

APPENDIX 2 – FREEDOM OF INFORMATION REQUEST RESPONSES (DEVELOPMENT PLAN AND INFRASTRUCTURE PANEL MEETING MINUTES)

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A meeting of **Development Plan and Infrastructure Panel** will be held virtually on
Wednesday 26 January 2022 at 9.00 am

MEMBERS: Mrs S Taylor (Chairman), Mr G Barrett, Mr M Bell, Rev J H Bowden,
Mr J Brown, Mrs D Johnson, Mrs E Lintill, Mr A Moss, Mr S Oakley and
Mrs C Purnell

AGENDA

1 **Chairman's Announcements**

Any apologies for absence that have been received will be noted at this point

The Chairman will announce any late items for urgent consideration under agenda item 08

2 **Declarations of Interests**

Members are to make any declarations of disclosable pecuniary, personal and/or prejudicial interests which they might have in respect of matters on the agenda for this meeting:

The interests which are ordinarily declared where relevant are set out below:

Mrs Taylor declared personal interests as:

- CDC appointed member of Chichester College Group Corporation Board of Governors'
- CDC appointed member of Chichester Conversation Area Advisory Committee
- CDC appointed member of The Partnership for South Hampshire (PUSH) Joint Committee
- CDC appointed member of The Partnership for South Hampshire (PUSH) Planning and Infrastructure Panel
- CDC appointed member of The West Sussex and Greater Brighton Strategic Planning Board

Mr Barrett declared personal interests as:

- CDC appointed member of Chichester Harbour Conservancy
- CDC appointed member of Manhood Peninsula Partnership
- CDC appointed member of the Standing Conference on Problems Associated with the Coastline (SCOPAC)

Rev. Bowden declared personal interests as;

- CDC appointed member for Goodwood Airfield Consultative Committee;

Mr Brown declared personal interests as;

- CDC appointed member of the Sussex Downs and Coastal Plain LEADER Local Action Group
- Southbourne Parish Council - Member
- Southbourne Development Trust (CIO) – Trustee
- Southbourne Environment Group - Member
- Southbourne Community Land Trust – Trustee

Mrs Johnson declared personal interests as;

- West Sussex County Council - Member
- Selsey Town Council – Member

Mrs Lintill declared personal interests as;

- CDC appointed member of Coast to Capital Joint Committee
- CDC appointed member of Coastal West Sussex Partnership
- CDC appointed member of The Parking and Traffic Regulations Outside London Adjudication Joint Committee
- CDC appointed member of West Sussex Rural Partnership

Mr Moss declared personal interests as;

- CDC appointed member of Chichester Harbour Conservancy
- CDC appointed member of Coast to Capital Joint Committee
- CDC appointed member of Coastal West Sussex Partnership

Mr Oakley declared personal interests as;

- CDC appointed member of the Portsmouth Water Customer Forum
- West Sussex County Council – Member
- Tangmere Parish Council – Member

Mrs Purnell declared personal interests as:

- Selsey Town Council – Member
- Chairman of the Manhood Peninsula Partnership

3 **Approval of Minutes and Matters Arising** (Pages 1 - 10)

The minutes relate to the meeting of the Development Plan and Infrastructure Panel on 24 November 2021.

4 **Infrastructure Business Plan** (Pages 11 - 31)

The Development Plan and Infrastructure Panel are asked to consider the attached report and appendices and make the following recommendations;

That the Development Plan and Infrastructure Panel recommends to Cabinet to recommend that the Council:

(i) Approves the proposed responses to the representations received and subsequent modifications to the Draft Infrastructure Business Plan 2022-2027 as set out in Appendix 1; and

(ii) Approves the amended IBP including the CIL Spending Plan attached as Appendix 2.

5 **Annual Monitoring Report** (Pages 32 - 123)

The Development Plan and Infrastructure Panel are asked to consider the attached report and appendices and make the following recommendations;

Recommendations;

2.1 That the Development Plan and Infrastructure Panel recommends that Cabinet approve the Authority's Monitoring Report 2020-2021 for publication.

2.2 That the Director of Planning and the Environment be authorised, following consultation with the Cabinet Member for Planning Services, to make any minor amendments to the Authority's Monitoring Report prior to its publication.

6 Local Plan Evidence and Policy Review Update (Pages 124 - 138)

The Development Plan and Infrastructure Panel are asked to note the status and progress of the evidence and proposed timetable for policies set out in the report.

7 Agenda items for next meeting - 23 February 2022

8 Late Items

The Development Plan and Infrastructure Panel will consider any late items as announced by the chairman under agenda item 1

NOTES

- 1 The papers and proceedings of the Development Plan and Infrastructure Panel are confidential.
- 2 The timings for items on this agenda are indicative only.
- 3 Non-Development Plan and Infrastructure Panel members are entitled to pose questions about agenda items and these need to be submitted to the Senior Member Services Officer in writing (which includes e-mail) by 12:00 on the day before the meeting.
- 4 The Development Plan and Infrastructure Panel chairman, in consultation with officers, will decide which questions will be addressed at the meeting.



Minutes of the meeting of the **Development Plan and Infrastructure Panel** held in Virtually on Wednesday 26 January 2022 at 9.00 am

Members Present: Mrs S Taylor (Chairman), Mr M Bell, Rev J H Bowden, Mr J Brown, Mrs E Lintill, Mr A Moss, Mr S Oakley, and Mrs C Purnell

Members not present: Mr G Barrett and Mrs D Johnson

In attendance by invitation:

Officers present all items: Mr T Ayling (Divisional Manager for Planning Policy), Mr A Frost (Director of Planning and Environment), Mrs D Shepherd (Chief Executive), Whalley (Planning Policy Manager), Mrs K Dower (Principal Planning Officer (Infrastructure Planning)), Mrs A-M Ferrier (Planning Policy Officer) and Mr T Whitty (Divisional Manager for Planning Policy)

108 **Chairman's Announcements**

The Chairman welcomed all present to the meeting.

Apologies were received from Cllr Graeme Barrett and Cllr Donna Johnson.

The Chairman confirmed that there were no late items.

109 **Declarations of Interests**

Mrs Taylor declared a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation Board of Governors'
- Chichester Conservation Area Advisory Committee
- The Partnership for South Hampshire (PUSH) Joint Committee
- The Partnership for South Hampshire (PUSH) Planning and Infrastructure Panel
- The West Sussex and Greater Brighton Strategic Planning Board

Mr Bell declared personal interests as;

- Chichester City Council – Member
- Oxmarket Gallery – Director
- Chichester College – Local Governor

Mr Brown declared personal interests as;

- A CDC appointed member of the Sussex Downs and Coastal Plain LEADER Local Action Group
- Southbourne Parish Council – Member
- Southbourne Development Trust (CIO) – Trustee
- Southbourne Environment Group – Member
- Southbourne Community Land Trust – Trustee

Member Mrs Lintill declared a personal interest as a CDC appointed member of;

- Coast to Capital Joint Committee
- Coastal West Sussex Partnership
- The Parking and Traffic Regulations Outside London Adjudication Joint Committee
- West Sussex Rural Partnership

Mr Moss declared a personal interest a CDC appointed member of;

- Chichester Harbour Conservancy
- Coast to Capital Joint Committee
- Coastal West Sussex Partnership

Mr Oakley declared a personal interest as;

- A CDC appointed member of the Portsmouth Water Customer Scrutiny Panel
- West Sussex County Council – Member
- Tangmere Parish Council – Member

Mrs Purnell declared personal interests as a;

- Selsey Town Council – Member
- Manhood Peninsular Partnership – Chairman

110 **Approval of Minutes and Matters Arising**

Matters Arising

On the matter of when information about Strategic Wildlife Corridors would be available; Mr Ayling explained that the evidence work had taken slightly longer anticipated but it would be circulated to members within a couple of weeks.

With regards to when the Affordable Housing Policy (page 7) would be circulated; Mr Whalley informed the Panel that since the circulation of the first draft of the Affordable Housing Policy there has been some interim viability work undertaken to assess the cost on development. The effect of this work is that some minor amendments to the Affordable Housing Policy have been required, once these have been amended the policy will be circulated.

On the matter of the risk of the B2145 being flooded Mrs Shepherd advised the Panel that Emergency Planning was not a matter for the Panel. It is undertaken strategically with several other authorities and partners. She informed the Panel that there is West Sussex Resilience Forum, and with regards to the road network WSCC will have their own emergency plans to manage flood risk.

The minutes from Wednesday 24 November 2021 were agreed as a correct record.

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- Nearly 4,000 sq.m (gross) employment floorspace was completed during 2020-21. Since 2012 a total of 101,527.20 sq.m (gross) has been completed in the Local Plan area.
- 461 dwellings had been completed over the monitoring period.
- All SDL's within the Plan area were under construction.
- All Air Quality Management Areas within the Local Plan Area (of which there are three) were compliant with the annual mean standard.

- Carbon dioxide emissions have continued to decline since 2016.

Officers responded to Members' questions and comments as follows;

For clarification purposes Mrs Ferrier agreed to insert a comment in Table 7 (set out on pages 71 and 72) of the report to clarify the current use classes following recent changes.

On the issue of CIL rates; Mrs Ferrier explained that the Government forwards the index the council are required to use during the monitoring period. Mr Ayling reminded the Panel that the report was a historical document but agreed officers could look to make it clearer that the index rates are historical, and developers should ensure they refer to the current rates.

With regards to Key Indicator 2 – large scale glasshouses; Mrs Ferrier explained that it was not possible to expand the comments in paragraph 8.5 as there were no permissions granted during the monitoring period. She agreed that for the next AMR, officers would look to include some additional data regarding all types of horticultural development as well as quantifying unused land within the current HDAs.

On the matter of the amount of development at the Tangmere SDL; Mrs Ferrier clarified that planning applications can differ from planning policy. The AMR reflects the emerging local plan allocation for a minimum of 1300 dwellings which is correct for the purpose of the report.

On the issue of Neighbourhood Plan monitoring reports; Mrs Ferrier confirmed that the information was supplied by Parish Councils, they prepared their own information for inclusion in the report.

Following a vote DPIP agreed to make the recommendations set out in the report including the agreed amendments.

Resolved;

- 1. That the Development Plan and Infrastructure Panel recommends that Cabinet approve the Authority's Monitoring Report 2020-2021 for publication with the amendments discussed.**
- 2. That the Director of Planning and the Environment be authorised, following consultation with the Cabinet Member for Planning Services, to make any minor amendments to the Authority's Monitoring Report prior to its publication.**

**members took a 10 minute*

113 Local Plan Evidence and Policy Review Update

Mr Ayling presented the report to the Panel.

He drew attention to paragraph 5.1 of the report; 'Significant Changes' and highlighted item f; Water Neutrality Issues. He explained that the part B study, which was expected to outline the scale of the issue across the area, along with some possible solutions, was expected to be published next month. He explained the study was part of the joint work the authority was involved in. Due to the scale and impact of the water neutrality issue on future development, DEFRA, the EA, and Natural England had now taken a co-ordinated approach to ensure Southern Water work towards delivering a solution. A further update on this work was expected around Easter.

Mr Whalley provided an update on the Local Plan Pre-Submission preparation. He confirmed that two tranches of development management policies had been circulated during the last year, these had been updated with feedback and recirculated.

In December 2021 an interim report was received from viability consultants Dixon Searle. They had undertaken a review into several policies that would have a cost on development; along with assessing the appropriate level of CIL that could be charged in the future. Feedback from the report is being included within policies such as the Affordable Housing Policy, Housing Standards and Sustainable Construction. Mr Whalley informed the Panel that officers met with Dixon Searle in January, he explained that they were undertaking a further piece of work and confirmed that once it had been completed it would be shared with Members.

Following the Member Briefing on 12 January Mr Whalley confirmed that a letter had been sent out to all Parishes updating them on Local Plan Progress, the revised testing in the south of the Plan area and the potential options in the north of the Plan area.

In addition, a letter would be sent to service and infrastructure providers inviting them to comment and feedback on; the revised distribution options in the plan area; the deliverability of the strategy and what future infrastructure requirements might be. The deadline for responses is in March, comments will then be used to inform the next stage of development in the Local Plan.

Mr Whalley informed the Panel that the Planning Policy team would be working towards finalising evidence studies, as well as working up the development strategy and allocations for the south of the Plan area. He confirmed that this work would be informed by the feedback from the consultation with the infrastructure and service providers. In addition, detailed sustainability appraisal work would be undertaken on high level strategy options.

Mr Whalley explained that the finalisation of the next stage in the Plan was dependent upon an agreed position statement being agreed with National Highways in response to the proposed reduction in housing numbers in the south of the plan area. A range of potential options would also be tested within the north of the plan area.

Mr Ayling drew the Panel's attention to the Table 2 of the report and highlighted the following issues;

- *Agreement with highway authorities*; he informed the Panel that the transport modelling was been undertaken by Stantec. He explained that the work was critical in providing evidence to the inspector regarding the correct level of development. In addition, Stantec would also be looking at the feasibility and costings of the reduced package of development including Bognor Road Roundabout and Fishbourne Roundabout, but not the Stockbridge Link Roundabout.
- *Reinvestigating development in the northern part of the plan area*; Mr Ayling explained that much was dependant on water neutrality and resolving the issue. However, work was also been undertaken with service providers such as WSCC Education to test different levels of development in the north.
- *Duty to cooperate*; Mr Ayling informed the Panel that following the Chief Executive's letter to the 14 authorities (both neighbouring and those within the same housing area), nine responses had been received all confirming that they were not able to assist with any unmet housing need. Of the authorities who had not responded most notable were Havant BC and Arun DC; Mr Ayling confirmed that officers were following up all outstanding responses.

Officers responded to Members' comments and questions as follows;

On the matter of what Water Neutrality and what information was in the public domain; Mr Ayling agreed that the water neutrality page on the council website could be updated to inform the public of what progress was being made on the Part B and Part C studies, as well as a short statement to Parishes within the area.

With regards to the impact on delivery from issues identified as 'red' in table 2 of the Local Plan Key Issues and Evidence Studies Status; Mr Ayling explained that unfortunately any issue identified within the table could affect the overall timetable of delivery. Officers work hard to mitigate against potential delays but cannot guarantee that situations may arise that would lead to a delay.

On the matter of co-opting a 'northern area' member to DPIIP; Mr Frost acknowledged the comment. He advised the Panel that as members of DPIIP they act as representatives for the whole council and not just wards, however where appropriate an All-Member Session may be held when issues such as water neutrality were being considered.

With regards to the package of works being considered as part of the transport feasibility works; Mr Ayling informed the Panel that an email had been received from National Highways stating they agreed the Fishbourne, and Bognor Road roundabout should be considered in the first tranche, of which Fishbourne should be considered first. Whilst they have not said nothing needs to be done at the other roundabouts such as Stockbridge and Portfield, they do not need to be included within the first tranche of works. He confirmed that the options being tested by Stantec included the design for a hamburger junction at the Fishbourne roundabout.

CHAIRMAN

Date:

JOHN WARD
Director of Corporate Services

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A meeting of **Development Plan and Infrastructure Panel** will be held in Committee Room 1 East Pallant House on **Wednesday 20 April 2022 at 9.30 am**

MEMBERS: Mrs S Taylor (Chairman), Mr G Barrett, Mr M Bell, Rev J H Bowden, Mr J Brown, Mrs D Johnson, Mrs E Lintill, Mr A Moss, Mr S Oakley and Mrs C Purnell

AGENDA

1 **Chairman's Announcements**

Any apologies for absence that have been received will be noted at this point

The Chairman will announce any late items for urgent consideration under agenda item 8.

2 **Declarations of Interests**

Members are to make any declarations of disclosable pecuniary, personal and/or prejudicial interests which they might have in respect of matters on the agenda for this meeting:

The interests which are ordinarily declared where relevant are set out below:

Mrs Taylor declared personal interests as:

- CDC appointed member of Chichester College Group Corporation Board of Governors'
- CDC appointed member of Chichester Conversation Area Advisory Committee
- CDC appointed member of The Partnership for South Hampshire (PUSH) Joint Committee
- CDC appointed member of The Partnership for South Hampshire (PUSH) Planning and Infrastructure Panel
- CDC appointed member of The West Sussex and Greater Brighton Strategic Planning Board

Mr Barrett declared personal interests as:

- CDC appointed member of Chichester Harbour Conservancy
- CDC appointed member of Manhood Peninsula Partnership
- CDC appointed member of the Standing Conference on Problems Associated with the Coastline (SCOPAC)

Rev. Bowden declared personal interests as;

- CDC appointed member for Goodwood Airfield Consultative Committee;

Mr Brown declared personal interests as;

- CDC appointed member of the Sussex Downs and Coastal Plain LEADER Local Action Group
- Southbourne Parish Council - Member
- Southbourne Development Trust (CIO) – Trustee
- Southbourne Environment Group - Member
- Southbourne Community Land Trust – Trustee

Mrs Johnson declared personal interests as;

- West Sussex County Council - Member
- Selsey Town Council – Member

Mrs Lintill declared personal interests as;

- CDC appointed member of Coast to Capital Joint Committee
- CDC appointed member of Coastal West Sussex Partnership
- CDC appointed member of The Parking and Traffic Regulations Outside London Adjudication Joint Committee
- CDC appointed member of West Sussex Rural Partnership

Mr Moss declared personal interests as;

- CDC appointed member of Chichester Harbour Conservancy
- CDC appointed member of Coast to Capital Joint Committee
- CDC appointed member of Coastal West Sussex Partnership

Mr Oakley declared personal interests as;

- CDC appointed member of the Portsmouth Water Customer Forum
- West Sussex County Council – Member
- Tangmere Parish Council – Member

Mrs Purnell declared personal interests as:

- Selsey Town Council – Member
- Chairman of the Manhood Peninsula Partnership

- 3 **Approval of Minutes and Matters Arising** (Pages 1 - 11)
The minutes relate to the meeting of the Development Plan and Infrastructure Panel on 26 January 2022.
- 4 **Local Viability Report** (Pages 12 - 26)
The Panel are asked to consider the report and make the proposed recommendations.
- 5 **Update on Housing Distribution**
The Panel will receive a verbal update on housing distribution and are asked to note the report.
- 6 **Local Plan Evidence and Policy Review Update** (Pages 27 - 41)
The Development Plan and Infrastructure Panel are asked to note the status and progress of the evidence and proposed timetable for policies set out in the report.
- 7 **Agenda items for next meeting - 25 May 2022**
- 8 **Late Items**
The Development Plan and Infrastructure Panel will consider any late items as

announced by the chairman under agenda item 1

NOTES

- 1 The papers and proceedings of the Development Plan and Infrastructure Panel are confidential.
- 2 The timings for items on this agenda are indicative only.
- 3 Non-Development Plan and Infrastructure Panel members are entitled to pose questions about agenda items and these need to be submitted to the Senior Member Services Officer in writing (which includes e-mail) by 12:00 on the day before the meeting.
- 4 The Development Plan and Infrastructure Panel chairman, in consultation with officers, will decide which questions will be addressed at the meeting.



Minutes of the meeting of the **Development Plan and Infrastructure Panel** held in Virtual on Wednesday 20 April 2022 at 9.30 am

Members Present: Mrs S Taylor (Chairman), Mr G Barrett, Rev J H Bowden, Mr J Brown, Mrs D Johnson, Mrs E Lintill, Mr A Moss, Mr S Oakley and Mrs C Purnell

Members not present: Mr M Bell

In attendance by invitation:

Officers present all items: Mr A Frost (Director of Planning and Environment), Mrs D Shepherd (Chief Executive), Mrs K Dower (Principal Planning Officer (Infrastructure Planning)), Mr T Whitty (Divisional Manager for Planning Policy), Mr M Evans (Interim Planning Policy Manager), Mr P Home (Planning Consultant) and Mrs F Baker

116 **Chairman's Announcements**

The Chairman welcomed all present to the meeting.

Apologies were received from Cllr Martyn Bell.

The Chairman confirmed that there were not late items.

117 **Declarations of Interests**

Mrs Taylor declared a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation Board of Governor's
- Chichester Conservation Area Advisory Committee
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex and Greater Brighton Strategic Planning Board

Mr Brown declared a personal interest as;

- A CDC appointed member of the Sussex Downs and Coastal Plain LEADER Action Group
- Southbourne Parish Council – Member
- Southbourne Development Trust (CIO) – Trustee
- Southbourne Environment Group – Member
- Southbourne Community Land Trust – Trustee

Mrs Johnson declared a personal interest as;

- Selsey Town Council – Member
- West Sussex County Council – Member
- A WSCC appointed member to the Chichester Harbour Conservancy

Mrs Lintill declared a personal interest as a CDC appointment of;

- Coast to Capital Joint Committee
- Coastal West Sussex Partnership
- The Parking and Traffic Regulations Outside London Adjudication Joint Committee
- West Sussex Rural Partnership

Mr Moss declared a personal interest a CDC appointed member of;

- Chichester Harbour Conservancy
- Coast to Capital Joint Committee
- Coastal West Sussex Partnership

Mr Oakley declared a personal interest as;

- A CDC appointed member of Portsmouth Water Customer Scrutiny Panel
- West Sussex County Council – Member
- Tangmere Parish Council – Member

Mrs Purnell declared a personal interest as;

- Selsey Town Council – Member
- Manhood Peninsula Partnership – Chairman

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119 **Local Viability Report**

Mrs Dower presented the report to the Panel. She explained the Council's Viability Consultants (Dixon Searle) had reached a stage in their work where Council input was required before further work could continue. Testing had shown that the proposed Affordable Housing percentages were not viable and proposed a variable approach be adopted (as detailed in the report recommendation). Mrs Dower assured the Panel that it would still result in around a 30% level of affordable housing overall.

Mrs Dower informed the Panel the £6000 A27 contribution rate was for testing purposes only and would be subject to the outcome of the Traffic Impact Modelling currently being assessed. She explained the contribution rate had been set to ensure the improvement works at both the Fishbourne and Bognor Road Roundabout could be completed to mitigate the housing numbers being tested.

With regards to carbon reduction a stepped approach had been proposed, with a 31% carbon reduction in 2022 increasing to a 75% carbon reduction by 2025. This approach would bring the policy in line with expected national government targets.

Mrs Dower drew the Panel's attention to figure 1 on page 14 of the report, she explained the top four bars set out the different affordable housing products, which when compared to other policies were significantly higher in cost.

Officers responded to Members' comments and questions as follows;

On the matter of replacing S106 and Community Infrastructure Levy; Mr Home confirmed it was expected government policy these two contributions would be replaced by a single levy mechanism; to be known as the Single Infrastructure Levy. However, the policy was still being developed and would require both primary and secondary legislation to be passed before coming into effect. Mr Home advised that it would be unlikely for the new levy to be in place within the next couple of years; once in place there would be a transition period to allow local authorities to transition to the new system.

On the matter of the £6000 test rate and how it compared with current contribution rates; Mrs Dower informed the Panel the £6000 was comparable to current contribution rates, for example the highest rate being collected from Tangmere SDL was £5914. Mr Whitty explained the average contribution rate was currently around £3000, the test rate was an uplift in the average rate.

Mr Frost acknowledged Member's concerns regarding the increase in the contribution rate, however, the proposed figure was required to deliver the funds

██████████ needed to deliver the improvements at both Bognor and Fishbourne roundabouts.

With regards to the current rates published in the SPD; Mrs Dower confirmed that they were the original rates (set in 2016). In addition, Mr Whitty explained it would be a matter for National Highways, when responding to planning applications, as to how much individual contributions were raised above the published SPD rate, he confirmed there was no published 'higher rate'.

On the issue of when the proposed rate would come into effect; Mr Frost informed the Committee the Council had sought legal advice on the matter. ██████████

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On the matter of the proposed stepped approach to carbon reduction; Mrs Dower drew the Panel's attention to the bar charts on p.26 and showed how the chart compared the cost between the different approaches to carbon reduction being tested. Mr Whitty advised the Panel they should not compare the Council 'like for like' with other local authorities due to individual planning constraints experienced by each local authority area. For example, the current viability testing was considering constraints such as; the A27, water neutrality and school places.

In response to retrofitting carbon reduction measures to existing properties; Mr Day advised that the question of retrofitting would only be applicable to homes built between the adoption of the Plan and 2025. He advised the Committee that whilst the uplift cost to 75% may be viable, the Inspector may not be supportive as the requirement would be ahead of national policy. A further issue to consider would be whether the construction industry would yet have the required skills to deliver heat pumps at scale as opposed to gas boilers, before 2025.

On the matter of flatted development; Mrs Dower confirmed 'flatted development' referred to the building of flats. She explained the development of flats was less viable than individual dwellings as the whole block would require completion before individual flats can be sold.

With regards to strategic sites at potential risk; Mr Frost informed the Panel most of the strategic sites were greenfield sites and was unaware of any as being 'at risk'. The Southern Gateway was still identified as a strategic site and further work was required to understand what might be delivered at the site. In addition, Mrs Dower advised the Panel that whilst sites may not be at risk currently, the status may change if a specific piece of infrastructure is identified that would cost such an amount to make it no longer viable.

With regards to how the benchmark/baseline figure for land value was set; Mrs Dower explained the methodology for undertaking viability was set by central Government, the Council had to apply this set methodology to ensure the viability study was valid. The benchmark/baseline was based on how much the land was worth in its current use, plus the extra amount that would incentivise a landowner to sell.

Mrs Dower explained the main difference between a non-strategic greenfield site and a strategic site was that a non-strategic site would be unlikely to be required to provide the same level of infrastructure as an SDL for example a school. In addition, Mr Frost explained if a site was not viable then development would not take place, for example the development at Shopwhyke Lakes was only delivered following a lower level of affordable housing being agreed.

With regards to when the A27 upgrades would be required to accommodate future growth; Mr Whitty advised the Panel that works at the Fishbourne roundabout would need to be completed by 2026 and works on the Bognor Road roundabout would need to be completed by 2029. He reminded the Panel that the works were still subject to traffic modelling.

Mr Frost informed the Panel that the Council's five-year housing land supply would be 'rebased' on the adoption of the new Local Plan.

On the issue of registered providers and the delivery of Affordable Housing; Mr Frost informed the Panel developers would be required to deliver the level of affordable housing tested, if they wished to deliver more, they would need to enter further negotiations. He explained that a separate report on affordable housing and its agreed provision would be presented at a future Planning Committee.

On the matter of further improvement works on the A27; Mr Whitty confirmed the proposed contribution rate being tested would only deliver improvements at the Bognor Road and Fishbourne roundabouts. In addition, Mr Frost explained a full funding strategy would be developed and included within the Local Plan.

Following a vote, the Panel agreed to make the report recommendation.

Resolved;

2.1 That the Development Plan and Infrastructure Panel seek to maximise the Affordable Housing; A27 contributions and carbon reduction requirements whilst noting that trade-offs need to be made for viability testing and agree as follows;

- (i) To move forward in Local Plan Review preparation with a variable Affordable Housing rate of;**
 - a. 20% South of the National Park and 30% North of the National Park, on previously developed land (PDL)**
 - b. 30% South of the National park and 40% North of the National Park, on non-strategic greenfield (GF) sites; and**
 - c. 30% on all strategic sites, subject to as much information as possible about specific infrastructure costs for those sites being known.**

(ii) That each new home in the south of the district contribute £6,000 towards the full mitigation costs of the A27 (subject to the outcomes of the traffic impact modelling currently being assessed)

(iii) A stepped approach to carbon reduction based on a 31% carbon reduction in 2022 to a 75% carbon reduction by 2025 (in line with national government targets).

120 **Update on Housing Distribution**

Mr Whitty provided the Panel with a verbal update of the revised housing distribution following consultation.

Mr Whitty showed the Panel a number of slides which set out the responses received from different agencies in reply to the following elements of the consultation;

- Transport
- Education
- Health and Social Care
- Environment & Green Infrastructure
- Heritage
- Water and Utilities
- Emergency Services
- Neighbouring Authorities

He explained the colour coding;

- Green - formal response had been received,
- Red - no response or contact
- Amber - contact but no formal response.

Mr Whitty highlighted the following;

Transport;

- West Sussex County Council Highways and National Highways – he informed the Panel that officers were in ongoing conversations with both agencies regarding highway issues. Both agencies have confirmed their formal response will be dependent on the outcome of the modelling work which is currently being undertaken.
- Network Rail – the response received did not raise any specific issues of strategic importance, however they had raised concern over two proposed sites including Highgrove, Bosham. Mr Whitty assured the Panel that the issues could be overcome.

Education;

- West Sussex County Council – raised significant concern regarding the provision of school places in the north of the district if the highest level of development were to be implemented. Apart from Hunston and North

Mundham, they were confident that issues in the south of the district could be resolved.

Environment & Green Infrastructure;

- Natural England – No response received; Mr Whitty informed the Panel that officers were chasing for a formal response.

Water & Utilities;

- Southern Water – with the exception of Chichester and Havant wastewater treatment works, they had confirmed the majority of waste water treatment works had the capacity or would have the capacity to accommodate the revised distribution. Officers would be meeting with Southern Water to discuss this further.

Neighbouring Authorities;

- Arun District Council – concern raised as the proposed works on the A27 no longer included the full range of measures originally proposed. This would likely impact on the deliverability of the Arun District Council Local Plan and there was a threat they could object to the plan; officers were meeting with Arun to discuss further.
- Horsham District Council, SDNPA, Surrey County Council and Waverley Borough Council – all had raised concern over the proposed higher level of growth in the north of the district.

Officers responded to comments and questions as follows;

Mr Whitty confirmed both WSCC and Simon Ballard had been consulted with regards to cycling provision.

On the matter of Hunston; Mr Whitty confirmed there were issues with education affecting planning applications in the system, officers were meeting with WSCC to try and address these issues and would update members in due course.

On the matter of Arun District Council; Mr Whitty acknowledged comments made, he informed the Panel that Arun had asked whether they could raise contributions through their plan to assist in the delivery of further improvements along the A27. Officers were working with Arun DC as part of the Duty to Cooperate.

On the matter of the development at site AL3; Mr Whitty informed the Panel if permission was granted for over 600 dwellings at the site then this would impact upon the current modelling.

On the issue of Southern Water; Mr Whitty acknowledged the concerns raised; however, he advised it was important to distinguish between issues which affected Development Management and Planning Policy. With regards to Planning Policy Southern Water had raised no showstoppers, however, a workable solution had yet to be developed for Chichester and Havant. In addition, Mr Frost explained the Planning Inspector would not be looking for detailed solutions to be available, a Statement of Common Ground had been agreed with Southern Water and officers were continuing to work with Southern Water.

On the matter of responses received from neighbouring authorities in the north of the district; Mr Whitty advised the comments were important and would be fed into the sustainability appraisal. [REDACTED]

Mr Whitty confirmed the distribution currently being tested was 535 dwellings per annum.

The Panel agreed to note the update.

**Resolved;
DPIP noted the update.**

121 Local Plan Evidence and Policy Review Update

Mr Whitty presented the report to the Panel. He drew their attention to section 5 of the report, and outlined the Significant Changes highlighting the following;

- Strategic Wildlife Corridors; ongoing issues to proposed alterations to the east of Chichester site.
- An updated HEDNA has been received and published on the Council website. The HEDNA does not include an Affordable Housing target.
- Water Neutrality Issues; The consultants (JBA) have completed the Part A and nearing completion of the Part B study. The Part C study is not expected to be completed until August 2022, Mr Whitty explained the information from the study was required to inform the HRA and would mean the date for consultation on the draft Submission version of the Local Plan review would need to be put back until the information was available.

Mr Whitty drew Member's attention to Table 2 of the report (p.32) and outlined those issues which had a red RAG rating.

Officers responded to comments and questions as follows;

On the issue of Position Statements; Mr Whitty acknowledged comments. He confirmed the issue would be discussed with Southern Water, however from a planning policy perspective it was more important that a final Statement of Common Ground is agreed before the Local Plan is submitted (even if not at Reg 19 stage) as the Duty to Cooperate needs to be demonstrably met.

On the issue of water neutrality in the south; Mr Whitty was not aware of any water neutrality concerns at this stage.

On the issue of the delay to the HRA and water neutrality; Mr Whitty explained the HRA could not be submitted without the information from the Water Neutrality report. The HRA must be submitted as a complete assessment of the entire Plan area.

On the matter of the Duty to Co-operate; Mr Home explained the Duty to Co-operate was a legal requirement of the Local Plan. It was a duty which required all parties to fully discuss and seek agreement wherever possible (it did not require agreement on everything). It was more than a discussion about housing numbers and would take into consideration other issues unique to Chichester such as the A27, Nitrates, SDNPA and Water Neutrality, which would impact on other authorities. The Duty to Co-operate is an evolving process, work was underway and would be concluded in time for the Plan's submission.

On the issue of housing numbers in the north of the district; Mr Whitty agreed that water neutrality would impact on housing delivery for both Horsham District Council and Crawley Borough Council. Discussions with both authorities are ongoing, a strong evidence base was being built to show why the Council had capped the housing numbers in the north and would not therefore be able to take any of the unmet housing need.

On the issue of the Pagham Harbour nitrates; Mr Whitty informed the Panel that no update on this had been received from Natural England.

On the matter of Gypsy and Travellers; Mr Whitty explained a piece of work had been commissioned as part of the Development Plan Document, to investigate which existing sites could be expanded and to clarify the level of need. The update has been included as part of the evidence base. A call for sites had been put out, however, it would be unlikely need would be met fully from new sites if none of the existing sites could be expanded.

On the matter of timescales; Mr Whitty informed the Panel that despite officer's best efforts to meet the July deadline, it was now likely this would be pushed back to September/October Council. The HRA assessment would not be completed in time and, the consultants had advised against going out for consultation over the summer (holiday) period.

On the matter of water extraction from the River Ems; Mr Whitty would contact Portsmouth Water for further information.

With regards to nitrate neutrality; Mr Whitty informed the Panel work was currently being undertaken to evidence the Nitrate Neutrality Mitigation Strategy which would be included as part of the Local Plan evidence base. In addition, Mr Home explained how nitrate mitigation was being carried out across the Solent as a whole. He also made the Panel aware of an online trading platform being developed by the Government for the buying and selling of credits for nitrate mitigation.

Mr Home explained a budget for nitrate mitigation would be required within the Local Plan once the total of affected homes was agreed.

In response to concerns regarding future changes to the Local Plan; Mr Home informed the Panel that the Plan submitted must be the Plan that the Council consider as final and sound. Any changes after the submission date must be submitted as main (or minor) modifications to the Inspector who will consider them.

On the issue of the Havant Local Plan; Mr Whitty explained the Havant BC Local Plan had failed on several points; those areas had been considered carefully by officers to seek to prevent the Council's Local Plan from failing at inspection.

Following a vote DPIIP agreed to make the report recommendation.

Recommendation;

That DPIP notes the status and progress of the evidence as set out in this update and the proposed timetable for drafting Local Plan policies.

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The meeting ended at 11.53 am

CHAIRMAN

Date:

JOHN WARD
Director of Corporate Services

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A meeting of **Development Plan and Infrastructure Panel** will be held virtually on
Wednesday 25 May 2022 at 9.00 am

MEMBERS: Mrs S Taylor (Chairman), Mr G Barrett, Mr M Bell, Rev J H Bowden,
Mr J Brown, Mrs D Johnson, Mrs E Lintill, Mr A Moss, Mr S Oakley and
Mrs C Purnell

AGENDA

1 **Chairman's Announcements**

Any apologies for absence that have been received will be noted at this point

The Chairman will announce any late items for urgent consideration under agenda item 09

2 **Declarations of Interests**

Members are to make any declarations of disclosable pecuniary, personal and/or prejudicial interests which they might have in respect of matters on the agenda for this meeting:

The interests which are ordinarily declared where relevant are set out below:

Mrs Taylor declares a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation Board of Governor's
- Chichester Conservation Area Advisory Committee
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex and Greater Brighton Strategic Planning Board

Mr Barrett declares a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester Harbour Conservancy
- Manhood Peninsula Partnership

Rev. Bowden declares a personal interest as a Chichester District Council (CDC);

- Goodwood Aerodrome Consultative Committee

Mr Brown declares a personal interest as;

- A CDC appointed member of the Sussex Downs and Coastal Plain LEADER Action Group
- Southbourne Parish Council – Member
- Southbourne Development Trust (CIO) – Trustee
- Southbourne Environment Group – Member

- Southbourne Community Land Trust – Trustee

Mrs Johnson declares a personal interest as;

- Selsey Town Council – Member
- West Sussex County Council – Member
- Chichester Harbour Conservancy – WSCC appointed member

Mrs Lintill declares a personal interest as a Chichester District Council (CDC) appointment of;

- Coast to Capital Joint Committee
- Coastal West Sussex Partnership
- The Parking and Traffic Regulations Outside London Adjudication Joint Committee
- West Sussex Rural Partnership

Mr Moss declares a personal interest a Chichester District Council (CDC) appointed member of;

- Chichester Harbour Conservancy
- Coast to Capital Joint Committee
- Coastal West Sussex Partnership

Mr Oakley declares a personal interest as;

- Portsmouth Water Customer Scrutiny Panel – CDC appointed member
- West Sussex County Council – Member
- Tangmere Parish Council – Member

Mrs Purnell declares a personal interest as;

- Selsey Town Council – Member
- Manhood Peninsula Partnership – Chairman

3 **Approval of Minutes and Matters Arising** (Pages 1 - 10)

The minutes relate to the meeting of the Development Plan and Infrastructure Panel on 20 April 2022.

4 **Water Neutrality** (Pages 11 - 13)

The Development Panel and Infrastructure Panel are asked to note the update report.

5 **Duty to Cooperate** (Pages 14 - 22)

The Development Plan and Infrastructure Panel are asked to consider the current position regarding the Duty to Co-operate requirements and endorse the proposed recommendations as follows;

- a) The process for discharging this duty;
- b) The approach to concluding Statements of Common Ground; and
- c) The approach to preparing the Statement of Compliance with the Duty to Cooperate

6 **Local Plan Policy Preparation**

The Development Plan and Infrastructure Panel will receive a verbal update on the Local Plan Policy Preparation.

7 **Local Plan Evidence and Project Update** (Pages 23 - 36)

The Development Plan and Infrastructure Panel are asked to note the status and

progress of the evidence and, proposed timetable for policies set out in the report.

8 **Agenda items for next meeting - 22 June 2022**

9 **Late Items**

The Development Plan and Infrastructure Panel will consider any late items as announced by the chairman under agenda item 1

NOTES

- 1 The papers and proceedings of the Development Plan and Infrastructure Panel are confidential.
- 2 The timings for items on this agenda are indicative only.
- 3 Non-Development Plan and Infrastructure Panel members are entitled to pose questions about agenda items and these need to be submitted to the Senior Member Services Officer in writing (which includes e-mail) by 12:00 on the day before the meeting.
- 4 The Development Plan and Infrastructure Panel chairman, in consultation with officers, will decide which questions will be addressed at the meeting.



Minutes of the meeting of the **Development Plan and Infrastructure Panel** held in virtual on Wednesday 25 May 2022 at 9.00 am

Members Present: Mrs S Taylor (Chairman), Mr G Barrett, Rev J H Bowden, Mr J Brown, Mrs D Johnson, Mrs E Lintill, Mr A Moss, Mr S Oakley and Mrs C Purnell

Members not present: Mr M Bell

In attendance by invitation:

Officers present all items: Mr A Frost (Director of Planning and Environment), Mrs D Shepherd (Chief Executive), Mr J Boardman (Senior Planning Officer (Planning Policy)), Mrs V Dobson (Principal Planning Officer) and Mr T Whitty (Divisional Manager for Planning Policy)

124 **Chairman's Announcements**

The Chairman welcomed all present to the meeting.

Apologies were received from Mr Martyn Bell.

The Chairman confirmed that there were no late items.

125 **Declarations of Interests**

Mrs Taylor declared a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation Board of Governor's
- Chichester Conservation Area Advisory Committee
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex and Greater Brighton Strategic Planning Board

Mr Barrett declared a personal interest as CDC appointed member of;

- Chichester Harbour Conservancy
- Manhood Peninsula Partnership

Rev. Bowden declared a personal interest as a CDC appointed member of;

- Goodwood Aerodrome Consultative Committee

Mr Brown declared a personal interest as;

- A CDC appointed member of the Chichester Community Development Trust

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129 **Local Plan Policy Preparation**

Mr Whitty provided the Panel with a verbal update on the preparation of Local Plan Policies.

He informed the Panel that following the meeting a copy of the policies which had been updated following consultation with Members would be circulated. Some policies, such as the Gypsy and Traveller Policy, the Plan Vision, the Spatial Development Strategy, and the Transport Strategy were not finalised and would not be included within the circulation.

Mr Whitty informed the Panel that there would be an All-Member briefing session in June to provide further detail about the policies.

Officers responded to Members' comments and questions as follows;

Mr Whitty confirmed that the policies would be circulated as 'clean' copies.

Mr Whitty noted comments made regarding the inclusion of both a policy for Custom and Self-Build developments and accommodation for seasonal labour.

The Panel agreed to note the update.

Resolved;

The Panel agreed to note the update.

130 Local Plan Evidence and Project Update

Mr Whitty presented the report to the Panel. He drew attention to section five of the report and highlighted the following significant changes;

- Strategic Wildlife Corridors; Mr Whitty explained there was an outstanding issue regarding how one of the proposed corridors interacted with strategic site AL3.
- Local Plan CIL Viability Study; Mr Whitty informed the Panel that the Consultants were undertaking the final testing.
- Strategic Flood Risk Assessment; Mr Whitty explained this had been changed to red, due to concerns raised by the Local Lead Flood Authority regarding the methodology being used by the Consultants.
- Water Neutrality issues (north of the plan area);

Mr Whitty informed the Panel the final part of the Transport Modelling Study had just been received from the consultants.

Officers responded to Members' comments and questions as follows;

With regards to the SFRA and the issue of surface water; Mr Whitty explained there were two ways in which the issue of surface water is addressed, one is through Development Management and the provision of technical solutions. Secondly through the Local Plan where sites located outside a flood risk area are always considered for possible allocation ahead of those which might fall into a flood risk area.

With regards to the development of a Council led solution to nitrate mitigation; Mr Whitty informed the Panel several options were being brought forward including a central government credit scheme. At this stage it would be premature for the Council to develop a scheme as it would risk being undercut by the cost of credits.

On the issue of Southbourne Parish Council handing back its housing allocation; Mr Whitty informed the Panel an options paper would be presented to the Panel at the next meeting for consideration.

On the issue of the River Ems and future flood risk; Mr Whitty agreed to discuss this with Portsmouth Water outside the meeting.

With regards to dry weather flows; Mr Whitty confirmed officers were aware of the new dry weather flows. He explained that capacity was worked out over a five-year rolling average and officers were in discussion with Southern Water as part of ongoing Local Plan discussions.

In response to concern over the number of issues identified as red; Mr Whitty informed the Panel there was one additional issue that had been changed to red

since the last meeting and this was the SFRA. The water neutrality issue in the north of the district was the biggest risk to the Local Plan at this stage. In addition, Mr Frost informed the Panel that it was still the intention the Local Plan would be out for consultation by the end of 2022, however, given the ongoing uncertainties surrounding a number of workstreams, the timetable was being kept under close review.

On the matter of communicating changes to the consultation dates to the public; Mr Whitty confirmed that some 'comms' were being prepared as a matter of urgency.

In response to concern regarding Natural England releasing a new update for Pagham Harbour; Mr Whitty acknowledged that it was a threat and could risk the Local Plan being delayed if it came forward during the work towards the submission stage.

The Panel agreed to note the status and progress of Local Plan as set out in the report.

Resolved;

That DPIIP notes the status and progress of the evidence as set out in this update and the proposed timetable for drafting Local Plan policies.

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The meeting ended at 10.47 am

CHAIRMAN

Date:

JOHN WARD
Director of Corporate Services

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A meeting of **Development Plan and Infrastructure Panel** will be held in virtual on
Wednesday 22 June 2022 at 9.30 am

MEMBERS: Mrs S Taylor (Chairman), Mr G Barrett, Mr M Bell, Rev J H Bowden,
Mr J Brown, Mr B Brisbane, Mrs D Johnson, Mrs E Lintill, Mr S Oakley
and Mrs C Purnell

AGENDA

1 **Chairman's Announcements**

Any apologies for absence that have been received will be noted at this point

The Chairman will announce any late items for urgent consideration under agenda item 08

2 **Declarations of Interests**

Members are to make any declarations of disclosable pecuniary, personal and/or prejudicial interests which they might have in respect of matters on the agenda for this meeting:

The interests which are ordinarily declared where relevant are set out below:

Mrs Taylor declares a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation Board of Governor's
- Chichester Conservation Area Advisory Committee
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex and Greater Brighton Strategic Planning Board

Mr Barrett declares a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester Harbour Conservancy
- Manhood Peninsula Partnership

Rev. Bowden declares a personal interest as a Chichester District Council (CDC);

- Goodwood Aerodrome Consultative Committee

Mr Brown declares a personal interest as;

- A CDC appointed member of the Chichester Community Development Trust
- Southbourne Development Trust (CIO) – Trustee
- Southbourne Environment Group – Member
- Southbourne Community Land Trust – Trustee

Mrs Johnson declares a personal interest as;

- Selsey Town Council – Member
- West Sussex County Council – Member
- Chichester Harbour Conservancy – WSCC appointed member

Mrs Lintill declares a personal interest as a Chichester District Council (CDC) appointment of;

- Coast to Capital Joint Committee
- Coastal West Sussex Partnership
- The Parking and Traffic Regulations Outside London Adjudication Joint Committee
- West Sussex Rural Partnership

Mr Oakley declares a personal interest as;

- Portsmouth Water Customer Scrutiny Panel – CDC appointed member
- West Sussex County Council – Member
- Tangmere Parish Council – Member

Mrs Purnell declares a personal interest as;

- Selsey Town Council – Member
- Manhood Peninsula Partnership – Chairman

3 **Approval of Minutes and Matters Arising** (Pages 1 - 10)

The minutes relate to the meeting of the Development Plan and Infrastructure Panel on 25 May 2022

4 **Options for Southbourne Parish; following withdrawal of Neighbourhood Plan** (Pages 11 - 20)

The Panel are asked to consider the report and make the proposed recommendation.

5 **Strategic Wildlife Corridors** (Pages 21 - 42)

The Panel are asked to consider the report and endorse the proposed recommendations.

**please note APPENDIX 2 to follow*

6 **Local Plan Evidence and Policy Review Update** (Pages 43 - 55)

The Development Plan and Infrastructure Panel are asked to note the update.

7 **Agenda items for next meeting - 20 July 2022**

8 **Late Items**

The Development Plan and Infrastructure Panel will consider any late items as announced by the chairman under agenda item 1

NOTES

1 The papers and proceedings of the Development Plan and Infrastructure Panel are confidential.

2 The timings for items on this agenda are indicative only.

- 3 Non-Development Plan and Infrastructure Panel members are entitled to pose questions about agenda items and these need to be submitted to the Senior Member Services Officer in writing (which includes e-mail) by 12:00 on the day before the meeting.
- 4 The Development Plan and Infrastructure Panel chairman, in consultation with officers, will decide which questions will be addressed at the meeting.



Minutes of the meeting of the **Development Plan and Infrastructure Panel** held virtually on Wednesday 22 June 2022 at 9.30 am

Members Present: Mrs S Taylor (Chairman), Mr G Barrett, Rev J H Bowden, Mr J Brown, Mr B Brisbane, Mrs D Johnson, Mrs E Lintill, Mr S Oakley and Mrs C Purnell

Members not present: Mr M Bell

In attendance by invitation:

Officers present all items: Mr A Frost (Director of Planning and Environment), Mrs D Shepherd (Chief Executive), Mrs C Potts (Planning Policy Team Leader), Mr T Whitty (Divisional Manager for Planning Policy), Mr T Day (Environmental Coordinator) and Mr P Home

133 **Chairman's Announcements**

The Chairman welcomed all present to the meeting.

Apologies were received from Cllr Bell.

The Chairman confirmed there were no late items.

134 **Declarations of Interests**

Mrs Taylor declared a personal interest as a Chichester District Council appointed member of;

- Chichester College Group Corporation Board of Governor's
- Chichester Conversation Area Advisory Committee
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex Greater Brighton Strategic Planning Board

Mr Barrett declared a personal interest as a CDC appointed member of;

- Chichester Harbour Conservancy
- Manhood Peninsula Partnership

Rev. Bowden declared a personal interest as a CDC appointed member of;

- Goodwood Aerodrome Consultative Committee

Mr Brisbane declared a personal interest as a member of;

- Conservation Area Advisory Committee

Mr Brown declared a personal interest as;

- A CDC appointed member of the Chichester Community Development Trust
- Southbourne Development Trust (CIO) – Trustee
- Southbourne Environment Group – Member
- Southbourne Community Land Trust – Trustee

Mrs Johns declared a personal interest as;

- Selsey Town Council – Member
- West Sussex County Council – member
- Chichester Harbour Conservancy – WSCC appointed member

Mrs Lintill declared a personal interest as a CDC appointed member of;

- Coast to Capital Joint Committee
- Coastal West Sussex Partnership
- The Parking and Traffic Regulations Outside London Adjudication Joint Committee
- West Sussex Rural Partnership

Mr Oakley declared a personal interest as;

- Portsmouth Water Customer Scrutiny Panel – CDC appointed member
- West Sussex County Council – Member
- Tangmere Parish Council – Member

Mrs Purnell declared a personal interest as;

- Selsey Town Council – Member
- Manhood Peninsula Partnership – Chairman

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138 **Local Plan Evidence and Policy Review Update**

Mr Whitty introduced the update. He drew attention to the Significant Changes which were set out on page 44 of the report and included updates on the following;

- a) Local Plan CIL Viability Study;
- b) Agreement with Highway Authorities;
- c) Water Neutrality issues (north of the plan area)

As a point of note Mr Whitty informed the Panel all updated policies had now been circulated and comments would be received up until end of June 2022.

Officers responded to Members' comments and questions as follows;

With regards to the risk associated with the Duty to Cooperate; Mr Whitty explained the risk was ongoing and was in response to the Council not being able to meet their identified need.

Mr Whitty clarified what 'climate change layers' were.

On the matter of the Local Plan Timetable; Mr Frost informed the panel that due to the ongoing uncertainty around transport, along with water neutrality issues the July council date would not be met. It would be premature to advise any date before those issues were addressed, however it was officers aim that the Local Plan would go out for consultation before the end of the year.

Resolved; the Panel noted the update.

● [REDACTED]

● [REDACTED]

● [REDACTED]

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● [REDACTED]

The meeting ended at 12.35 pm

CHAIRMAN

Date:

JOHN WARD
Director of Corporate Services

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West Sussex
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www.chichester.gov.uk



A meeting of **Development Plan and Infrastructure Panel** will be held virtually on
Wednesday 20 July 2022 at 9.30 am

MEMBERS: Mrs S Taylor (Chairman), Mr G Barrett, Mr M Bell, Rev J H Bowden,
Mr J Brown, Mr B Brisbane, Mrs D Johnson, Mrs E Lintill, Mr S Oakley
and Mrs C Purnell

AGENDA

1 **Chairman's Announcements**

Any apologies for absence that have been received will be noted at this point

The Chairman will announce any late items for urgent consideration under agenda item 10

2 **Declarations of Interests**

The interests which are ordinarily declared where relevant are set out below:

Mrs Taylor declares a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation Board of Governor's
- Chichester Conservation Area Advisory Committee
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex and Greater Brighton Strategic Planning Board

Mr Barrett declares a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester Harbour Conservancy
- Manhood Peninsula Partnership

Rev. Bowden declares a personal interest as a Chichester District Council (CDC);

- Goodwood Aerodrome Consultative Committee

Mr Brisbane declares a personal interest as a;

- Member of Chichester Conservation Area Advisory Committee (CCAAC)

Mr Brown declares a personal interest as;

- A CDC appointed member of the Chichester Community Development Trust
- Southbourne Development Trust (CIO) – Trustee
- Southbourne Environment Group – Member
- Southbourne Community Land Trust – Trustee

Mrs Johnson declares a personal interest as;

- Selsey Town Council – Member
- West Sussex County Council – Member
- Chichester Harbour Conservancy – WSCC appointed member

Mrs Lintill declares a personal interest as a Chichester District Council (CDC) appointment of;

- Coast to Capital Joint Committee
- Coastal West Sussex Partnership
- The Parking and Traffic Regulations Outside London Adjudication Joint Committee
- West Sussex Rural Partnership

Mr Oakley declares a personal interest as;

- Portsmouth Water Customer Scrutiny Panel – CDC appointed member
- West Sussex County Council – Member
- Tangmere Parish Council – Member

Mrs Purnell declares a personal interest as;

- Selsey Town Council – Member
- Manhood Peninsula Partnership – Chairman

3 **Approval of Minutes and Matters Arising**

The minutes relate to the meeting of the Development Plan and Infrastructure Panel on 22 June 2022

4 **Draft Infrastructure Business Plan 2022 - 2027 for consultation** (Pages 1 - 9)

The Development Plan and Infrastructure Panel are asked to consider the attached report and make the proposed recommendation.

5 **Drainage and Waste Water Management Plan Consultation** (Pages 10 - 19)

The Development Plan and Infrastructure Panel are asked to consider the report and make the proposed recommendation.

6 **Nutrient Neutrality Update**

The Development Plan and Infrastructure Panel will receive a verbal update.

7 **Gatwick Northern Runway Summer Consultation - REPORT TO FOLLOW**

The Panel are asked to consider the report and make the proposed recommendation.

8 **Local Plan Evidence and Policy Review Update** (Pages 20 - 33)

The Development Plan and Infrastructure Panel are asked to note the status and progress of the evidence and proposed timetable for policies set out in the report.

9 **Agenda items for next meeting - 21 September 2022**

10 **Late Items**

The Development Plan and Infrastructure Panel will consider any late items as announced by the chairman under agenda item 1

NOTES

- 1 The papers and proceedings of the Development Plan and Infrastructure Panel are confidential.

- 2 The timings for items on this agenda are indicative only.
- 3 Non-Development Plan and Infrastructure Panel members are entitled to pose questions about agenda items and these need to be submitted to the Senior Member Services Officer in writing (which includes e-mail) by 12:00 on the day before the meeting.
- 4 The Development Plan and Infrastructure Panel chairman, in consultation with officers, will decide which questions will be addressed at the meeting.



Minutes of the meeting of the **Development Plan and Infrastructure Panel** held in virtual on Wednesday 20 July 2022 at 9.30 am

Members Present: Mrs S Taylor (Chairman), Mr M Bell, Mr J Brown, Mr B Brisbane, Mrs D Johnson, Mrs E Lintill, Mr S Oakley and Mrs C Purnell

Members not present: Mr G Barrett and Rev J H Bowden

In attendance by invitation:

Officers present all items: Mr A Frost (Director of Planning and Environment), Mrs K Dower (Principal Planning Officer (Infrastructure Planning)), Mrs V Owen (Principal Planning Policy Officer) and Mr T Whitty (Divisional Manager for Planning Policy) and Mrs F Baker (Democratic Services Officer)

141 **Chairman's Announcements**

The Chairman welcomed all present to the meeting.

Apologies were received from Mr Graeme Barrett and Rev. John-Henry Bowden.

The Chairman informed the Panel there was a late report which would be considered under Agenda Item 10; Transport for the South East (TfSE) – Consultation on Strategic Investment Programme (SIP). She explained the reason for the report being considered was due to the consultation concluding before the next DPIP meeting.

142 **Declarations of Interests**

Mrs Taylor declared a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation Board of Governor's
- Chichester Conservation Area Advisory Committee (CCAAC)
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex and Greater Brighton Strategic Planning

Mr Brisbane declared a personal interest as a member of;

- Chichester Conservation Area Advisory Committee (CCAAC)

Mr Brown declared a personal interest as;

- A CDC appointed member of the Chichester Community Development Trust
- Southbourne Development Trust (CIO) – Trustee

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148 Local Plan Evidence and Policy Review Update

Mr Whitty presented the update to the Panel. He drew their attention to the Significant Changes, set out in paragraph 5, page 21 of the report, and included updates on the following;

- a) Agreement with the Highway Authorities; Mr Whitty informed the Panel the modelling work had been returned and passed to both WSCC and National Highways. feedback had been received from WSCC and was currently being reviewed by Stantec; feedback from National Highways was still outstanding but was expected by the end of the week. Stantec were currently further looking into the proposed monitor and manage approach to understand fully how that would work and exactly what it would mean.
- b) Quantum of distribution and development; Mr Whitty explained if the Highway Authorities did not support the proposed 535 dwelling per annum, the only option would likely be a 'low growth scenario', this would mean no growth in the south and only low growth in the north of the plan area. However, evidence would need to be secured and robust to support such an approach at examination.

Officers responded to members comments and questions as follows;

Mr Whitty explained further mitigation works along the A27 such as; the Whyke roundabout and Stockbridge Link Road, would need to be delivered for any increase in development to be achievable.

On the matter of reducing the number of dwellings per annum; Mr Whitty acknowledged that in theory this was possible, however, the reality was if the Highways Authorities reject the proposed 535 DPA the only realistic option would be the 'no growth' scenario.

On the matter of the IDP; Mr Whitty informed the Panel a new IDP was being developed alongside the Local Plan. Costings would be based on current CIL levels.

Following a vote, the Panel agreed to note the update.

Resolved;

That the Development Plan and Infrastructure Panel noted the update.

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[REDACTED]

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- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

[REDACTED]

[REDACTED]

The meeting ended at 11.35 am

CHAIRMAN

Date:

JOHN WARD
Director of Corporate Services

Contact: Fiona Baker on 01243 534609
Email: fbaker@chichester.gov.uk

East Pallant House
1 East Pallant
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West Sussex
PO19 1TY
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A meeting of **Development Plan and Infrastructure Panel** will be held in virtual on
Tuesday 6 September 2022 at 9.30 am

MEMBERS: Mrs S Taylor (Chairman), Mr G Barrett, Mr M Bell, Rev J H Bowden,
Mr J Brown, Mr B Brisbane, Mrs D Johnson, Mrs E Lintill, Mr S Oakley
and Mrs C Purnell

AGENDA

1 **Chairman's Announcements**

Any apologies for absence that have been received will be noted at this point

The Chairman will announce any late items for urgent consideration under agenda item 08

2 **Declarations of Interests**

The interests which are ordinarily declared where relevant are set out below:

Mrs Taylor declares a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation Board of Governor's
- Chichester Conservation Area Advisory Committee
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex and Greater Brighton Strategic Planning Board

Mr Barrett declares a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester Harbour Conservancy
- Manhood Peninsula Partnership

Rev. Bowden declares a personal interest as a Chichester District Council (CDC);

- Goodwood Aerodrome Consultative Committee

Mr Brisbane declares a personal interest as a;

- Member of Chichester Conservation Area Advisory Committee (CCAAC)

Mr Brown declares a personal interest as;

- A CDC appointed member of the Chichester Community Development Trust
- Southbourne Development Trust (CIO) – Trustee
- Southbourne Environment Group – Member
- Southbourne Community Land Trust – Trustee

Mrs Johnson declares a personal interest as;

- Selsey Town Council – Member
- West Sussex County Council – Member
- Chichester Harbour Conservancy – WSCC appointed member

Mrs Lintill declares a personal interest as a Chichester District Council (CDC) appointment of;

- Coast to Capital Joint Committee
- Coastal West Sussex Partnership
- The Parking and Traffic Regulations Outside London Adjudication Joint Committee
- West Sussex Rural Partnership

Mr Oakley declares a personal interest as;

- Portsmouth Water Customer Scrutiny Panel – CDC appointed member
- West Sussex County Council – Member
- Tangmere Parish Council – Member

Mrs Purnell declares a personal interest as;

- Selsey Town Council – Member
- Manhood Peninsula Partnership – Chairman

3 **Approval of Minutes and Matters Arising** (Pages 1 - 9)

The minutes relate to the meeting of the Development Plan and Infrastructure Panel on 20 July 2022

4 **Gypsy and Traveller Accommodation Update** (Pages 10 - 19)

The Development Plan and Infrastructure Panel are asked to consider the report and note the update.

5 **Nitrate Neutrality Update** (Pages 20 - 24)

The Development Panel and Infrastructure Panel are asked to consider the report and note the update.

6 **Local Plan Evidence and Policy Review Update** (Pages 25 - 37)

The Development Plan and Infrastructure Panel are asked to note the status and progress of the evidence and proposed timetable for policies set out in the report.

7 **Agenda items for next meeting - 21 September 2022**

8 **Late Items**

The Development Plan and Infrastructure Panel will consider any late items as announced by the chairman under agenda item 1

NOTES

- 1 The papers and proceedings of the Development Plan and Infrastructure Panel are confidential.
- 2 The timings for items on this agenda are indicative only.
- 3 Non-Development Plan and Infrastructure Panel members are entitled to pose questions about agenda items and these need to be submitted to the Senior

Member Services Officer in writing (which includes e-mail) by 12:00 on the day before the meeting.

- 4 The Development Plan and Infrastructure Panel chairman, in consultation with officers, will decide which questions will be addressed at the meeting.



Minutes of the meeting of the **Development Plan and Infrastructure Panel** held in virtual on Tuesday 6 September 2022 at 9.30 am

Members Present: Mrs S Taylor (Chairman), Mr G Barrett, Mr M Bell, Mr J Brown, Mr B Brisbane, Mrs D Johnson, Mrs E Lintill, Mr S Oakley and Mrs C Purnell

Members not present: Rev J H Bowden

In attendance by invitation:

Officers present all items: Mr A Frost (Director of Planning and Environment), Mrs D Shepherd (Chief Executive), Mr T Whitty (Divisional Manager for Planning Policy), Mrs A-M Ferrier (Planning Policy Officer), Mrs V Owen (Principal Planning Policy Officer), Mrs C Potts (Planning Policy Team Leader), Mr A Rushmer (Planning Policy Officer), Mrs F Baker (Democratic Services Officer), Mr Steve Jarman (ORS Consultancy) and Mr S Kennedy (Strategic Environmental Projects Officer)

151 **Chairman's Announcements**

The Chairman welcomed all present to the meeting. She informed the Panel that they would be joined by Mr Steven Jarman from ORS Consultancy for Agenda Item 4 and Mr Simon Kennedy the Strategic Environmental Projects Officer Agenda Item 5.

Apologies were received from Rev. John-Henry Bowden.

152 **Declarations of Interests**

Mrs Taylor declared a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation Board of Governor's
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex and Greater Brighton Strategic Planning Board

Mr Brisbane declared a personal interest as a member of;

- Chichester Conservation Area Advisory Committee (CCAAC)

Mr Brown declared a personal interest as;

- A CDC appointed member of the Chichester Community Development Trust

- Southbourne Development Trust (CIO) – Trustee
- Southbourne Environment Group – Member
- Southbourne Community Land Trust – Trustee

Mrs Johnson declared a personal interest as;

- Selsey Town Council – Member
- West Sussex County Council (WSCC) – Member
- Chichester Harbour Conservancy – WSCC appointed member

Mrs Lintill declared a personal interest as CDC appointed member of;

- Coast to Capital Joint Committee
- Coastal West Sussex Partnership
- The Parking and Traffic Regulations Outside London Adjudication Joint Committee
- West Sussex Rural Partnership

Mr Oakley declared a personal interest as;

- Portsmouth Water Customer Scrutiny Panel – CDC appointed member
- West Sussex County Council – Member
- Tangmere Parish Council – Member

Mrs Purnell declared a personal interest as;

- Selsey Town Council – Member
- Manhood Peninsula Partnership – Chairman

■ [REDACTED]

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156 Local Plan Evidence and Policy Review Update

Mr Whitty presented the update to the Panel.

He drew their attention to the Significant Changes, set out in paragraph 5, page 26 of the report, and provided further updates on the following;

- Agreement with Highway Authorities
- Water Neutrality
- Strategic Flood Risk Assessment

Officers responded to Members' comments and questions as follows;

On the matter of the SFRA; Mr Whitty informed the Panel that the new changes did look at increasing flood zone 3 which may identify some of the fluvial flow within the district. However, the most significant impact was the interplay between the sequential assessment and the sustainability appraisal, further advice on this issue had been sought from the consultants and feedback would be provided at a future meeting.

With regards to the movement of traffic crossing the A27; Mr Whitty confirmed the movement of traffic 'north to south' was included as part of the traffic assessment and would be considered as part of the model and manage approach. The information would be released into the public domain as part of reg 19 consultation.

With regards to a final agreement with National Highways; Mr Frost confirmed National Highways agreed there was a need for improvements at all the A27 junctions in order to accommodate growth from development. However, a full scheme of works was unaffordable and in order to progress the Local Plan to Regulation 19, amendments have had to be made. The proposed Monitor and Manage approach was the only option available which was both deliverable and affordable, officers acknowledge the option is not ideal, but is the only way the Local Plan can progress. Mr Frost informed the Panel there were no other external funding sources available.

On the issue of sustainable transport options; Mr Whitty informed the Panel the consultants would work through the various highway options, for example increasing bus prioritisation at Bognor roundabout.

Mr Frost agreed there was still a risk that the Highway Authorities may not sign off on the way forward; this was reflected in the RAG report.

With regards to meeting with other authorities; Cllr Lintill confirmed she did regularly met with counterparts and kept them informed of what the Council was doing, officers were also regularly engaging with their counterparts.

In response to concerns regarding the risk to the timetable from water neutrality; Mr Whitty acknowledged the comments made, he explained work was progressing, and officers hoped that sign off from Natural England on the strategy would happen within the prescribed timeframe. However, legal advice had been sought to understand the Councils position if sign off did not happen and what options would be available.

With regards to offsetting water neutrality; Mr Whitty informed the Panel there would be some funding available from central government, however, most of the cost would be met by the developer.

Following a vote, the Development Plan and Infrastructure Panel agreed to note the update.

Resolved;
That DPIP noted the update

■ [REDACTED]

[REDACTED]

● [REDACTED]



The Chairman thanked officers for their work.

The Panel noted the new date of the next meeting as Wednesday 28 September 2022 at 9.30am to be held via Zoom.

158 **Late Items**

There were no late items.

The meeting ended at 11.38 am

CHAIRMAN

Date:

JOHN WARD
Director of Corporate Services

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East Pallant House
1 East Pallant
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A meeting of **Development Plan and Infrastructure Panel** will be held virtually on
Wednesday 28 September 2022 at 9.30 am

MEMBERS: Mrs S Taylor (Chairman), Mr G Barrett, Mr M Bell, Rev J H Bowden,
Mr J Brown, Mr B Brisbane, Mrs D Johnson, Mrs E Lintill, Mr S Oakley
and Mrs C Purnell

AGENDA

1 **Chairman's Announcements**

Any apologies for absence that have been received will be noted at this point

The Chairman will announce any late items for urgent consideration under agenda item 10.

2 **Declarations of Interests**

Members are to make any declarations of disclosable pecuniary, personal and/or prejudicial interests which they might have in respect of matters on the agenda for this meeting:

The interests which are ordinarily declared where relevant are set out below:

Mrs Taylor declared a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation Board of Governor's
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex and Greater Brighton Strategic Planning Board

Mr Brown declared a personal interest as;

- A CDC appointed member of the Sussex Downs and Coastal Plain LEADER Action Group
- Southbourne Parish Council – Member
- Southbourne Development Trust (CIO) – Trustee
- Southbourne Environment Group – Member
- Southbourne Community Land Trust – Trustee

Mrs Johnson declared a personal interest as;

- Selsey Town Council – Member
- West Sussex County Council – Member
- A WSCC appointed member to the Chichester Harbour Conservancy

Mrs Lintill declared a personal interest as a CDC appointment of;

- Coast to Capital Joint Committee
- Coastal West Sussex Partnership
- The Parking and Traffic Regulations Outside London Adjudication Joint Committee
- West Sussex Rural Partnership

Mr Moss declared a personal interest a CDC appointed member of;

- Chichester Harbour Conservancy
- Coast to Capital Joint Committee
- Coastal West Sussex Partnership

Mr Oakley declared a personal interest as;

- A CDC appointed member of Portsmouth Water Customer Scrutiny Panel
- West Sussex County Council – Member
- Tangmere Parish Council – Member

Mrs Purnell declared a personal interest as;

- Selsey Town Council – Member
- Manhood Peninsula Partnership – Chairman

3 **Approval of Minutes and Matters Arising - TO FOLLOW**

The minutes relate to the meeting of the Development Plan and Infrastructure Panel on 6 September 2022

4 **A27/Transport Evidence Update - TO FOLLOW**

The Development Plan and Infrastructure Panel are asked to consider the attached report and make the proposed recommendation.

5 **Strategic Flood Risk Assessment (SFRA) Update (Pages 1 - 10)**

The Development Plan and Infrastructure Panel are asked to consider the attached report and appendices and make the proposed recommendation.

6 **Water Neutrality Update (Pages 11 - 21)**

The Development Plan and Infrastructure Panel are asked to consider the attached report and make the proposed recommendation.

7 **Southbourne BLD (Pages 22 - 29)**

The Development Plan and Infrastructure Panel are asked to consider the attached report and make the proposed recommendation.

8 **Verbal update on Clappers Lane Appeal**

The Development Plan and Infrastructure Panel are asked to note the verbal update.

9 **Agenda items for next meeting - 26 October 2022**

10 **Late Items**

The Development Plan and Infrastructure Panel will consider any late items as announced by the chairman under agenda item 1

NOTES

- 1 The papers and proceedings of the Development Plan and Infrastructure Panel are confidential.

- 2 The timings for items on this agenda are indicative only.
- 3 Non-Development Plan and Infrastructure Panel members are entitled to pose questions about agenda items and these need to be submitted to the Senior Member Services Officer in writing (which includes e-mail) by 12:00 on the day before the meeting.
- 4 The Development Plan and Infrastructure Panel chairman, in consultation with officers, will decide which questions will be addressed at the meeting.



Minutes of the meeting of the **Development Plan and Infrastructure Panel** held in virtual on Wednesday 28 September 2022 at 9.30 am

Members Present: Mrs S Taylor (Chairman), Mr G Barrett, Mr M Bell, Mr J Brown, Mrs D Johnson, Mrs E Lintill, Mr S Oakley and Mrs C Purnell

Members not present: Rev J H Bowden and Mr B Brisbane

In attendance by invitation:

Officers present all items: Mr A Frost (Director of Planning and Environment), Mrs D Shepherd (Chief Executive), Mrs V Dobson (Principal Planning Officer), Mrs A-M Ferrier (Planning Policy Officer), Mrs V Owen (Principal Planning Policy Officer), Mrs C Potts (Planning Policy Team Leader), Rushmer (Planning Policy Officer), Mrs K Sinclair (Planning Policy Officer), Mr T Whitty (Divisional Manager for Planning Policy) and Mrs F Baker (Democratic Services Officer)

159 **Chairman's Announcements**

The Chairman welcomed all present to the meeting. She informed the Panel they would be joined by Mr Philip Brady and Mr David Cope from Stantec for Agenda Item 4 and; Ms Ffion Wilson and Mr Alastair Dale from JBA Consulting for Agenda Item 5.

Apologies were received from Rev. John-Henry Bowden and Mr Bill Brisbane

160 **Declarations of Interests**

Mrs Taylor declared a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation Board of Governor's
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex and Greater Brighton Strategic Planning Board

Mr Barrett declared a personal interest as;

- A CDC appointed member of Chichester Harbour Conservancy

Mr Brown declared a personal interest as;

- A CDC appointed member of the Chichester Community Development Trust
- Southbourne Neighbourhood Plan Steering Group – Chair
- Southbourne Environment Group – Member

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166 Verbal update on Clappers Lane Appeal

Mr Whitty explained that the Inspector did not agree with the council on a number of matters but agreed on medium landscape harm. The Inspector disagreed with some of the outcomes found by previous Inspectors due to the additional factors. As a result, the figure was raised. Mr Whitty explained that the Inspector had brought back a number of windfall sites however, this did not reach the number required for the five-year housing land supply. The appeal was allowed on that basis.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The meeting ended at 12.44 pm

CHAIRMAN

Date:

JOHN WARD
Director of Corporate Services

Contact: Fiona Baker on 01243 534609
Email: fbaker@chichester.gov.uk

East Pallant House
1 East Pallant
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West Sussex
PO19 1TY
Tel: 01243 785166
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A meeting of **Development Plan and Infrastructure Panel** will be held virtually on
Wednesday 23 November 2022 at 9.30 am

MEMBERS: Mrs S Taylor (Chairman), Mr G Barrett, Mr M Bell, Mr J Brown,
Mr B Brisbane, Mrs D Johnson, Mrs E Lintill, Mr A Moss, Mr S Oakley
and Mrs C Purnell

AGENDA

1 **Chairman's Announcements**

Any apologies for absence that have been received will be noted at this point

The Chairman will announce any late items for urgent consideration under agenda item 11.

2 **Declarations of Interests**

Members are to make any declarations of disclosable pecuniary, personal and/or prejudicial interests which they might have in respect of matters on the agenda for this meeting:

The interests which are ordinarily declared where relevant are set out below:

Mrs Taylor declares a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation Board of Governor's
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex and Greater Brighton Strategic Planning Board

Mr Barrett declares a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester Harbour Conservancy
- Manhood Peninsula Partnership

Mr Brisbane declares a personal interest as a;

- Member of Chichester Conservation Area Advisory Committee (CCAAC)

Mr Brown declares a personal interest as;

- A CDC appointed member of the Chichester Community Development Trust
- Southbourne Development Trust (CIO) – Trustee
- Southbourne Environment Group – Member
- Southbourne Community Land Trust – Trustee
- Southbourne Neighbourhood Plan Steering Group – Chair
- Graylingwell Park Residents' Association – Committee Member

Mrs Johnson declares a personal interest as;

- Selsey Town Council – Member
- West Sussex County Council – Member
- Chichester Harbour Conservancy – WSCC appointed member

Mrs Lintill declares a personal interest as a Chichester District Council (CDC) appointment of;

- Coast to Capital Joint Committee
- Coastal West Sussex Partnership
- The Parking and Traffic Regulations Outside London Adjudication Joint Committee
- West Sussex Rural Partnership

Mr Moss declares a personal interest as a Chichester District Council (CDC) appointment of;

- Chichester Harbour Conservancy
- Coast to Capital
- Coastal West Sussex
- Joint Climate Change Board (West Sussex CC)

Mr Oakley declares a personal interest as;

- Portsmouth Water Customer Scrutiny Panel – CDC appointed member
- West Sussex County Council – Member
- Tangmere Parish Council – Member

Mrs Purnell declares a personal interest as;

- Selsey Town Council – Member
- Manhood Peninsula Partnership – Chairman

- 3 **Approval of Minutes and Matters Arising** (Pages 1 - 17)
The minutes relate to the meeting of the Development Plan and Infrastructure Panel on 6 September 2022 and 28 September 2022.
- 4 **Annual Monitoring Report 2021/22** (Pages 18 - 117)
The Development Plan and Infrastructure Panel are asked to consider the attached report and make the proposed recommendations.
- 5 **Five Year Housing Land Supply Statement (as of 1 April 2022)** (Pages 118 - 139)
The Development Plan and Infrastructure Panel are asked to consider the attached report and make the proposed recommendations.
- 6 **Strategic Flood Risk Assessment - Draft Outcomes** (Pages 140 - 148)
The Development Plan and Infrastructure Panel are asked to consider the attached report and make the proposed recommendation.
- 7 **Regulations 19 Consultation and Communication Strategy** (Pages 149 - 157)
The Development Plan and Infrastructure Panel are asked to consider the attached report and make the proposed recommendations.
- 8 **Water Neutrality - Verbal Update**
The Development Plan and Infrastructure Panel are asked to note the verbal update.

- 9 **Local Plan Evidence Update** (Pages 158 - 165)
The Development Plan and Infrastructure Panel are asked to note the update.
- 10 **Agenda items for next meeting - 14 December 2022**
- 11 **Late Items**
The Development Plan and Infrastructure Panel will consider any late items as announced by the chairman under agenda item 1

NOTES

- 1 The papers and proceedings of the Development Plan and Infrastructure Panel are confidential.
- 2 The timings for items on this agenda are indicative only.
- 3 Non-Development Plan and Infrastructure Panel members are entitled to pose questions about agenda items and these need to be submitted to the Senior Member Services Officer in writing (which includes e-mail) by 12:00 on the day before the meeting.
- 4 The Development Plan and Infrastructure Panel chairman, in consultation with officers, will decide which questions will be addressed at the meeting.

Private Document Pack



Minutes of the meeting of the **Development Plan and Infrastructure Panel** held in virtual on Wednesday 23 November 2022 at 9.30 am

Members Present: Mrs S Taylor (Chairman), Mr G Barrett, Mr J Brown, Mr B Brisbane, Mrs E Lintill, Mr A Moss, Mr S Oakley and Mrs C Purnell

Members not present: Mr M Bell and Mrs D Johnson

In attendance by invitation:

Officers present all items: Mr A Frost (Director of Planning and Environment), Mrs D Shepherd (Chief Executive), Mrs A-M Ferrier (Planning Policy Officer), Mrs C Potts (Planning Policy Team Leader), Rushmer (Planning Policy Officer), Ms G Stevens (Planning Officer) and Mr T Whitty (Divisional Manager for Planning Policy)

1 **Chairman's Announcements**

The Chairman welcomed all present to the meeting. She informed the Panel they would be joined by Ms Ffion Wilson and Mr Alastair Dale from JBA Consulting for Agenda Item 6.

Apologies were received from Cllr Donna Johnson

2 **Declarations of Interests**

Mrs Taylor declared a personal interest as Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation Board of Governors'
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex and Greater Brighton Strategic Planning Board

Mr Barrett declared a personal interest as a CDC appointed member of;

- Chichester Harbour Conservancy
- Manhood Peninsula Partnership

Mr Brisbane declared a personal interest as a;

- Member of Chichester Conservation Area Advisory Committee (CCAAC)

Mr Brown declared a personal interest as;

- A CDC appointed member of the Chichester Community Development Trust

- Southbourne Development Trust (CIO)
- Southbourne Environment Group – Member
- Southbourne Community Land Trust – Trustee
- Southbourne Neighbourhood Plan Steering Group – Chair
- Graylingwell Park Residents’ Association – Committee Member

Mrs Johnson declared a personal interest as;

- Selsey Town Council – Member
- West Sussex County Council – Member
- Chichester Harbour Conservancy – WSCC appointed member

Mrs Lintill declared a personal interest as a CDC appointed member of;

- Coast to Capital Joint Committee
- Coastal West Sussex Partnership
- The Parking and Traffic Regulations outside London Adjudication Joint Committee
- West Sussex Rural Partnership

Mr Moss declared a personal interest as a CDC appointed member of;

- Chichester Harbour Conservancy
- Coast to Capital
- Coastal West Sussex
- Joint Climate Change Board (WSCC)

Mr Oakley declared a personal interest as a;

- CDC appointed member of the Portsmouth Water Customer Scrutiny Panel
- West Sussex County Council – Member
- Tangmere Parish Council – Member

Mrs Purnell declared a personal interest as a;

- Selsey Town Council – Member
- Manhood Peninsula Partnership – Chairman

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5 **Five Year Housing Land Supply Statement (as of 1 April 2022)**

Miss Stevens presented the report to the Panel. She informed the Panel that the Council were able to demonstrate a 4.86-year supply. Lambert Smith Hampton (LSH) were currently undertaking a Critical Friend Review of the evidence, this was expected to be completed by the end of November.

Officers responded to questions and comments as follows;

Miss Stevens confirmed LSH were the same consultants who had undertaken the previous review. As a result of recent appeal decisions LSH were reviewing the way in which windfall sites were calculated to ensure the Council had a more robust position. In addition, Miss Stevens explained the Tangmere site had been included within last year's 5YHLS statement, however, there was not currently sufficient evidence to show the site would be brought forward within the 5 year period and was therefore no longer included within the 5YHLS.

Miss Stevens confirmed the site at Cooks Lane was included within the 5YHLS.

With regards to the population figures used for calculating the 5YHLS; Miss Stevens explained officers had no choice but to use the base data required by the Standard Method which was from 2014.

In response to concerns regarding the lack of 5YHLS; Mr Whitty advised once the Local Plan was adopted the Council would be able to show a 5YHLS, which would be based on a lower housing requirement (if agreed by the examiner) than the 5YHLS the Council was currently expected to deliver.

Miss Stevens clarified once the 5YHLS was published, it could not be updated during the year as completions need to be considered, which require site visits to confirm how much development would be completed within the prescribed period. With regards to recent appeal decisions, the Council has had to accept decisions which has resulted in some sites being removed from the 5YHLS.

Miss Stevens confirmed major windfall was included within the supply. She explained officers were currently undertaking a review of major windfall sites to ensure a more robust evidence base.

With regards to sites where outline permission had been granted; Miss Stevens confirmed these were also all included within the supply, apart from Loxwood which was delayed because of the water neutrality issue in the north of the district.

Mr Whitty explained the proposed housing requirement figure put forward as part of the Local Plan Review, could not be applied until the examiner's report had been received. However, there were expected to be policies within the draft plan which Development Management could use prior to completion of the Local Plan examination, for example the Strategic Flood Risk Assessment (SFRA).

With regards to small site windfall Miss Stevens believed this had reduced slightly but would confirm outside the meeting.

Miss Stevens explained the Graylingwell figure was based on previous delivery, at the moment officers did not feel there was enough evidence to increase the figure by 60. However, this was being looked at as part of the Critical Friend Review.

On the matter of sites being delayed as a result of the water neutrality issue; Mr Whitty explained once solutions were identified, development would be brought

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9 Local Plan Evidence Update

Mr Whitty introduced the report and explained he had changed the format of the report slightly. He went through all items in Table 1 (p.159) which had either an amber or red status, including;

- Agreement with the Highway authorities; remained amber as no formal agreement had been received from National Highways, however they have said they would support the 'monitor and manage' approach for 535 dwellings.
- Duty to Cooperate; remained amber as the soundness of the plan would be challenged due to not meeting the required housing need.
- HRA; remained red as work was still being completed.

- Gypsy and Traveller delivery study; remained amber as the need was still not met
- IDP and viability testing; remained amber as work had not yet been completed.

Mr Whitty also drew members attention to Water Capacity, (which had a green RAG status). He explained that Havant Borough Council had commissioned a consultant to investigate the way in which both Southern Water and the Environment Agency calculate network capacity. Havant invited the council to be part of the study and officers have confirmed the council would like to be included. The outcome of the study would not affect the Plan; however, it may impact current applications coming forward.

Mr Whitty confirmed that the proposed review with Havant Borough Council was in the public domain, however the timescale and programme had not yet been confirmed. He agreed a short statement could be released once further details were available.

Regarding the parallel approach being taken in the development of the HRA and SA with the evidence; Mr Whitty confirmed that the evidence base would be legally compliant, if the HRA is found sound.

With regards to the SFRA and the impact on the Sustainability Appraisal; Mr Whitty informed the Panel, officers were working closely with the consultants but acknowledged there was a potential risk to sites identified in the Plan, depending on the outcomes from the SFRA level 2 work.

With regards to the wildlife corridors; Mr Whitty explained that the evidence work was continuing, with an ongoing bat survey being undertaken at site AL3.

The Panel noted the updated.

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The meeting ended at 12.22 pm

CHAIRMAN

Date:

JOHN WARD
Director of Corporate Services

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A meeting of **Development Plan and Infrastructure Panel** will be held in virtual on
Wednesday 14 December 2022 at 9.30 am

MEMBERS: Mrs S Taylor (Chairman), Mr G Barrett, Mr M Bell, Mr J Brown,
Mr B Brisbane, Mrs D Johnson, Mrs E Lintill, Mr A Moss, Mr S Oakley
and Mrs C Purnell

AGENDA

1 **Chairman's Announcements**

Any apologies for absence that have been received will be noted at this point

The Chairman will announce any late items for urgent consideration under agenda item 09

2 **Declarations of Interests**

Members are to make any declarations of disclosable pecuniary, personal and/or prejudicial interests which they might have in respect of matters on the agenda for this meeting:

The interests which are ordinarily declared where relevant are set out below:

Mrs Taylor declares a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation Board of Governor's
- Chichester Conservation Area Advisory Committee
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex and Greater Brighton Strategic Planning Board

Mr Barrett declares a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester Harbour Conservancy
- Manhood Peninsula Partnership

Rev. Bowden declares a personal interest as a Chichester District Council (CDC);

- Goodwood Aerodrome Consultative Committee

Mr Brisbane declares a personal interest as a;

- Member of Chichester Conservation Area Advisory Committee (CCAAC)

Mr Brown declares a personal interest as;

- A CDC appointed member of the Chichester Community Development Trust

- Southbourne Development Trust (CIO) – Trustee
- Southbourne Environment Group – Member
- Southbourne Community Land Trust – Trustee

Mrs Johnson declares a personal interest as;

- Selsey Town Council – Member
- West Sussex County Council – Member
- Chichester Harbour Conservancy – WSCC appointed member

Mrs Lintill declares a personal interest as a Chichester District Council (CDC) appointment of;

- Coast to Capital Joint Committee
- Coastal West Sussex Partnership
- The Parking and Traffic Regulations Outside London Adjudication Joint Committee
- West Sussex Rural Partnership

Mr Oakley declares a personal interest as;

- Portsmouth Water Customer Scrutiny Panel – CDC appointed member
- West Sussex County Council – Member
- Tangmere Parish Council – Member

Mrs Purnell declares a personal interest as;

- Selsey Town Council – Member
- Manhood Peninsula Partnership – Chairman

3 **Approval of Minutes and Matters Arising** (Pages 1 - 10)

The minutes relate to the meeting of the Development Plan and Infrastructure Panel on Wednesday 23 November 2022.

4 **Infrastructure Business Plan [to follow as supplement]**

The Development Plan and Infrastructure Panel are asked to consider the attached report and appendices and make the proposed recommendations.

5 **Sustainability Appraisal** (Pages 11 - 15)

The Development Plan and Infrastructure Panel are asked to consider the attached report and make the proposed recommendation.

6 **Duty to Cooperate** (Pages 16 - 45)

The Development Plan and Infrastructure Panel are asked to consider the attached report and make the proposed recommendation.

7 **Verbal update on Outstanding Evidence**

The Development Plan and Infrastructure Panel are asked to note the verbal update.

8 **Agenda items for next meeting - Wednesday 18 January 2023**

The Development Plan and Infrastructure Panel are asked to note the date and venue of the next meeting as Wednesday 18 January 2023 at 9.30am, at the Assembly Rooms, Chichester City Council, North Street.

9 **Late Items**

The Development Plan and Infrastructure Panel will consider any late items as announced by the chairman under agenda item 1

NOTES

- 1 The papers and proceedings of the Development Plan and Infrastructure Panel are confidential.
- 2 The timings for items on this agenda are indicative only.
- 3 Non-Development Plan and Infrastructure Panel members are entitled to pose questions about agenda items and these need to be submitted to the Senior Member Services Officer in writing (which includes e-mail) by 12:00 on the day before the meeting.
- 4 The Development Plan and Infrastructure Panel chairman, in consultation with officers, will decide which questions will be addressed at the meeting.

Private Document Pack



Minutes of the meeting of the **Development Plan and Infrastructure Panel** held in virtual on Wednesday 14 December 2022 at 9.30 am

Members Present: Mrs S Taylor (Chairman), Mr G Barrett, Mr M Bell, Mr J Brown, Mr B Brisbane, Mrs E Lintill, Mr A Moss, Mr S Oakley and Mrs C Purnell

Members not present: Mrs D Johnson

In attendance by invitation:

Officers present all items: Mr A Frost (Director of Planning and Environment), Mrs D Shepherd (Chief Executive), Mrs K Dower (Principal Planning Officer (Infrastructure Planning)), Mrs C Potts (Planning Policy Team Leader), Mrs K Sinclair (Planning Policy Officer) Mr T Whitty (Divisional Manager for Planning Policy) and Mrs F Baker (Democratic Services Officer)

12 **Chairman's Announcements**

The Chairman welcomed all present to the meeting and announced she had allowed the following late item;

‘Verbal Update on the Levelling Up and Regeneration Bill amendments – Implications for the Local Plan’

This item would be taken at Agenda Item 5.

She informed the Panel they would be joined by Cllr Pieter Montyn, Mrs Caroline West (Planning Policy & Infrastructure Team Manager) from West Sussex County Council for agenda item 4; and Mr Mark Fessey from AECOM for agenda item 5.

Apologies were received from Cllr Donna Johnson and Cllr Jeremy Hunt (WSCC)

13 **Declarations of Interests**

Mrs Taylor declared a personal interest as Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation Board of Governors
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex and Greater Brighton Strategic Planning Board

Mr Barrett declared a personal interest as a CDC appointed member of;

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17 Sustainability Appraisal

Mrs Potts introduced the item. Mr Mark Fessey of AECOM was also in attendance.

Mrs Potts reminded the Panel of the briefing session held in October 2022, which set out the 'reasonable alternatives' to be tested within the southern part of the Plan area, as part of the Sustainability Appraisal. The attached report provided an update on the SA preparation.

Mr Fessey shared a presentation with Panel on the SA findings. He explained what growth scenarios were and introduced the different growth scenarios which had been tested as part of the SA.

A total of seven scenarios had been tested as part of the SA, of these the emerging preferred option was Scenario 3.

Mr Fessey explained that across the seven scenarios, growth varied specifically at; Southbourne, Westhampnett and Chidham and Hambrook. He informed the Panel that the option of high growth at Selsey was now no longer an option due to flood risk.

Mr Fessey went through the various topics which had been tested against each scenario and explained the rating method used (Appendix 2 Page 15). He informed the Panel it was their choice how much weight was assigned to each topic.

Officers responded to comments and questions as follows;

Officers acknowledged and noted councillors concerns regarding wastewater and future capacity.

With regards to Maudlin Farm at Westhampnett; Mr Whitty confirmed the Maudlin Farm site was outside the proposed wildlife corridor.

In response to concerns regarding development at Westhampnett; Mr Whitty reminded the Panel that the scenarios had been presented at the meeting in October 2022. Following the work undertaken as part of the SA Scenario 3 continued to be the preferred option, if the council were to move away from that option further work would need to be undertaken to understand the impacts on factors such as the A27.

Mr Whitty acknowledged the concerns raised but explained that due to time constraints in preparing a site allocation for Southbourne, alongside the issue of wastewater, would mean that development would be unlikely to come forward within the first five years. In addition, there would also be implications to other issues such as the HRA due to Brent geese which over winter in the area. Therefore, in officer opinion scenario 3 was the preferred option.

With regards to the supplementary table which had been circulated to the Panel Mr Whitty clarified the figures presented.

In response to concerns regarding speculative development continuing to come forward and how those housing figures would impact on the proposed development sites; Mr Whitty confirmed that housing figures from unexpected development were taken off from proposed development elsewhere in the plan area. However, this would stop once the Plan was submitted as it would no longer be possible to keep altering the figures. In addition, Mr Whitty set out the potential impact from unexpected development on future development contributions and the viability of the A27 works.

Following a vote, DPIP agreed to make the proposed recommendation set out in the report.

Resolved;

That DPIP notes the report and endorse the proposed approach to take the Local Plan forward on the basis of the distribution of development under Scenario 3 of the Sustainability Appraisal as set out in paragraph 5.4 of the report.



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19 Verbal update on Outstanding Evidence

Mr Whitty updated the Panel on the following evidence pieces still outstanding;

- **Flood Risk;** Mr Whitty explained the SFRA level one report had been completed and would be published shortly. The draft level two report had been received and officers could now commence with work on the sequential tests. Whilst officers did not foresee any significant risk to the Plan, there was the potential for something unexpected to be identified through the sequential test.
- **Sustainability Appraisal;** the draft would be completed by the end of December.
- **Habitats Regulation Assessment (HRA);** a working draft had been received from the consultant; no significant issues had been identified.
- **Viability Testing;** Mr Whitty explained this presented the greatest risk to the Plan timetable. Due to delays in some of the consultee responses to the IDP the proposed timetable has been pushed back, however, the consultants have said they will continue to work to meet the deadline.
- **Gypsy and Travellers;** Mr Whitty informed the Panel of a recent High Court Appeal judgement which challenged the definition of gypsy and travellers set out in the PPTS and those that met the definition and those that didn't. The judge ruled that the PPTS was discriminatory, and councils need to meet the needs of both those who do meet the definition and those who don't. Mr Whitty explained officers would work to provide the Inspector with evidence to show how they have taken this additional need into account.

Following a vote DPIP agreed to note the update.

Resolved;

DPIP agreed to note the update.

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The meeting ended at 11.55 am

CHAIRMAN

Date:

JOHN WARD
Director of Corporate Services

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A meeting of **Development Plan and Infrastructure Panel** will be held in Assembly Room, Chichester City Council, North Street, Chichester on **Wednesday 18 January 2023** at **9.30 am**

MEMBERS: Mrs S Taylor (Chairman), Mr G Barrett, Mr M Bell, Mr J Brown, Mr B Brisbane, Mrs D Johnson, Mrs E Lintill, Mr A Moss, Mr S Oakley and Mrs C Purnell

AGENDA

1 **Chairman's Announcements**

Any apologies for absence that have been received will be noted at this point

The Chairman will announce any late items for urgent consideration under agenda item 07

2 **Declarations of Interests**

Members are to make any declarations of disclosable pecuniary, personal and/or prejudicial interests which they might have in respect of matters on the agenda for this meeting:

The interests which are ordinarily declared where relevant are set out below:

Mrs Taylor declared a personal interest as Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation Board of Governors
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex and Greater Brighton Strategic Planning Board

Mr Barrett declared a personal interest as a CDC appointed member of;

- Chichester Harbour Conservancy
- Manhood Peninsula Partnership

Mr Brisbane declared a personal interest as a;

- Member of Chichester Conservation Area Advisory Committee (CCAAC)

Mr Brown declared a personal interest as;

- A CDC appointed member of the Chichester Community Development Trust
- Southbourne Development Trust (CIO)
- Southbourne Environment Group – Member
- Southbourne Community Land Trust – Trustee
- Southbourne Neighbourhood Plan Steering Group – Chair
- Graylingwell Park Residents Association – Committee Member

Mrs Johnson declared a personal interest as;

- West Sussex County Council - Member
- Selsey Town Council – Member
- Chichester Harbour Conservancy – WSCC appointed member

Mrs Lintill declared a personal interest as a CDC appointed member of;

- Coast to Capital Joint Committee
- Coastal West Sussex Partnership
- The Parking and Traffic Regulations outside London Adjudication Joint Committee
- West Sussex Rural Partnerships

Mr Moss declared a personal interest as a CDC appointed member of;

- Chichester Harbour Conservancy
- Coast to Capital
- Coastal West Sussex
- Joint Climate Change Board (WSCC)

Mr Oakley declared a personal interest as a;

- CDC appointed member of the Portsmouth Water Customer Scrutiny Panel
- West Sussex County Council – Member
- Tangmere Parish Council

Mrs Carol Purnell declared a personal interest as a;

- Selsey Town Council – Member
- Manhood Peninsula Partnership - Chairman

3 **Approval of Minutes and Matters Arising** (Pages 1 - 9)

The minutes relate to the meeting of the Development Plan and Infrastructure Panel on 14 December 2022.

4 **Reg 19 Local Plan Report** (Pages 10 - 45)

The Panel are asked to consider the attached report and appendices and make the proposed recommendations.

5 **Local Development Scheme 2023 - 2026** (Pages 46 - 62)

The Panel are asked to consider the attached report and make the proposed recommendation.

6 **Agenda items for next meeting - Wednesday 22 February 2023**

7 **Late Items**

The Development Plan and Infrastructure Panel will consider any late items as announced by the chairman under agenda item 1

NOTES

- 1 The papers and proceedings of the Development Plan and Infrastructure Panel are confidential.
- 2 The timings for items on this agenda are indicative only.

- 3 Non-Development Plan and Infrastructure Panel members are entitled to pose questions about agenda items and these need to be submitted to the Senior Member Services Officer in writing (which includes e-mail) by 12:00 on the day before the meeting.
- 4 The Development Plan and Infrastructure Panel chairman, in consultation with officers, will decide which questions will be addressed at the meeting.

Private Document Pack



Minutes of the meeting of the **Development Plan and Infrastructure Panel** held in Assembly Room, Chichester City Council, North Street, Chichester on Wednesday 18 January 2023 at 9.30 am

Members Present: Mrs S Taylor (Chairman), Mr J Brown, Mr B Brisbane, Mrs D Johnson, Mrs E Lintill, Mr A Moss, Mr S Oakley and Mrs C Purnell

Members not present: Mr G Barrett and Mr M Bell

In attendance by invitation:

Officers present all items: Mr A Frost (Director of Planning and Environment), Mrs D Shepherd (Chief Executive), Mrs C Potts (Planning Policy Team Leader) and Mr T Whitty (Divisional Manager for Planning Policy) and Mrs F Baker (Democratic Services Officer)

21 **Chairman's Announcements**

The Chairman welcomed all present to the meeting and informed them of the emergency evacuation procedure.

Apologies were received from Cllr Martyn Bell and Cllr Graeme Barrett.

22 **Declarations of Interests**

Mrs Taylor declared a personal interest as a Chichester District Council (CDC) appointed member of;

- Chichester College Group Corporation of Governors
- The Partnership for South Hampshire (PUSH) Joint Committee
- The West Sussex and Greater Brighton Strategic Planning Board

Mr Brisbane declared a personal interest as a;

- Member of Chichester Conservation Area Advisory Committee (CCAAC)

Mr Brown declared a personal interest as;

- A CDC appointed member of the Chichester Community Development Trust
- Southbourne Development Trust (CIO)
- Southbourne Environment Group – Member
- Southbourne Community Land Trust – Trustee
- Southbourne Neighbourhood Plan Steering Group – Chair
- Graylingwell Park Residents Association – Committee Member

Mrs Johnson declared a personal interest as;

- West Sussex County Council – Member
- Selsey Town Council – Member
- Chichester Harbour Conservancy - WSCC appointed member

Mrs Lintill declared a personal interest as a CDC appointed member of;

- Coast to Capital Joint Committee
- Coastal West Sussex Partnership
- The Parking and Traffic Regulations outside London Adjudication Joint Committee
- West Sussex Rural Partnerships

Mr Moss declared a personal interest as a CDC appointed member of;

- Chichester Harbour Conservancy
- Coast to Capital
- Coastal West Sussex
- Joint Climate Change Board (WSCC)

Mr Oakley declared a personal interest as a;

- CDC appointed member of the Portsmouth Water Customer Scrutiny Panel
- West Sussex County Council – Member
- Tangmere Parish Council – Member

Mrs Purnell declared a personal interest as a;

- Selsey Town Council – Member
- Manhood Peninsula Partnership – Chairman

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24 Reg 19 Local Plan Report

Mr Whitty introduced the report and provided a short verbal update on the following amendments to the report;

- Page 16, paragraph 3.29, third line '*...2 March 2022*' will be changed to '*...2 March 2023*'
- Page 26, paragraph 5.45, second line, the word 'not' will be inserted as follows '*...the relevant area have **not** made...*'

In addition, he informed the Panel a schedule of all minor amendments made ahead of Cabinet and Council was being maintained.

Mr Whitty drew the Panel's attention to page 11 which set out the background information to the draft Local Plan. He highlighted some of the key steps that had taken place during the development of the plan such as the various member briefings.

Mr Whitty explained the report set out what the Local Plan sought to achieve on a 'chapter by chapter' basis. In addition to the Local Plan (Appendix A), the Submission Policies Map (Appendix B), the Sustainability Appraisal (Appendix C) and the Habitats Regulation Assessment (Appendix D) would also be consulted upon. The other appendices would be submitted as evidence to support the plan but were factual and not open to consultation.

Mr Whitty highlighted the following key headlines from the Plan including;

- **Housing;** the plan proposes to deliver 535dpa in the southern plan area and a further 40dpa in the northern plan area. This would provide a total supply of 10,350 dwellings over the plan; however, this was less than what the OAN required.
- **Affordable Housing;** the plan proposes the following affordable housing delivery on sites of 10 dwellings or more; 30% on brownfield sites and 40% on greenfield sites in the northern plan area, and 20% on brownfield sites and 30% on greenfield sites in the southern plan area.
- **Gypsy and Travellers and Travelling Showpeople;** to try and meet the need, the plan proposes that some sites are allocated within the new strategic development locations. Mr Whitty explained it was important the Council demonstrated that it had done everything within its power to meet the identified need.
- **Transport;** capacity issues on the A27 were a key factor for the proposed 535dpa. Developer contributions would generate around £34 million, however, this would not be enough to deliver all identified mitigation measures. It is proposed improvements at the Fishbourne Roundabout be delivered first, followed by the Bognor Road Roundabout, in addition a 'Monitor and Manage' approach would be taken. Mr Whitty acknowledged RIS3 may come forward at a later date but at this stage no reliance could be placed on it in terms of Local Plan delivery.
- **Water Neutrality;** a strategy had been agreed with all parties, about how the Council would deliver housing in the North of the Plan area.
- **Viability;** this was a key factor behind a number of the policy decisions being put forward. For example, the Council was constrained in how it addressed issues in the Sustainability Appraisal due to viability. Mr Whitty did assure the Panel that the viability would not be affected if the Government were to change standards.

- **NPPF Consultation;** Mr Whitty explained at this stage any proposed planning changes carried no weight in terms of council decision making. He went over the proposed changes to the NPPF which were currently being consulted upon (page 16).

Mr Whitty went through the next steps as set out from page 41. If the Council approved the Local Plan, it would be published for consultation, starting on 3 February 2023, and lasting for six weeks. Following consultation, it was expected the Plan would then be submitted for examination towards the end of April/beginning of May.

Ahead of the meeting Cllr Brisbane had submitted proposed amendments to paragraph's 5.11 – 5.14 which had been circulated to members and officers. Cllr Taylor invited Cllr Brisbane to present his amendments.

Following Cllr Brisbane's introduction, Cllr Oakley explained he had also suggested some amendments to the proposed text which had also been circulated to members and officers.

Mr Frost agreed that in principle officers were happy to amend the wording in paragraphs 5.11 – 5.14 to reflect the proposed changes by both Cllr Brisbane and Cllr Oakley. Officers would rework the wording outside the meeting and circulate to members of the Panel ahead of Cabinet and Council.

Cllr Taylor explained she would take questions and comments from the Panel on a 'chapter-by-chapter' process.

In response to a request more reference be given to the fact that any further major development could not be accommodated until improvements were delivered on the A27; Mr Frost acknowledged the comment but explained such a position would not stand up to challenge, the A27 was a key factor but there were also other considerations.

On the matter of the West Sussex and Greater Brighton Strategic Planning Board; Mr Frost confirmed the partnership was still in existence. He acknowledged progress had been slow, the LSS2 reflected what the partner Local Authorities were delivering within current plans, while the proposed LSS3 would address the wider unmet needs of the sub region.

On the matter of the Duty to Cooperate; Mr Whitty explained this was an important issue and placing any less emphasis on it would not be advisable.

With regards to the 'tone' of the plan being too guiding; Mr Whitty explained the tone adopted was how most Local Plans were written, however, this could be considered for future drafting.

On the matter of the 50 dwellings referenced at North Mundham (paragraph 3.20); Mr Whitty agreed to amend the wording of the paragraph to address the potential of the site not coming forward.

On the matter of Horsham District Council pausing progress on their draft Plan; Cllr Taylor informed the Panel she had spoken directly to Horsham, she explained they were in a different position; their Plan proposed to meet the full housing need; and the risk from speculative development was minimal due to the issue of water neutrality.

In terms of the option to review the Plan once it has been consulted upon and/or submitted for examination; Mr Frost agreed members could choose to pause and ask for the Plan to be reported back to Council. In officers' opinion this would leave the Plan at risk of challenge from developers and the 'tilted balance' would continue to be applied for applications and appeals.

With regards to the Ministerial Statement and NPPF consultation; Mrs Shepherd acknowledged the concerns and comments made, but it was not possible to predict what changes may be brought forward. She reiterated that members were constitutionally allowed to pause the Plan at any point if they so wished.

In terms of making amendments to the Plan once submitted for examination; Mr Whitty explained small amendments could be made as modifications.

On the matter of Southbourne Neighbourhood Plan reaching Regulation 16 stage before purdah, Mr Whitty would follow this up outside the meeting.

In response to concerns that there was little reference regarding the impact of the A27 on the proposed housing figures; Mr Whitty confirmed a background paper on this would be included as part of the Regulation 19 submission.

In response to Parish Council concerns regarding the clarity over the proposed numbers in individual parishes; Mr Whitty explained table H1 (page 103 of the Agenda Report pack) provided a high-level overview of the housing supply within the whole of the Plan area. Further detail on individual Parish Allocations could be found in the table on page 288 of the Agenda Pack.

With regards to the Gypsy and Traveller site allocations within Bosham, Southbourne and Westhampnett SDL's; Mr Whitty acknowledged concerns. However, he reminded the Panel that the Council had an identified need that it must aim to deliver and must demonstrate to the inspector that they are trying to deliver. Site promoters had been involved in regular discussions as the allocation policies were developed and were aware of the proposals. In addition, this approach had been successfully adopted in other local plans.

Mr Whitty confirmed the proposed 270 dwellings for Chichester City was expected to be delivered over several sites.

On the matter of the Stagecoach Bus Depot; Mrs Shepherd confirmed the Council were the landowner, however, no decisions had been taken regarding the future development of the site.

On the matter of increasing housing numbers at Southern Gateway; Mr Whitty agreed it may be possible; however, the overall number of houses that could be delivered within the southern Plan area was capped by what the A27 could accommodate.

With regards to Policy A6 West of Chichester and the southern access; Mr Frost confirmed the wording was correct.

In response to concerns regarding the 'gap' between the strategic wildlife corridor and the site allocation in Policy A6; Mr Whitty acknowledged the concern but explained that the extent of the strategic wildlife corridor should not be extended to land for which there was no evidential basis. The corridor does not change the land use and therefore any land between the corridor and A6 would fall within the 'rest of plan area' and any future applications for development of this land would be covered by appropriate policies. As such he assured the Panel that officers were not concerned.

With regards to the inclusion of a noise mitigation reference at paragraph 10.35; Mr Whitty agreed such a reference could be included.

On the matter of the Strategic Wildlife Corridor in Policy A8; Mr Whitty agreed the Council could be challenged over the reduction in the wildlife corridor. However, he explained the reason behind the reduction and assured the Panel that a significant buffer was proposed between the allocation site and the wildlife corridor.

Mr Whitty agreed the wording on paragraph 10.46 (and page 241) could be amended slightly, to acknowledge views to the South Downs National Park from south of the A27.

On the matter of gypsy and traveller pitches at Maudlin Farm; Mr Whitty agreed the wording on page 241 could be amended to allow consideration of whether a need for the sites was still required at time of determination.

With regards to policy A14 Land West of Tangmere; Mr Whitty agreed for consistency with other policies amendments could be made to the references in policy A14 to the amount of land required for specific land uses.

Before moving to the vote, Cllr Taylor thanked all officers involved for their hard work and dedication in developing the Local Plan.

Following a vote DPIP agreed to make the report recommendation.

Resolved

That the Development Plan and Infrastructure Panel recommend to Cabinet that it recommends to Council that;

- 1. The Chichester Local Plan as amended 2021 – 2039; Proposed Submission (Regulation 19) (Appendix A), the Submission Policies Map (Appendix B), Sustainability Appraisal (Appendix C) and Habitats Regulations Assessment (Appendix D) as amended be approved for publication for a 6-week consultation from 3 February 2023 to 17 March 2023 under Regulation 19 of the Town and Country Planning (England) Regulations 2012 (as amended).**
- 2. Following publication and consultation, the Chichester Local Plan as amended 2021-2039: Proposed Submission (Regulation 19), the Submission Policies Map and supporting documents be submitted to the Secretary of State for examination, together with the representations made under Regulation 20 (in response to consultation at Regulation 19) and a summary thereof (as an update to the Statement of Consultation);**
- 3. The Director of Planning and the Environment be authorised, following consultation with the Cabinet Member for Planning Services, to;**
 - a. Make minor amendments and any necessary editorial changes to the Chichester Local Plan as amended 2021 – 2039: Proposed Submission (Regulation 19), the Submission Policies Map, the Sustainability Appraisal and Habitats Regulations Assessment, prior to submission and during the examination.**
 - b. Prepare the Council’s response to the main issues identified and to any substantial concerns about soundness or legal compliance raised in the representations, to submit alongside the Plan;**
 - c. If necessary, to prepare a Schedule of Main Modifications that may be necessary to address soundness issues raised by representations received in response to the Regulation 19 publication, that can be submitted with the Plan to be considered by the Inspector during the examination process;**
 - d. If necessary, to prepare a Schedule of Minor Modifications that may be necessary to address minor editorial and factual changes that do not go to the soundness of the plan that can be submitted with the Plan to be considered by the Inspector during the examination process.**

**Members took a ten-minute break between Chapter 5 and 6*

Mr Whitty introduced the report. He explained the Local Development Scheme (LDS) was a statutory requirement and kept under constant review, the last LDS had been published in March 2021.

Mr Whitty highlighted page 57 of the Agenda Pack, which set out the key milestones. It was proposed that the Plan would be submitted for examination in Summer 2023 and adopted in Summer/Autumn 2024.

Officers responded to comments and questions as follows;

On the matter of the consultation process; Mrs Potts explained the process for how responses would be collected. She assured the Panel that officers would assist members of the public in making sure their responses were submitted in the correct format.

Following a vote DPIP agreed to make the report recommendation.

Resolved;

That the Development Plan and Infrastructure Panel recommends to Cabinet that it recommends to Council that it approves the revised Local Development Scheme.

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

The meeting ended at 12.38 pm

CHAIRMAN

Date: