided where needed to support housing development.

## 3 . Questionnaire

### Question 26

#### Housing & Neighbourhoods

(a) Do you agree with the above planning policy aims for housing and neighbourhoods?

(b) Please provide any further comments.

### Question 27

#### Local Plan policies

(a) Do you consider that current Local Plan policies are working to support the aims listed above?

(b) Please provide any further comments.

### Question 28

Do you have any views or suggestions for how planning policies could be better used to ensure that planned housing meets local needs?

### Question 29

Do you think that the current criteria based policy should continue to be used to determine planning applications for new gypsy and traveller sites, or should we allocate sites for gypsy and traveller sites taking account of the criteria in the current policy?

### Question 30

Do you have any views or suggestions for how planning policies could be better used to achieve attractive, sustainable neighbourhoods?

### Question 31

Please provide any views on how recent and proposed changes in national policy for housing (e.g to promote starter homes, self-build homes and community-led housing) should be reflected in the Local Plan Review.

## 3.8 Transport & Access

### Current Local Plan policy aims

**3.8.1** The Local Plan Review will need to promote a more integrated and sustainable local transport network and where possible improve access to local services and facilities. In particular, it will need to support the level of planned development whilst mitigating its impact on local roads and other transport services.

**3.8.2** The current Local Plan policy aims for transport and access are set out in Policy 8, with further detail provided in Policy 13 and Policies 33 and 39.

- Ensure that new development is well located and designed to minimise the need for travel, encourages the use of sustainable modes of travel as an alternative to the private car, and provides or contributes towards necessary transport infrastructure, including through travel plans.
- Work with relevant providers to improve accessibility to key services and facilities and to ensure that new facilities are readily accessible by sustainable modes of travel.
- Plan to achieve timely delivery of transport infrastructure needed to support new housing, employment and other development.
- Promote and facilitate the expansion and improvement of electronic communications networks, including telecommunications and high speed broadband.

**3.8.3** Key elements of transport strategy:

- Improvements to junctions on A27 Chichester Bypass to reduce traffic congestion, improve safety, and improve access to/from Chichester city.
- Targeted investment to improve local transport infrastructure, focusing on delivery of improved and better integrated bus and train services, and improved pedestrian and cycling networks.

## 3 . Questionnaire

- Measures to promote behavioural change in travel choices, such as easy-to-use journey planning tools, skills training and promotional activities.
- Flexible car parking policies to manage car use and highways capacity in Chichester city.

### Question 32

#### Transport and Access

- (a) Do you agree with the above planning policy aims and strategy for transport and access?**
- (b) Please provide any further comments.**

### Question 33

#### Local Plan policies

- (a) Do you consider that current Local Plan policies are working to support the aims listed above?**
- (b) Please provide any further comments.**

### Question 34

**Do you have any views or suggestions for how planning policies could be better used to improve access to services and facilities, reduce traffic and promote sustainable transport?**

## 3.9 The Environment

### Current Local Plan policy aims

**3.9.1** The quality of the built, historic and natural environment is a major asset for the Local Plan area, which benefits local residents, and attracts visitors and investment. Although a major objective of the Local Plan review is to promote growth, it is equally important to protect and enhance the area's environmental assets, by directing development to areas where potential environmental harm is minimal or can be adequately mitigated. It is also critical to give strong protection to areas of recognised national and international importance, including

Chichester Harbour, Pagham Harbour and Medmerry, the Chichester Harbour Area of Outstanding Natural Beauty (AONB), all well as other designated historic and environmental assets.

**3.9.2** The current Local Plan policy aims for the environment are reflected in Policies 40 - 52 and are summarised below.

- Protect and enhance the landscape character of the countryside.
- Provide and enhance green infrastructure.
- Protect and enhance priority habitats, ecological networks and biodiversity.
- Preserve and enhance designated sites (Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest, Special Protection Areas, Special Areas of Conservation, Ramsar Sites and Sites of Nature Conservation Importance), minimising the impact of planned development and providing appropriate mitigation.
- Preserve and enhance the historic environment (including Conservation Areas, listed buildings, Historic Parks and Gardens and other heritage assets).
- Protect water quality and avoid increasing flood risk.
- Use natural resources prudently.
- Minimise waste and pollution.
- Mitigate and adapt to the impacts of climate change.

## 3 . Questionnaire

### Question 35

#### The Environment

- (a) Do you agree with the above planning policy aims for the environment?
- (b) Please provide any further comments.

### Question 36

#### Local Plan policies

- (a) Do you consider that current Local Plan policies are working to support the aims listed above?
- (b) Please provide any further comments.

### Question 37

Do you have any views or suggestions for how planning policies could be better used to protect and enhance the environment?

#### Local Green Space

**3.9.3** Local Green Space can be identified and designated in Local Plans or Neighbourhood Plans to protect green areas of particular importance to local communities. It is not appropriate for most green areas or open space and will need to be consistent with local planning for sustainable development in the area. It can be used where the green space is in reasonably close proximity to the community it serves, is special to a local community, holds a particular local significance, where the green area is local in character and is not an extensive tract of land.

### Question 38

#### Local Green Space

**(a) Should the Local Plan Review identify and designate Local Green Spaces?**

**(b) Please provide details of any specific local areas that you think should be designated as Local Green Spaces.**

### 3.10 Health and Wellbeing

#### Current Local Plan policy aims

**3.10.1** The Local Plan Review can assist in enhancing well-being and promoting healthy lifestyles through policies to protect and enhance open space, sport and recreation facilities. The current Local Plan policy aims for health and wellbeing are reflected in Policies 54 - 55 and are summarised below.

- To retain, enhance and increase the quantity and quality of open space, sport and recreation facilities, and improve access to them.

### Question 39

#### Health & Wellbeing

**(a) Do you agree with the above planning policy aims for health and wellbeing?**

**(b) Please provide any further comments.**

## 3 . Questionnaire

### Question 40

#### Local Plan policies

(a) Do you consider that current Local Plan policies are working to support the aims listed above?

(b) Please provide any further comments.

### Question 41

Do you have any views or suggestions for how planning policies could be better used to promote health and wellbeing?

## 3.11 Infrastructure Provision

### Current Local Plan policy aims

**3.11.1** New housing and other development proposed through the Local Plan Review will need to be accompanied by a range of new infrastructure, including road and transport improvements, schools, health facilities, open space, shops and community facilities. Planning for new development will need to be coordinated with the infrastructure it requires and take into account the capacity of existing infrastructure. Delivery of infrastructure will be dependent upon maximising the contribution from the development process whilst recognising that a contribution from both the public and private sector will be necessary. The Council will prepare an Infrastructure Delivery Plan to accompany the Local Plan Review, which will specify what infrastructure is needed to support the planned new development, and identify how the identified infrastructure will be funded and phased.

**3.11.2** The current Local Plan policy aims for infrastructure planning are reflected in Policy 9 and are summarised below.

- To make effective use of existing infrastructure, facilities and services, including opportunities for co-location and multi-functional use of facilities.
- To provide or fund new infrastructure, facilities or services required both on and off-site, as a consequence of planned development.
- To coordinate the phasing of new development with the delivery of necessary infrastructure, facilities and services.

- To mitigate the impact of planned development on existing infrastructure, facilities or services.
- To seek to maximise the contribution from the development process through the use of planning (Section 106) agreements and the Community Infrastructure Levy (CIL), whilst recognising that other funding from both the public and private sector will be necessary.

### Question 42

#### Infrastructure Provision

- (a) Do you agree with the above planning policy aims for planning infrastructure?
- (b) Please provide any further comments.

### Question 43

#### Local Plan policies

- (a) Do you consider that current Local Plan policies are working to support the aims listed above?
- (b) Please provide any further comments.

### Question 44

Do you have any views or suggestions for how the planning, phasing and delivery of infrastructure could be improved?

### Question 45

#### Document uploads

*For online questionnaire only.*

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