

26 June 2024

By email

Dear Inspectors Lewis & Ayres,

Examination of the Chichester Local Plan 2021-2039 - Chichester District Council response to Inspectors letter of 12 June 2024

Thank you for your initial letter to the council confirming that you have commenced the examination with initial reading and setting out your initial questions and requests for further information and clarification. I have set out the council's response to your points and questions below and hope that this will help inform the matters, issues and questions for subsequent discussion at the hearing.

In response to **point 4**, we note that the Plan will be examined under the National Planning Policy Framework (NPPF) published in September 2023. However, we have referred, in error, to the July 2021 NPPF in the background papers that have been published. To provide clarity for those reading the background papers, we think they should be amended to correct this error. Please can you confirm that you are happy for us to re-issue an updated version of the relevant papers.

We note your position, in **point 5**, on the council's schedule of suggested modifications and appreciate that you will have regard to them as appropriate in the hearing sessions.

In response to **Q1**, the council confirms that, should it be necessary, we do wish you 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).

In response to **point 6, the evidence base**, I have included a list of the outstanding background papers (topic papers) and statements of common ground and the dates that we anticipate that they will be published on the examination website. I appreciate that it is important that these are made available as soon as possible to aid your consideration of the Plan and we are working hard to achieve this. As the signing of statements of common ground by other parties is outside of the council's control, I have indicated the likely publication date based on discussions with those parties.

List of outstanding documents and anticipated publication dates:

	Anticipated publication date
Background Papers	
BP05 - Housing Distribution	5 July 2024
BP06 - Housing Need	5 July 2024
BP07 - Housing Supply	5 July 2024
BP13 - Strategic Wildlife Corridors	Published
BP14 - Transport	5 July 2024
Evidence Documents	
TA03.20 - Monitor and Manage strategy	5 July 2024
PH02.01 - Open Space, Sport Facilities, Recreation Study and Playing Pitch Strategy - Open Space Update 2024	Published
PH02.02 - Open Space, Sport Facilities, Recreation Study and Playing Pitch Strategy - Open Space Update 2024 - Sub Area Analysis	Published
Statement of Common Ground	
SC07 - Horsham District Council	Published
SC08 - Arun District Council	Awaiting comments from ADC. Publication anticipated early July.
SC09 - South Downs National Park Authority	Awaiting signing – publication anticipated before end June.
SC10 - Waverley Borough Council	Awaiting signing – publication anticipated early July.
SC11 - West Sussex County Council (transport)	Ongoing discussions on draft
SC12 - National Highways	Draft in circulation – anticipated by 31 July 2024
SC13 - Hampshire County Council	Ongoing discussions on draft

In response to **point 7, Q2, Housing Land Supply**, you have questioned whether the purpose of the Plan is to provide a five-year housing land supply, given that the overall supply of housing is from a combination of the Plan, Neighbourhood Plans, the adopted and new Site Allocation DPD, along with existing commitments. In response, I can confirm that the Plan will include a sufficient supply of specific deliverable sites for years one to five of the plan period in order to demonstrate a five year housing land supply on adoption of the Plan. The latest position on the housing supply is set out in the ‘Council’s suggested modifications schedule – Appendix 6’ (SD10.02) which is a suggested update of the Housing Trajectory (Appendix E of the Plan). This shows (under the sub-heading ‘New strategic and Parish Allocations’) that the housing policies which rely on a subsequent plan for delivery (Policies A2, A13, A15 and H3), are phased later in the plan period and not relied on to

demonstrate a five-year housing land supply on adoption of the Plan. Therefore, we consider that the Plan's purpose is to provide a five-year housing land supply and that this should be considered by yourselves as part of the examination.

If you have any queries concerning this letter, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Tony Whitty', with a stylized flourish at the end.

Tony Whitty
Planning Policy Division Manager
Chichester District Council