

# Planning for our future

Welcome to the Local Plan Review exhibition.

Planning affects all of our lives. It affects where we live, work and relax; where new shops and community facilities are built; and it protects our historic buildings and the natural environment.

The Government requires us to plan for the needs of our communities and businesses through the preparation and review of a Local Plan.

**The Local Plan Review helps us to:**

- shape where development goes;
- protect the character and beauty of the area;
- provide local job and housing opportunities;
- enables our residents to maintain healthy and active lifestyles; and
- maintain and improve services, travel options and community facilities to meet future needs.

The Local Plan also makes clear what types of development will be permitted and what won't. Without an up-to-date Local Plan

Review we would be unable to control where development goes.

Our current Local Plan was adopted in July 2015 with a requirement that it was reviewed within five years to make sure that sufficient housing was planned to meet the needs of the area.

Our plan only covers parts of the district outside of the South Downs National Park.



Further details can be found on our website  
[www.chichester.gov.uk/localplanreview](http://www.chichester.gov.uk/localplanreview)



# Scope of the consultation

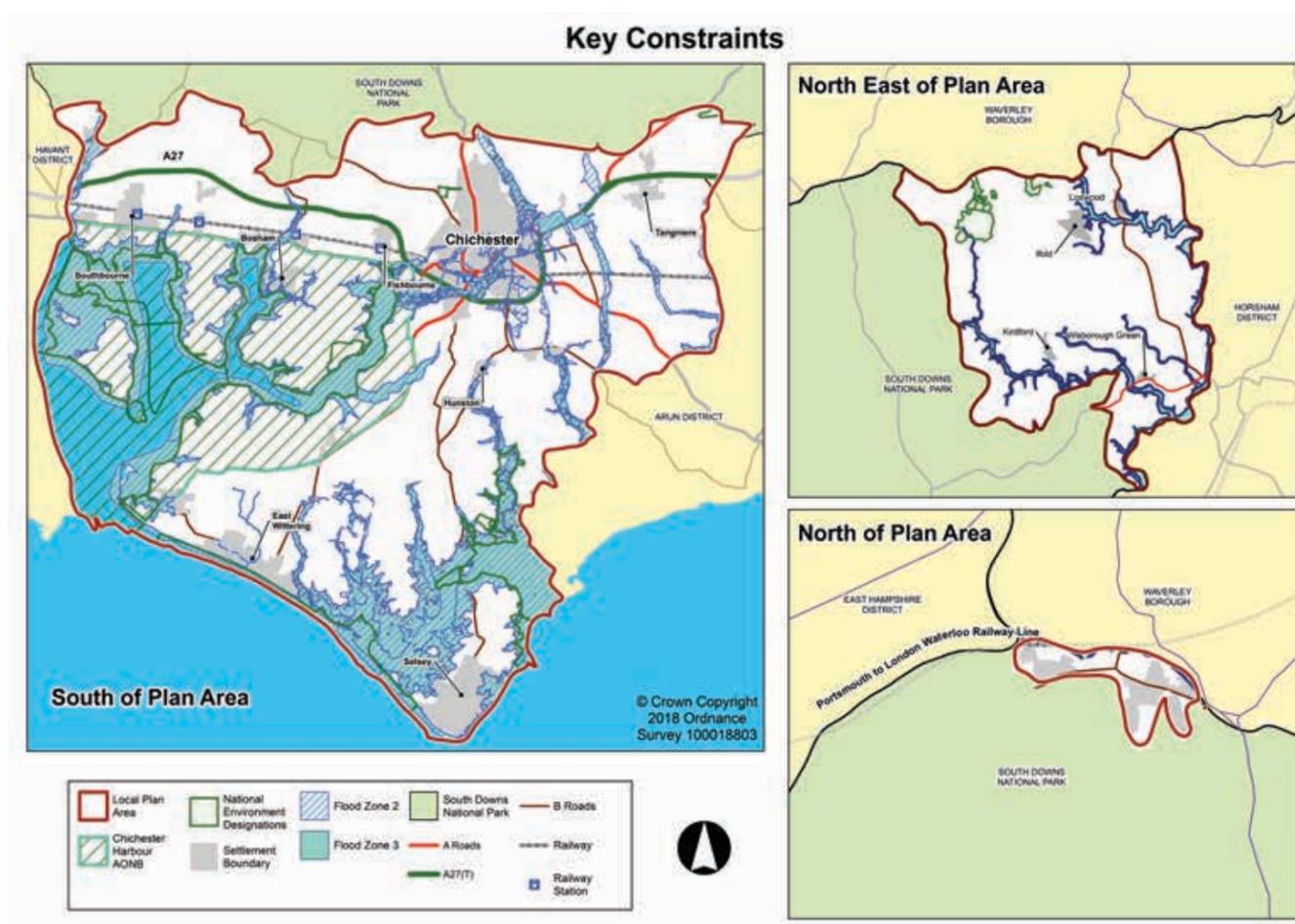
In preparing our Local Plan Review, there are certain things we cannot change.

**These include:**

- Government policy requires local authorities to significantly increase housing supply.
- Fixed environmental constraints including National Park, Areas of Outstanding Natural Beauty and the significant coastline. The map indicates some of the constraints to development.
- The historic environment, including Chichester City.

**Key matters that this Local Plan Review can influence include:**

- Considering whether there is enough development and associated infrastructure to meet needs.
- Where new development and infrastructure should go.
- How to manage new development.



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# Evidence

The Local Plan Review is informed by a range of evidence, including:

## **Sustainability Appraisal and Strategic Environmental Assessment**

Assesses the environmental impact of the proposed strategy against reasonable alternatives.

## **Habitats Regulation Assessment**

Identifies potential significant effects on Natura 2000 or European sites.

## **Transport Study**

Identifies likely highway impacts and potential mitigation.

## **Housing and Economic Development Needs Assessment**

Identifies the need for housing and employment land using the Government's required methodology to calculate housing need.

## **Housing and Economic Land Availability Assessment**

Assesses potential land availability.

## **Strategic Flood Risk Assessment**

Identifies the areas subject to flood risk, from various sources.

## **Infrastructure Delivery Plan**

Identifies infrastructure needed to accompany development and where possible the costs and funding to deliver it.

## **Landscape Study**

Informs assessment of potential landscape impact of development.

## **Water Quality Assessment**

Examines water quality and identifies likely improvements needed to waste water treatment works.

## **Gypsy and Traveller Accommodation Assessment**

Assesses future need for gypsy and traveller sites and pitches.



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# Development needs and strategy

The evidence, taking account of government policy, requires the following key development needs to be addressed as a minimum by 2035:

- 650 new homes each year.
- 146,000 sqm (net) of employment land.

Note: The housing figure is currently capped at 40% above our adopted Local Plan and includes a small element of needs arising from the National Park

#### The development strategy :

- focuses most new development in the transport corridor along the A259/A27 and the railway line.

Table 1:

Strategic sites/ allocations:	Housing Allocation:
Southern Gateway	350
SW Chichester	100
Tangmere	300
Southbourne	1,250*
East Wittering	350*
East of Chichester	600
Selsey	250
Hambrook	500*
Fishbourne	250*
Bosham	250
Hunston	200*
Strategic sites/allocations	4,400

- provides for more moderate growth within the Manhood Peninsula and North of the Plan Area.

Table 1 shows the key proposed new strategic development allocations/ locations in the plan area. Where numbers are \*, we currently expect this to be delivered through neighbourhood planning.

Smaller-scale provision is expected to be provided for through neighbourhood planning in other parishes across the plan area as set out in Table 2.

Table 2:

Parish Housing Requirements:	Housing Allocation:
West Wittering	25
Birdham	125
North Mundham	50
Chichester City	50
Boxgrove	50
Westhampnett	50
Loxwood	125
Wisborough Green	25
Parish housing requirements	500

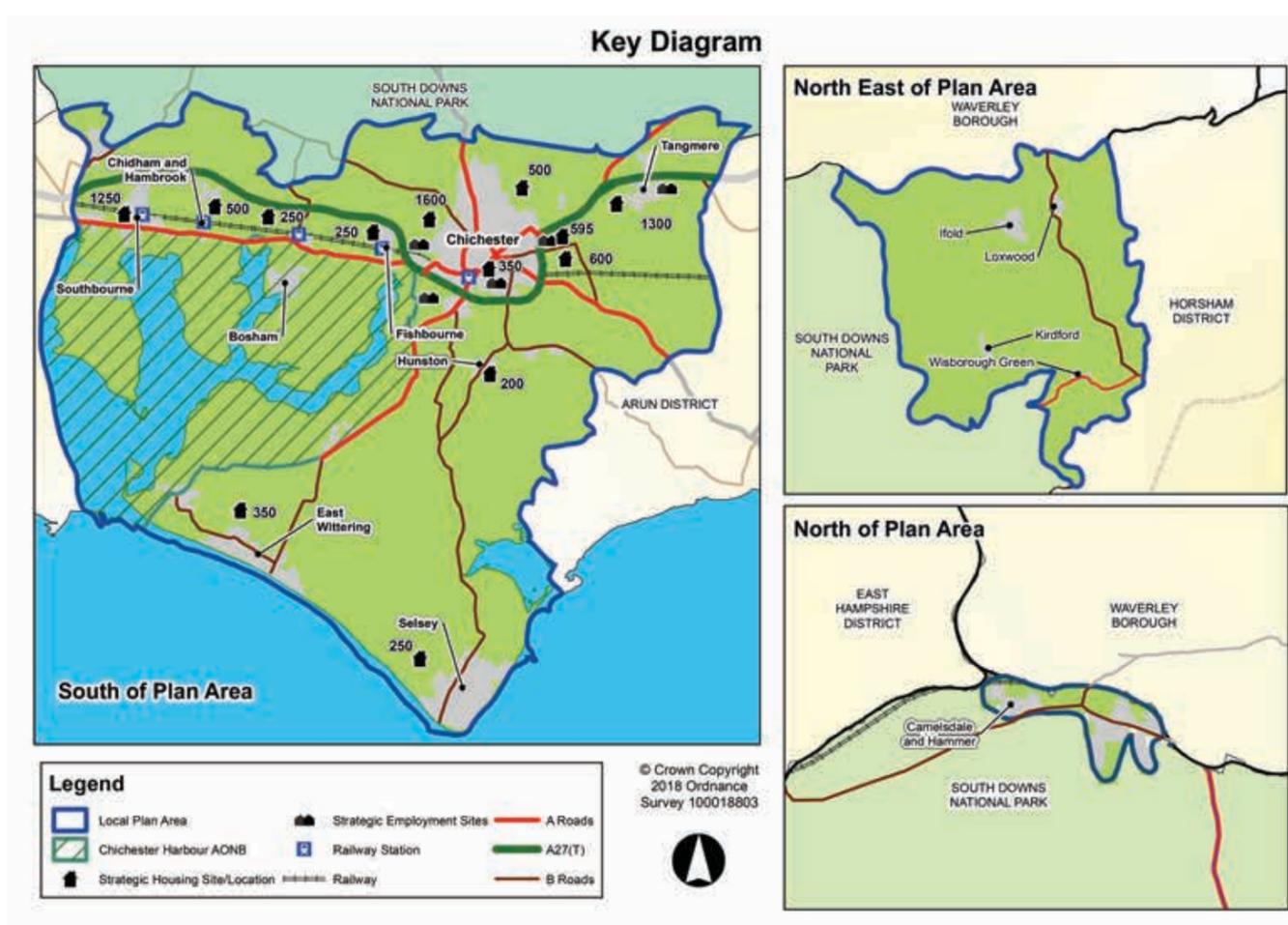


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# Development strategy

The following map illustrates the proposed development strategy:

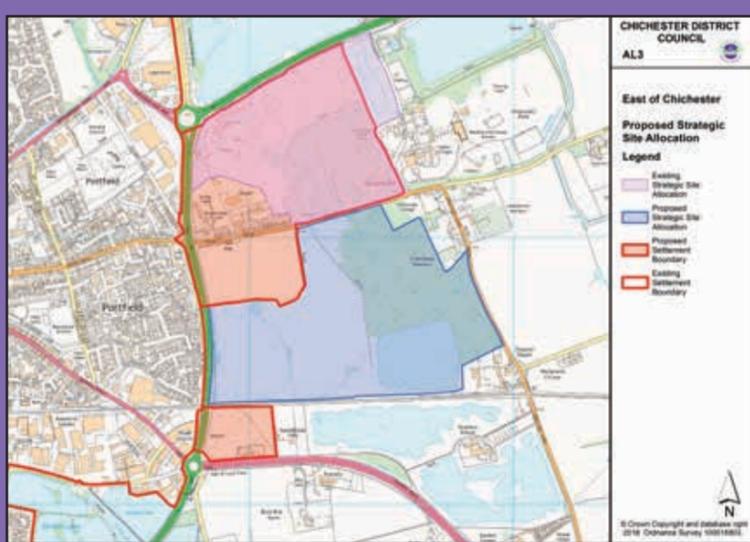


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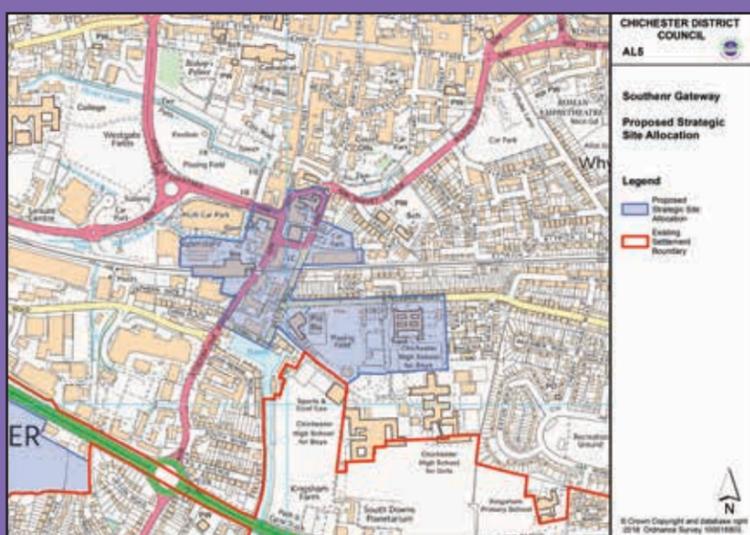


# Strategic sites



## AL3 Land East of Chichester

- 35ha site
- At least 600 homes
- Neighbourhood centre/community hub – early years, primary school, local shops, community centre and flexible employment/leisure space)
- Open space and green infrastructure



## AL5 Southern Gateway

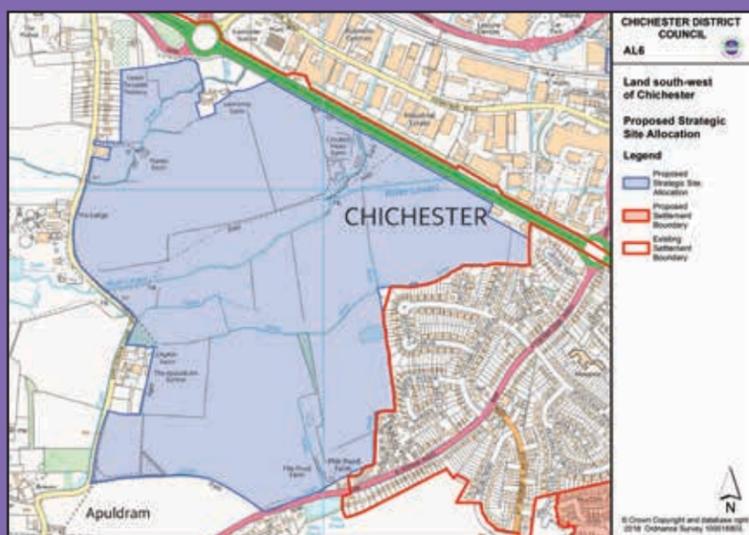
- 12ha site
- Mixed use scheme designed to enhance this gateway location
- At least 350 homes
- Approx 21,600 sqm mixed commercial space including employment, retail and leisure
- Improved pedestrian and cycle access
- Open space



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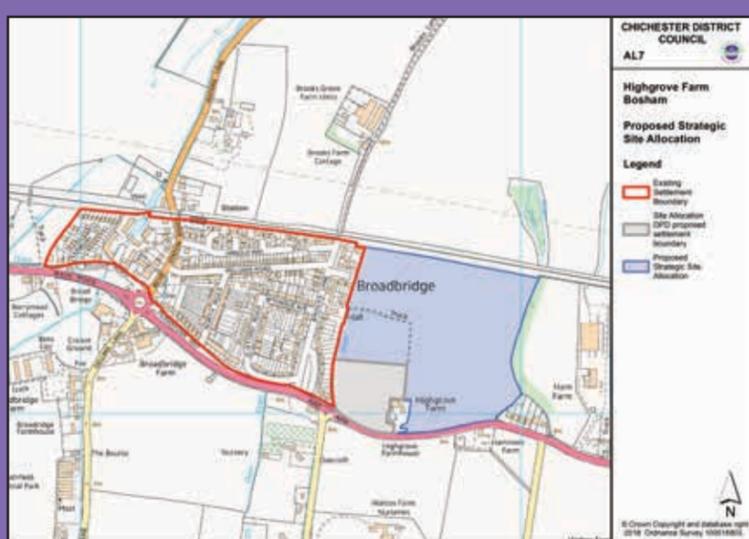
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# Strategic sites *continued*



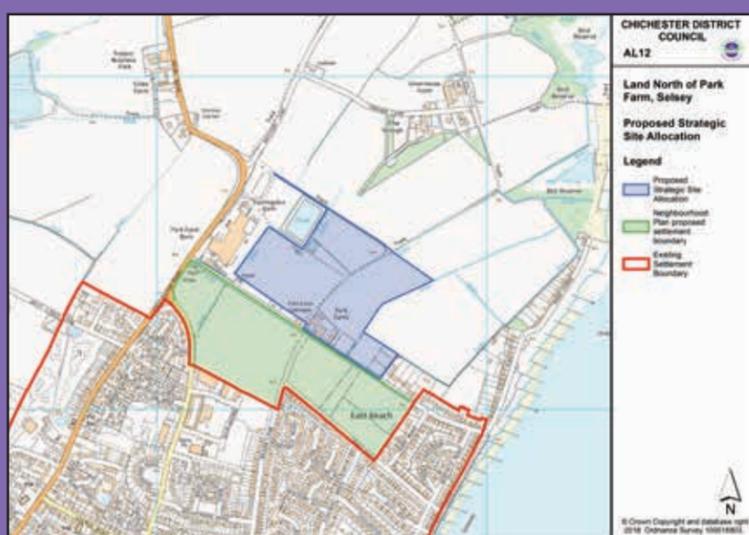
## AL6 Land South West of Chichester

- 85ha site – only part to be developed due to flood constraints on part of the site
- 33ha of employment space
- At least 100 homes
- A managed country park
- New link road between Fishbourne roundabout and the A286 Birdham Road
- Design to take account of proximity to Chichester Harbour



## AL7 Highgrove Farm, Bosham

- 13ha site
- At least 250 homes
- 2 form entry primary school
- Open space



## AL12 Land North of Park Farm, Selsey

- 14ha site
- At least 250 homes as an extension to Selsey
- Open space and green buffer



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# Infrastructure

Development needs to be supported by new infrastructure. The Infrastructure Delivery Plan identifies what is needed and how it could be delivered.

## Roads

Additional capacity will be needed at:

- A27 Chichester Bypass
- Manhood Peninsula (B2145/B2166, and B2145/B2201)
- Chichester City Centre.

## Other transport

Providing alternatives to the private car by improving bus services, and walking and cycling for new homes remains a priority.

## Green Infrastructure

New strategic wildlife corridors will protect connections between Chichester Harbour and the South Downs National Park. Significant new open spaces are proposed at strategic site allocations west and south-west of Chichester.

## Schools

\*Additional primary school capacity is planned to accompany strategic development at West of Chichester, East of Chichester, Tangmere, Bosham, Chidham and Hambrook and Southbourne.

No need is currently identified for secondary schools.

## How will infrastructure be funded?

- developer contributions
- Community Infrastructure Levy (CIL)
- external funding such as government grants, and
- new facilities provided on site as part of new development.

## Other partners

The Local Plan Review can help secure some types of infrastructure such as schools, open space or transport improvements.

Many others are provided in different ways. For example, Highways England is responsible for the A27. Basic utilities such as water, sewage, gas and electricity are planned and provided by the relevant statutory bodies.

\* text in relation to school provision has been amended for clarity since the exhibitions were held.



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# A27

## Strategic long term improvements – not currently part of this Local Plan Review

- Would seek to address existing congestion.
- Would require significant government funding.
- Funding bids, to date, have been unsuccessful.
- West Sussex and Chichester District Council have identified a preferred ‘mitigated northern route’ for a new bypass for Chichester with a ‘full southern route’ identified as a reasonable alternative. Costs expected to be £300 to £400 million.
- Even if funding became available, road unlikely to be operational until end of plan period.
- Therefore the Local Plan Review is not dependant on the delivery of this more strategic improvement.

## Mitigating impacts of the Local Plan Review

- The primary role of mitigation associated with the Local Plan Review is limited to addressing the impacts of new development, not to resolve existing congestion.
- There is uncertainty about the delivery and timing of more strategic interventions. An alternative, more limited, scheme has therefore been designed to be delivered during the plan period.
- Junctions on the existing Chichester Bypass alignment will be improved, with associated improvements to roads/junctions in the vicinity as shown on the plan.
- Costs are expected to be in the region of £65 million, although further work is required.
- Funding to be secured through developer contributions and other sources.



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# Managing development in our area

The Local Plan Review has an important role in creating a district that we can all be proud of and that meets local needs.

- **Re-energising the day and night time economy**

The Local Plan Review will work alongside the Chichester Vision to manage the changing retail environment and help support the day and night time economy.

- **Allocating land for employment**

The plan will identify key sites to be used for industrial, office, warehousing and horticultural uses in order to create more jobs in the area and support the local economy.

- **Providing for particular housing needs** including homes for older people, students, gypsies and travellers and delivering affordable housing.

- **Creating more leisure facilities**

We will expect developers to provide suitable recreational space alongside their housing proposals. This adds

value to new developments and enriches communities.

- **Protecting the historic environment**

The plan includes policies to protect the individual buildings and historic areas that are so important to our heritage.

- **Protecting the natural environment**

The plan includes policies to ensure that protected habitats and species will not be harmed as a result of new development and that environmental enhancement can take place wherever possible.

- **Protecting open spaces**

The Local Plan Review will also protect existing open spaces. Where significant development happens, new open spaces should be created or improvements should be made to existing open spaces.



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# How the Local Plan Review is being prepared

**There are five stages in total. At the moment, we've completed stage one and we are now at stage two.**

## **Stage 1 – Summer 2017**

We invited you to complete a questionnaire in June 2017, to help us develop our preferred approach.

These responses helped us to draft the next stage of the plan.

## **Stage 2 – Winter 2018 /Early 2019**

We are now asking you to invite you to comment on the Local Plan Review – Preferred Approach. We have also asked other interested parties such as developers and authorities responsible for roads, health and education services to provide us with feedback.

## **Stage 3 – Summer 2019**

We consider feedback from stage 2 and propose further changes. This is then shared with you and other interested parties for further comments, before submitting the

Local Plan to the Government for independent examination.

## **Stage 4 – Autumn 2019**

An independent planning inspector will be appointed to examine our plan and report on their findings.

## **Stage 5 – Estimated 2020**

We will adopt the Local Plan once the inspector is happy with it. It's only at this stage that the Local Plan Review will finally replace the current Local Plan

## **Next Steps:**

Once the Local Plan Review is adopted the council will update its site allocation documents.



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# Neighbourhood planning

The Local Plan Review encourages parishes to prepare neighbourhood plans to deliver local needs.

Strategic locations where parishes are currently preparing neighbourhood plans include:

• Southbourne	1,250
• East Wittering	350
• Hambrook	500
• Fishbourne	250
• Hunston	200

These plans need to make good progress by June 2019 in order to demonstrate the Local Plan Review strategy can be delivered.

In addition, smaller scale development will be delivered through allocations in neighbourhood plans or a subsequent Site Allocation Plan at:

• Birdham	125
• Boxgrove	50
• Loxwood	125
• North Mundham	50
• West Wittering	25
• Westhampnett	50
• Wisborough Green	25



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