

# newsupdate

July 2011



**This newsletter brings you up to date with what is happening with the Local Development Framework and changes to the planning system. We are highlighting our consultation on where and how much housing should be provided in the area. And as we are not providing enough housing in the short term we have been looking for ways to improve this.**

## Consultation – what housing development do you want and need in your area?

**A new consultation will give you the chance to think about how many homes should be provided and where they should be built. To the south of the District this includes Chichester, Tangmere, Selsey, Southbourne, East Wittering and Bracklesham. Areas in the north include the villages of Kirdford, Loxwood and Wisborough Green.**

### **Why does the consultation document exclude places like Midhurst, Petworth and South Harting?**

Because planning in the National Park is now the responsibility of the South Downs National Park Authority.

The consultation document will be available for you to view and respond to on-line via the Council's website. The consultation will be 'live' between **26 August and 23 September 2011.**

Comments and findings will feed into the emerging Core Strategy, which will shape the future of our area until 2028.

There are a number of reasons why we need new houses, for example we need

to consider the different types of people who live in the district, young and old and how we can provide a range of different types of accommodation. Our area also has some unique problems, which we need to consider, such as the impact of more residents on Chichester Harbour, how we deal with sewage and potential traffic congestion in the area, particularly on the A27. More information is available on our website.

We will let you have more details about publicity for our consultation document in the next few weeks. And you will be able to find out more and discuss issues with your District and Parish Councillors.

## Core Strategy Key Events

### **26 August - 23 September 2011**

- Public consultation about the Level of Future Housing

### **13 January - 10 February 2012**

- Public consultation on a complete draft of the preferred Core Strategy

### **25 May - 6 July 2012**

- Statutory public consultation on the Proposed Submission Core Strategy

We intend to submit the Core Strategy in October 2012 and aim to start using it in May 2013.

## How to make comments on the consultation document

We are encouraging people to make comments electronically via our website. This has advantages for you, as your comments will not be summarised. Letters or emails have to be interpreted and summarised and may not reflect what you intended. Using the electronic questionnaire helps us analyse your comments quickly and accurately.

We will be offering help to Parish Councils and others in how to complete the questionnaire online. There is also a dedicated helpline to answer any queries, **please call 01243 534571.**



## Database Update

We are updating our consultation database so if your details have changed or you no longer want to be involved please get in touch. As we explained in the February newsletter, we are no longer the planning authority for the National Park. If you live in the Park and no longer want to be kept informed about consultations and planning issues in areas outside the Park, please let us know. It is your choice; if you are still interested, we would still like your comments.

**If you would like to change your details or be removed from our database please phone us on 01243 534571 or email [ldf@chichester.gov.uk](mailto:ldf@chichester.gov.uk)**



## Chichester City: draft development brief consultation

Development at Graylingwell Hospital is well underway and work on Roussillon Barracks will be starting shortly. However there are other sites in the north of the City that may be available and are attracting interest from developers.

Land at Barnfield Drive may be suitable for out of town retail development. While surplus Sussex Partnership NHS Trust land may be suitable for residential development.

A draft development brief will be available for informal public consultation between **26 August and 23 September 2011** on our website: [www.chichester.gov.uk](http://www.chichester.gov.uk)

## Planning for the National Park

The South Downs National Park Authority is the planning authority for the park area. The Park Authority are currently preparing a programme for developing their planning policy framework, including their own Local Development Framework and Core Strategy.

**For more information please look at their website: [www.southdowns.gov.uk/planning](http://www.southdowns.gov.uk/planning)**

## Housing Land Supply

We have produced our annual housing land supply document, which is now on our website. It assesses the number of housing units that can be provided on sites allocated in the current Local Plan, sites with planning permission and sites with the potential to be developed. The document covers the period April 2010 to March 2016.

Overall we are not providing enough housing and have a shortfall of 432 dwellings compared to the government requirement.

We will discuss with the SDNPA how much of this shortfall should be met inside the Park and how much outside the Park, where Chichester District Council remains the planning authority.

**To view the housing supply document please visit our website: [www.chichester.gov.uk/index.cfm?articleid=7664](http://www.chichester.gov.uk/index.cfm?articleid=7664)**

To help encourage more housing sites to come forward we have drawn up an Interim Policy Statement, which is explained below.

## Help to provide suitable housing development now

The Government says we must have a supply of suitable sites for housing to be developed. In order to encourage more development in a controlled manner we have produced an Interim Policy Statement called "Facilitating Appropriate Development".

Our new guidance relates to sites outside the existing SPA boundaries. It encourages sites that can be built promptly and that are in a sustainable location with access to suitable facilities. The sites should also be next to a SPA boundary.

Large sites, which may change the character of an area or lead to villages joining together, will not be encouraged. Most importantly, development should not adversely affect protected areas such as landscape or the character of towns.

**The Interim Policy will be available on line by 22 July. Please look at our website for more information.**

### National Planning Policy Framework (NPF)

Current planning policy for planning and the environment is set out in Planning Policy Statements (PPS) and Planning Policy Guidance (PPG). The government is committed to publishing a simple and consolidated national planning framework. The framework will cover all forms of development and set out national, economic and social priorities. It will replace all the PPS and PPGs. A draft of the NPF is expected in late July.



# Neighbourhood Planning

The government is encouraging communities to get involved in shaping the character of the neighbourhood in which they live. The Localism Bill, which is still under consideration by parliament, will hand planning powers to communities. This is known as the neighbourhood planning system.

Parish councils will be able to draw up plans in close consultation with communities. We have always encouraged community planning and the Council has a successful track record, especially where it feeds into master planning and regeneration projects such as Graylingwell Hospital and Roussillon Barracks. In both schemes planners and the developers worked with the community on the projects, which led to positive community support when the planning applications were decided.

In order to help you understand the neighbourhood planning system we

have produced a 'Questions and Answer' paper about how and when neighbourhood planning will be implemented. The paper is on our web site and will be updated if details change.

## In brief:

The Core Strategy will outline how many homes are to be built, broadly where they will be built and timing of building in relation to infrastructure improvements. Neighbourhood Plans will concentrate on:

- identifying smaller sites for development, community use and public open space;
- the type of housing that should be built; and
- general principles of design in the new developments.

# Localism Bill Update

The Localism Bill is being discussed in Parliament. It will devolve greater powers to councils and neighbourhoods and give local communities more control over housing and planning decisions.

The Bill is part of the Government's plans for the 'Big Society' and includes changes to the current planning system. The Bill will fulfil the Government's intention to abolish Regional Spatial Strategies (RSS), such as the South East Plan. It also introduces neighbourhood planning, through the production of neighbourhood development plans and the use of neighbourhood development orders.

More information the Localism Bill can be found on the Department of Communities and Local Government website at [www.communities.gov.uk](http://www.communities.gov.uk). This includes access to the full Localism Bill presented to Parliament and a Plain English guide to the Bill.

# Regional Plans update . .

The Government intends to abolish all Regional Spatial Strategies including the South East Plan through the Localism Bill, which means that local authorities will be able to set their own housing targets.

The decision to abolish the regional plan has been challenged in the courts. In the most recent decision, the Courts said it was lawful for a planning authority to take account of the Government's intention to abolish regional strategies when they are deciding a planning application. However it is not lawful to take it into account when preparing local development frameworks (LDFs).

This puts us in a difficult position, particularly in preparing our LDFs. We cannot have regard to the intention to abolish the regional spatial strategy. If we delay in preparing our plan then we will be subject to a new government 'presumption' in favour of sustainable development – which could mean the default answer to most planning applications will be to give planning permission.

We expect the position will become clearer later this month when the Government is due to publish new planning policy guidance.

# Other Studies on the web

Please look at our web site for:

- Our **Annual Monitoring Report (AMR)** - The purpose of the AMR is to report the progress on the Local Development Framework (LDF) against the timetable and milestones set out in the Local Development Scheme (LDS) and to assess the extent to which Local Development Documents and their policies are being implemented. Each AMR covers the period from 1st April to 31st March.
- The **Local Housing Requirement Study** produced on our behalf by consultants, DTZ is currently being finalised. It will be on our web site in early August. The study is intended to assist us with our work on the Core Strategy, in particularly the forthcoming consultation on Housing Targets - as outlined earlier.



## **More Information:**

For more information about the LDF please visit our website:  
**[www.chichester.gov.uk](http://www.chichester.gov.uk)** or phone **01243 534571**.

Available in Large Print format.

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