

Examination of the Chichester Local Plan 2021-2039

Inspectors: P Lewis BA(Hons) MA MRTPI, J Ayres BA Hons, Solicitor

Programme Officer: Kerry Trueman, Programme Officer Solutions Ltd

Email: programmeofficer@chichester.gov.uk Phone: 07582 310364

Examination web pages: <https://www.chichester.gov.uk/localplanexaminationtimeline>

12 June 2024

Tony Whitty

Divisional Manager Planning Policy

Chichester District Council

Dear Mr Whitty

Examination of the Chichester Local Plan 2021-2039

1. As you are aware, we have been appointed by the Secretary of State to conduct the examination of the submitted Plan. The Plan being examined is the Chichester Local Plan 2021-2039: Proposed Submission (Regulation 19).
2. We have commenced the examination with initial reading of the Plan, the supporting evidence base and representations. Based on what we have read so far, we have some initial questions and requests for further information and clarification, which are set out below. At the time of writing, we are in the period of sensitivity for the General Election. This letter is therefore concerned only with factual and procedural points as per the published General Election guidance 2024: guidance for civil servants.
3. The Council's response to these points will help to inform the matters, issues and questions (MIQs) for subsequent discussion at the hearings, and the timetable for the examination. As our preparation develops, we may have further questions prior to publishing our MIQs.
4. The National Planning Policy Framework December 2023 in paragraph 230 sets out transitional arrangements for plan making. As the Plan had reached pre-submission consultation on or before 19 March 2024, we will examine it under the relevant previous version of the National Planning Policy Framework, namely that published in September 2023 (hereafter NPPF). Similarly, we will have regard to the Planning Practice Guidance published prior to the amendment of the NPPF in December 2023.
5. We see that the Council has provided schedules of suggested modifications to the Plan. As these suggested modifications do not form part of the Plan before us, and have not been subject to consultation, we will not examine them. We

will have regard to these however as appropriate during the hearing sessions, where participants will have the opportunity to comment upon them. We will provide further advice on main modifications/additional modifications in our Guidance Note in due course.

- Q1. Would the Council confirm whether, should it be necessary, you wish us to recommend modifications to the Plan that would make it sound and compliant with the legislative requirements as per Section 20(7C) of the Planning and Compulsory Purchase Act 2004 (the 2004 Act)?

The evidence base

6. We note from the examination library that the publication of a number of evidence base documents is awaited. These include topic papers and statements of common ground. To ensure that the examination hearings are as efficient as possible, these documents should be made available as soon as possible so that they are available to us in finalising our MIQs, and for representors in preparing their statements following the publication of our MIQs. Please provide us with a list of such documents and the dates when they will be published on the examination website.

Housing Land Supply

7. Paragraph 68 of the NPPF requires that planning policies should identify a sufficient supply of specific deliverable sites for years one to five of the plan period, with an appropriate buffer as set out in NPPF 74. This is referred to as a five-year housing land supply (5YHLS). In this case the provision of 5YHLS will be made through a combination of the Plan, the adopted Site Allocation DPD, a new Site Allocation DPD, and Neighbourhood Plans, along with existing commitments, with appropriate account of the provision of housing in the plan period to date. Consequently, the Plan before us is only concerned with elements of the overall supply.

- Q.2 Is the purpose of the Plan to provide a five year housing land supply? If it is not, we would not consider whether the Plan would provide for a five year HLS on adoption.

Conclusion

8. Please publish this letter on the Examination website. It would be helpful if you could provide an indication of when you will be able to respond to our questions via the Programme Officer. Following receipt of your responses to the above questions, we will be able to advise you on how we consider that the examination shall proceed.
9. We are not inviting further submissions from any other party at this stage and will set out in due course when representors may make further submissions. For the avoidance of doubt, other than that specifically requested by us, no

further representations, evidence or other written material should be submitted to the examination by any party.

Yours sincerely

P Lewis J Ayres

INSPECTORS