

Chichester Local Plan Review

Issues & Options consultation Questionnaire Only

June 2017

How do I respond to this consultation document?

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

We would encourage you to provide your comments on the Council's consultation website by completing the consultation questionnaire online at

<http://www.chichester.gov.uk/planningpolicy> . This is the quickest way of replying.

Alternatively you can email us or send us your comments by post by using the addresses below.

Email: planningpolicy@chichester.gov.uk

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

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

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

Please complete Part A any anonymous comments cannot be accepted.

PART A	Your Details	Agent's Details (if applicable)
Full Name		
Address including postcode		
Telephone		
Email		
Organisation (if applicable)		

What happens next?

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

Further information and regular updates about the Local Plan Review will be provided in the Planning Policy section of the Council's website at

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

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

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

Strategic Planning Context

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

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

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

Q1 Are there any cross-boundary planning issues that the Council should consider in preparing the Local Plan Review? Please provide details

Vision and Objectives

Vision

The current Local Plan Key Policies 2014-2029 sets out an overall Vision <http://www.chichester.gov.uk/CHttpHandler.ashx?id=24759&p=0> that describes the sort of place that the Plan area should be by 2029. The Vision was shaped by the challenges in the Plan area and the outcome of community involvement and consultation. It embraces the whole community including businesses, residents and visitors and aims to provide a clear view of what the Plan should achieve and how it aims to shape places for the whole community to live, work and enjoy.

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

Looking ahead, we need to consider how the Vision needs to be updated for the Local Plan Review. The link below takes you to the current Vision in Chichester Local Plan Key Policies 2014-2029.

Q2 Do you agree with the Vision for the Local Plan area set out above? Yes / No

Q3 Please suggest any changes that you think should be made to the Vision for the Local Plan Review

Q4 Do you agree with the Vision for Places for the three sub-areas?

- | | | |
|-----------------------------------|------------|-----------|
| (a) The East-West Corridor | Yes | No |
| (b) Manhood Peninsula | Yes | No |
| (c) North of Plan Area | Yes | No |

Please add any Comments:

Objectives

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

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

Link to current Objectives in Chichester Local Plan Key Policies 2014-2029

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

Q5 (a) Do you agree with the Objectives for the Plan area set out above? Yes / No

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

Settlement Hierarchy

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

Category & definition	Settlement(s)	Types of development & facilities
<p>Sub-regional centre Provides a wide range of higher order services and facilities – employment, shopping, education, health, entertainment, arts and culture – serving a wide catchment area extending outside the District</p>	<ul style="list-style-type: none"> Chichester city 	<ul style="list-style-type: none"> Higher order services and facilities, including higher and further education, hospital/ major health facilities, broad range of employment, retail, entertainment and cultural facilities Focus for major development
<p>Settlement Hubs Secondary service centres providing a reasonable range of employment, retail, social and community facilities serving the settlement and local catchment areas</p>	<ul style="list-style-type: none"> East Wittering/ Bracklesham Selsey Southbourne Tangmere 	<ul style="list-style-type: none"> Range of homes, workplaces, social and community facilities Retail development of appropriate scale to promote vitality/viability and enhance provision in town/village centres
<p>Service Villages Villages that either provide a reasonable range of basic facilities (e.g primary school, convenience store and post office) to meet the everyday needs of local residents, or village that provide fewer of these facilities but that have reasonable access to them in nearby settlements</p>	<ul style="list-style-type: none"> Birdham Bosham/Broadbridge Boxgrove Camelsdale/ Hammer Fishbourne, Hambrook/ Nutbourne Hermitage Hunston Kirdford Loxwood North Mundham/ Runcton Plaiستow/ Ifold Stockbridge West Wittering Westbourne Westhampnett Wisborough Green 	<ul style="list-style-type: none"> Small scale housing development Local community facilities, including village shops that meet identified needs within the village and neighbouring villages/smaller communities and will help make the settlement more self-sufficient Small-scale employment, tourism or leisure proposals
<p>Rest of Plan area</p>	<ul style="list-style-type: none"> All settlements not listed in 	<ul style="list-style-type: none"> Restricted to development which

The countryside and other small villages and hamlets which have poor access to facilities	the categories above	requires a countryside location, meets an essential local rural need or supports rural diversification
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Q6 (a) Should the settlement categories as defined in the hierarchy above be carried forward into the Local Plan Review? Yes / No

(b) Please provide any further comments

Q7 Are there any settlements that you think should be added, removed, or moved into a different category? Please indicate which settlements and give reasons.

Q8 (a) Should neighbouring settlements in the same parish continue to be treated as one Service Village when planning development and facilities (e.g Bosham/Broadbridge)? Yes / No

(b) Please provide any further comments on the above

Spatial Principles for Planning Development

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

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

Q9 Which of the spatial principles listed below do you consider are most important in developing a strategy for development in the Local Plan Review? (*please select your top 3 priorities*)

	Please tick 3 options
Maximise re-use of previously developed (brownfield) land	<input type="checkbox"/>
Focus development in locations where there is greatest accessibility to employment, local services and facilities	<input type="checkbox"/>
Focus development in locations where there is greatest potential to maximise sustainable travel (public transport, walking and cycling)	<input type="checkbox"/>
Seek to increase development densities in locations close to local facilities or with good public transport links	<input type="checkbox"/>
Respect the character of the existing settlement pattern including maintaining gaps between settlements	<input type="checkbox"/>
Locate development to minimise its impact on protected or locally important landscapes, heritage and biodiversity	<input type="checkbox"/>
Locate development to maximise use of existing available infrastructure capacity (e.g transport, wastewater treatment)	<input type="checkbox"/>
Focus on locations and development that will deliver or contribute most to infrastructure and local facilities	<input type="checkbox"/>
Focus on sites that can be delivered quickly to ensure a flexible development supply	<input type="checkbox"/>
Provide new housing and facilities to help sustain rural settlements	<input type="checkbox"/>

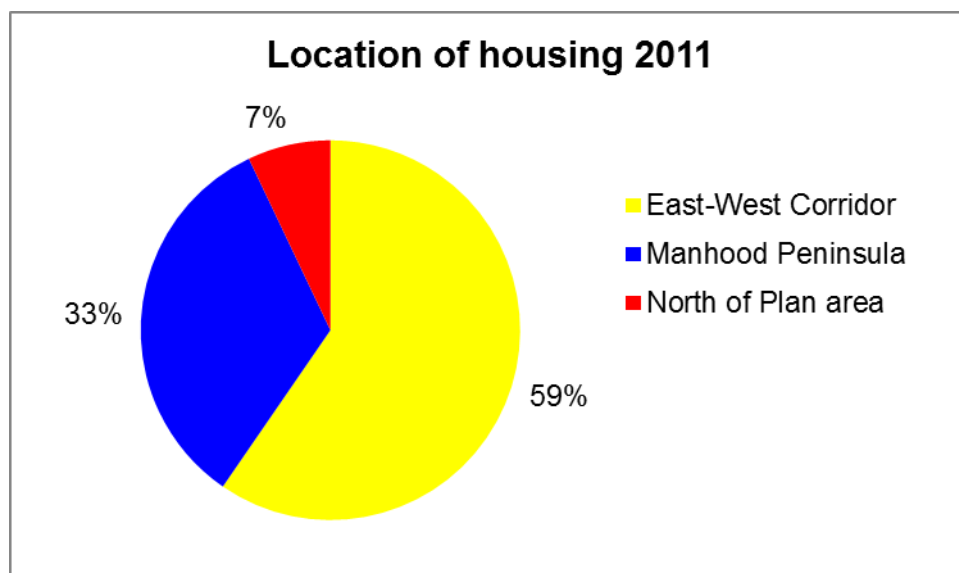
Q10 Are there any other important spatial principles that should guide the development strategy in the Local Plan Review? Please provide details

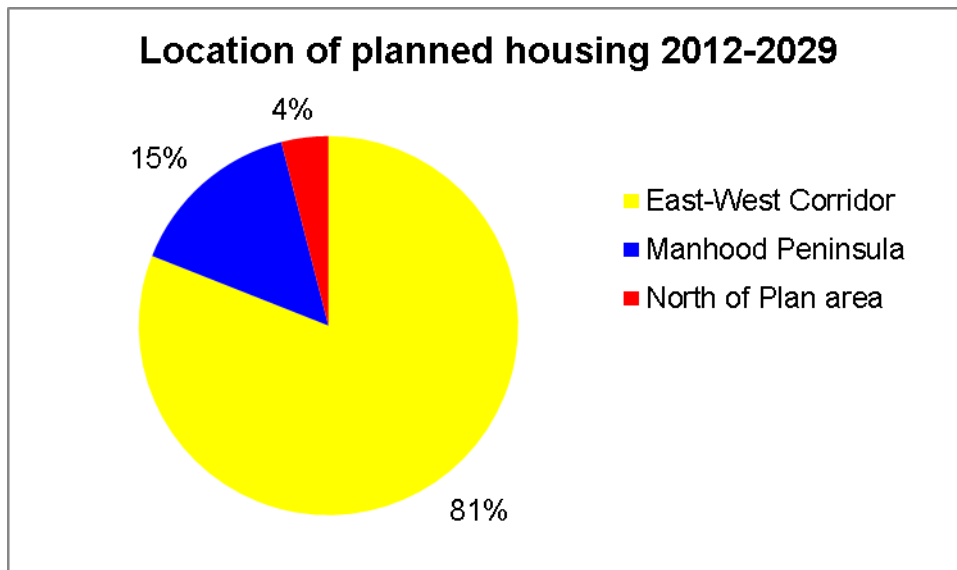
Possible Strategy Options

Distribution of existing and planned housing

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

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





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

Call for Development Sites

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

OR

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

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

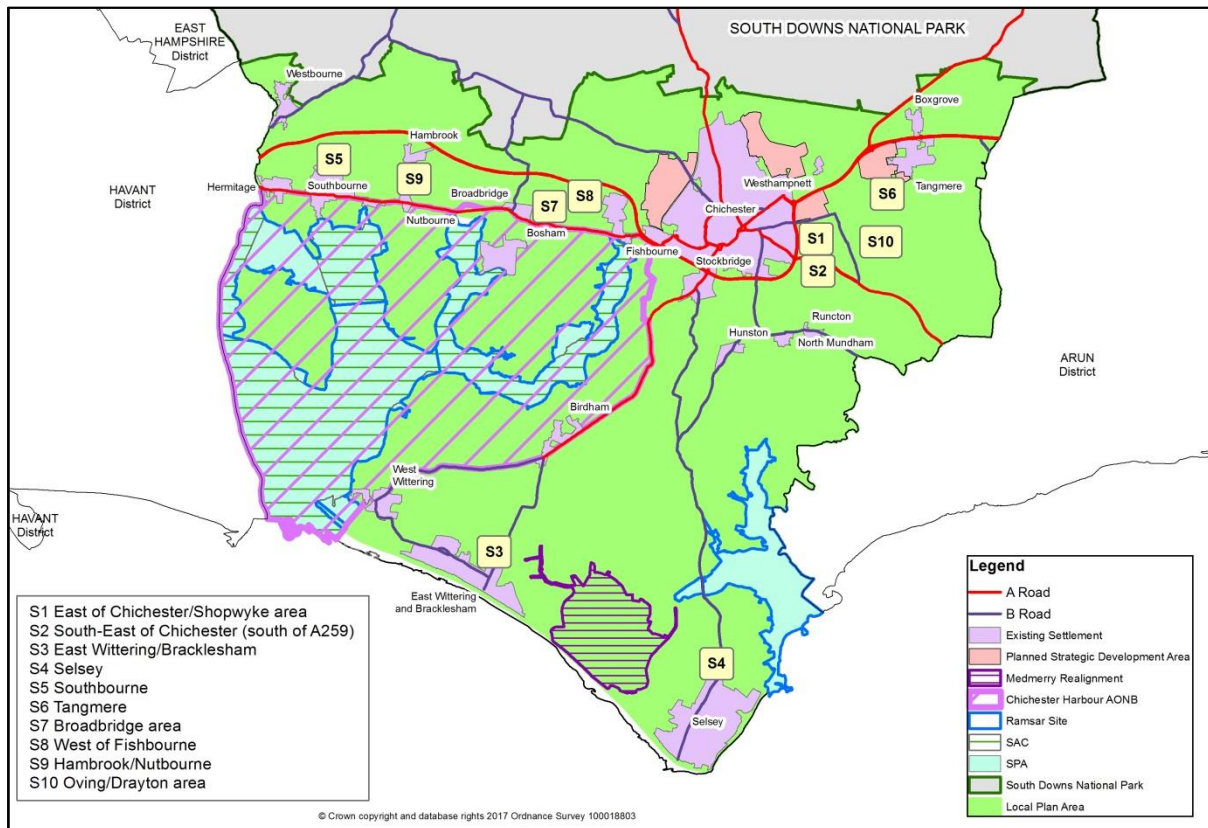
Locations that may have potential for large scale ('strategic') development (500+ dwellings)

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

The map below shows 10 broad locations or 'areas of search' that may have potential for large scale development as described above. The Council would be interested in views on these and any other potential locations for this scale of development. However, it should be emphasised that considerable further investigation and evidence will be needed before it is

possible to identify specific sites for development and ensure that all the associated infrastructure requirements and environmental impacts have been fully addressed.

Possible locations for large scale development (500+ dwellings)



Q11 Subject to further investigation, which of the locations below do you consider may be suitable for large scale ('strategic') development (including 500 or more new dwellings)?

S1	East of Chichester/Shopwyke area	Yes	No
S2	South-East of Chichester (south of A259)	Yes	No
S3	East Wittering/Bracklesham	Yes	No
S4	Selsey	Yes	No
S5	Southbourne	Yes	No
S6	Tangmere	Yes	No
S7	Broadbridge area	Yes	No
S8	West of Fishbourne	Yes	No
S9	Hambrook/Nutbourne area	Yes	No
S10	Oving/Drayton area	Yes	No

Please add any comments below:

Q12 (a) Are there other locations not listed that you think may be suitable for strategic development (including 500 or more dwellings)? Yes No

(b) Please provide details

Q13 (a) What approach should be taken to planning strategic housing development (500+ dwellings)?

- 1. The Local Plan Review should allocate strategic housing sites (500+ dwellings)**
- 2. The Local Plan Review should indicate the broad distribution of strategic development, but leave allocation of sites to neighbourhood plans or a subsequent site allocation document**
- 3. Another approach not listed above**

(b) Please provide any comments on the above

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

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

Q14 Subject to further investigation, which of the settlements / broad locations below do you consider may be suitable to accommodate less than 500 new dwellings? Please indicate the broad amount of development you think should be planned for.

Settlement/Broad location ¹	250-500 dwellings	100-250 dwellings	50-100 dwellings	Under 50 dwellings	No devtpt or very limited
N1 Birdham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N2 Bosham (village)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N3 Boxgrove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N4 Broadbridge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N5 Camelsdale & Hammer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N6 Chichester city (Southern Gateway area)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N7 Chichester city (elsewhere)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N8 East of Chichester (S of Oving/Shopwyke Road)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N9 SE of Chichester (A27 Bognor junction area)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N10 SW of Chichester (A27 Fishbourne junction area)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N11 East Wittering/Bracklesham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N12 Fishbourne	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N13 Hambrook	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N14 Hermitage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N15 Hunston	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N16 Ifold	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N17 Kirdford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N18 Loxwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N19 North Mundham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N20 Nutbourne	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Settlement/Broad location ¹	250-500 dwellings	100-250 dwellings	50-100 dwellings	Under 50 dwellings	No devt or very limited
N21 Oving (village)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N22 Plaistow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N23 Runcton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N24 Selsey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N25 Sidlesham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N26 Southbourne village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N27 Stockbridge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N28 Tangmere (within existing SDL)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N29 Tangmere (elsewhere)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N30 West Wittering (village)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N31 Westbourne	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N32 Westhampnett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N33 Wisborough Green	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

¹ Please note that the locations listed refer to settlements or broad areas. Some potential sites may extend across parish boundaries.

Please add any comments below:

Q15 (a) Are there other locations not listed that you think may be suitable to accommodate housing development? Yes No

(b) Please provide details

Q16 (a) What approach should be taken to planning non-strategic housing development (<500 dwellings)?

- 1. The Local Plan Review should allocate non-strategic housing sites (<500 dwellings)**
- 2. The Local Plan Review should indicate the broad distribution of non-strategic development, but leave allocation of sites to neighbourhood plans or a subsequent site allocation document**
- 3. Another approach not listed above**

(b) Please provide any comments on the above

The Economy

Current Local Plan policy aims

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

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

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

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

Q17 (a) Do you agree with the above planning policy aims for the economy and employment? Yes / No

(b) Please provide any further comments

Q18 (a) Do you consider that current Local Plan policies are working to support the aims listed above? Yes / No

(b) Please provide any further comments

Q19 Do you have any views or suggestions for how planning policies should be used to promote economic growth and/or provide for a wider range of employment opportunities?

Employment land allocations

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

Current Local Plan employment land allocations

Location

*Site area
(hectares)*

Sites already allocated in Chichester Local Plan

West of Chichester SDL	6.0
Shopwyke SDL	At least 4.0
Tangmere Strategic Employment Land	4.5
Ellis Square, Selsey	2.2
Donnington Park, Birdham Road, Stockbridge	0.23
Total	16.8

Further sites proposed in Local Plan (draft Site Allocation DPD)

Boys High School, Kingsham Road, Chichester	0.6
Plot 12, Terminus Road (Chichester Enterprise Zone)	0.42 ¹
Fuel Depot Site, A259 Bognor Road	4.0
Springfield Park (adj to Fuel Depot), A259 Bognor Road	2.2
Total	7.2

¹ Net increase.

Q20 (a) Are there any other sites that you think may be suitable to accommodate business (office and industrial) uses? Yes / No

(b) Please provide details

Q21 Are there any town centre or edge of centre sites available that would be suitable for retail, leisure or other town centre development? Please provide details

Q22 Are there any locations that would be suitable for tourism related development or facilities? Please provide details

Retail policies

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

Q23 Do you consider that the current Local Plan policies for shopping frontages leads to a vibrant city centre or should the policy approach be altered?

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

Q24 Should we require a lower threshold for impact assessments on retail proposals or rely on the national threshold?

Horticultural development

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

Q25 (a) Do you have any views or suggestions for how planning policies should be used to promote horticultural development growth and/or provide for a wider range of opportunities?

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

Housing & Neighbourhoods

Current Local Plan policy aims

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

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

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

Q26 (a) Do you agree with the above planning policy aims for housing and neighbourhoods? Yes / No

(b) Please provide any further comments

Q27 (a) Do you consider that current Local Plan policies are working to support the aims listed above? Yes / No

(b) Please provide any further comments

Q28 Do you have any views or suggestions for how planning policies could be better used to ensure that planned housing meets local needs?

Q29 Do you think that the current criteria based policy should continue to be used to determine planning applications for new gypsy and traveller sites, or should we allocate sites for gypsies and travellers taking account of the criteria in the current policy?

Q30 Do you have any views or suggestions for how planning policies could be better used to achieve attractive, sustainable neighbourhoods?

Q31 Please provide any views on how recent and proposed changes in national policy for housing (e.g. to promote starter homes, self-build homes and community-led housing) should be reflected in the Local Plan Review

Transport & Access

Current Local Plan policy aims

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

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

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

Key elements of transport strategy

- Improvements to junctions on A27 Chichester Bypass to reduce traffic congestion, improve safety, and improve access to/from Chichester city.
- Targeted investment to improve local transport infrastructure, focusing on delivery of improved and better integrated bus and train services, and improved pedestrian and cycling networks.
- Measures to promote behavioural change in travel choices, such as easy-to-use journey planning tools, skills training and promotional activities.
- Flexible car parking policies to manage car use and highways capacity in Chichester city.

Q32 (a) Do you agree with the above planning policy aims and strategy for transport and access? Yes / No

(b) Please provide any further comments

Q33 (a) Do you consider that current Local Plan policies are working to support the aims listed above? Yes / No

(b) Please provide any further comments

Q34 Do you have any views or suggestions for how planning policies could be better used to improve access to services and facilities, reduce traffic and promote sustainable transport?

The Environment

Current Local Plan policy aims

The quality of the built, historic and natural environment is a major asset for the Local Plan area, which benefits local residents, and attracts visitors and investment. Although a major objective of the Local Plan review is to promote growth, it is equally important to protect and enhance the area's environmental assets, by directing development to areas where potential environmental harm is minimal or can be adequately mitigated. It is also critical to give strong protection to areas of recognised national and international importance, including Chichester Harbour, Pagham Harbour and Medmerry, the Chichester Harbour Area of Outstanding Natural Beauty (AONB), all well as other designated historic and environmental assets.

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

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

Q35 (a) Do you agree with the above planning policy aims for the environment? Yes / No

(b) Please provide any further comments

Q36 (a) Do you consider that current Local Plan policies are working to support the aims listed above? Yes / No

(b) Please provide any further comments

Q37 Do you have any views or suggestions for how planning policies could be better used to protect and enhance the environment?

Local Green Space

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

Q38 (a) Should the Local Plan Review identify and designate Local Green Spaces?

Yes / No

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

Health and Wellbeing

Current Local Plan policy aims

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

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

Q39 (a) Do you agree with the above planning policy aims for health and wellbeing?

Yes / No

(b) Please provide any further comments

Q40 (a) Do you consider that current Local Plan policies are working to support the aims listed above? Yes / No

(b) Please provide any further comments

Q41 Do you have any views or suggestions for how planning policies could be better used to promote health and wellbeing?

Infrastructure Provision

Current Local Plan policy aims

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

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

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

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

**Q42 (a) Do you agree with the above planning policy aims for planning infrastructure?
Yes / No**

(b) Please provide any further comments

Q43 (a) Do you consider that current Local Plan policies are working to support the aims listed above? Yes / No

(b) Please provide any further comments

Q44 Do you have any views or suggestions for how the planning, phasing and delivery of infrastructure could be improved?

Do you have any comments on the Sustainability Appraisal?

Do you have any comments on the Habitats Regulations Assessment?