



Chichester Local Plan 2021 -2039
Examination

**Matter 3 The Spatial Strategy
Hearing Statement**

September 2024



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MATTER 3: THE SPATIAL STRATEGY

Issue: Is the spatial strategy positively prepared, justified, effective, and consistent with national policy?

Policy S1 Spatial Development Strategy

Q.13 What is the justification for the proposed distribution of development in the plan area?

1.1.1 Gladman supports the continued emphasis upon consolidating and enhancing the role of Chichester as the plan area's main centre, whilst also developing the role of key settlements along the East West Corridor. It is appropriate, therefore, that Policy S1 Spatial Development Strategy seeks to focus the majority of planned sustainable growth to this area.

1.1.2 Chichester is the District's largest existing settlement and remains the most sustainable location for future growth. It is the largest centre of employment within the plan area and it has the best transport connections, and therefore access to facilities, with the A27 and the railway running through this part of the District. It is therefore appropriate, and sustainable, that the emerging plan continues to direct the majority of new development to this area, whilst affording an appropriate level of growth to the four other significant settlements in the southern plan area.

Q.14 In assessing the transport impacts of housing growth, what reasonable alternative levels of housing growth were considered for the southern plan area and why were they discounted?

1.1.3 Gladman considers this is primarily for the Council to consider and justify.

Q.15 The final paragraph of the Policy says 'To ensure that the council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in accordance with this Strategy where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Authority Monitoring Report'. What is meant by 'flexibly applied'? Is the Policy clearly written and unambiguous, so it is evident how a decision maker should react to development proposals?

1.1.4 Gladman considers that this element of Policy S1 adds an unacceptable level of ambiguity to the policy and indeed undermines the purpose of the entire plan. If the distribution of development is 'flexibly applied' then the levels of development proposed in various locations will not have been fully tested, considered or justified. Gladman proposes that this part of Policy S1 is therefore deleted.

Q.16 Are the proposed main modifications (MMs) necessary for soundness?

1.1.5 Gladman considers that the proposed main modifications to Policy S1 should be made in the interest of clarity.

Policy S2 Settlement Hierarchy

Q.17 Is the proposed settlement hierarchy justified?

1.1.6 Yes, Gladman considers that the identified settlement hierarchy is justified. Policy S2 has taken into account a range of factors including the size and scale of settlements, existing levels of services and facilities, and the characteristics and constraints associated with each settlement. This information appropriately informs the overall spatial strategy of the plan.

Q.18 Are the proposed settlement boundaries justified and would they be effective?

1.1.7 No. Gladman considers that the settlement boundaries should be amended to include all site allocations in order for them to be effective in the context of the wider policies in the plan. Allocations on the edge of settlements inevitably alter the boundary of the existing settlement and this should be acknowledged through the plan.

Q.19 Are the suggested MMs necessary for soundness?

- 1.1.8 It is considered that the proposed main modifications to Policy S2 should be made in the interest of clarity. In addition, settlement boundaries should be amended to include allocated sites where this is relevant.