

Chichester Local Plan Examination – CDC Written Update
Note.

Written Update on Full Council decisions made 1 October 2024

October 2024

- 1.1 The following decisions made at Full Council on the 1 October 2024 are of relevance to the examination of the Chichester Local Plan 2021- 2039.

Bus Station, Bus Depot, Basin Road and CDC office accommodation options

- 1.2 Following consideration by Cabinet on the 30 September 2024, Council approved the following recommendations in relation to the Bus Station, Bus Depot, Basin Road and the CDC office accommodation options:

RESOLVED

1. That following the prioritisation in the draft Chichester City Regeneration Strategy that the bus station, bus depot and Basin Road sites are brought forward for regeneration in accordance with Policy A4 of the Councils submitted local plan.
 2. In principle to the proposed layout of the new bus stops provision as part of the regeneration of the area and for Officers to continue to negotiate commercial terms of the wider stagecoach transactional details related to relocation and the final layout of the bus stops with WSCC.
 3. That as part of the relocation of the bus stops and the development of options for the Bus Station, Bus Depot and Basin Road car park sites that consideration is given for a potential customer waiting facility.
 4. That the option for the relocation of Chichester District Council Offices to the bus station area is progressed as well as the disposal of East Pallant House and car park.
 5. The appointment of a lead Urban Design Team and appointments for Quantity Surveyor, agent, procurement and legal advice utilising the LEP grant legacy fund to provide schematics and viability assessments on the options for the development sites, (Bus Station, Bus Depot , Basin Road and EPH) with these options being presented back to Cabinet and Council before procuring a developer to implement the agreed option(s).
- 1.3 The Bus Station, Bus Depot and Basin Road Car Park are sites that form Policy A4 Southern Gateway. The decision demonstrates that the council, as landowner of the site, continues to support the regeneration of the site in accordance with Policy A4.

A27 Mitigation Supplementary Planning Document October 2024

- 1.4 Following consideration by Cabinet on the 30 September 2024, Council approved the adoption of the A27 Chichester Bypass Mitigation SPD. Whilst the SPD is to secure contributions against Policy 9 in the adopted Local Plan, the methodology for calculation of planning contributions is also suggested through the 'Council's suggested modifications schedule – Appendix 9 Policy T1' (April 2024, SD10.04).

RESOLVED

1. Approve the proposed responses to representations received during consultation on the draft A27 Chichester Bypass Mitigation (Version 2) SPD, as set out in Appendix 1 – Statement of Consultation;
2. Adopt the A27 Chichester Bypass Mitigation SPD attached as Appendix 2;
3. Delete paragraphs 4.46 to 4.54 of the Planning Obligations and Affordable Housing SPD (July 2016); and
4. Authorise the Director of Planning and Environment, following consultation with the Cabinet Member for Planning, to make typographical and other minor amendments prior to publication.

Southbourne Development Plan Document Consultation (Regulation 18)

- 1.5 Following consideration by Cabinet on the 30 September 2024, Council approved for the publication of the Southbourne Allocation DPD Regulation 18 consultation document for a six week public consultation commencing in October 2024. This is relevant as the document is the first step in progressing towards identifying a site within the Broad Location for Development (BLD) identified in Policy A13 of the emerging Local Plan.

RESOLVED

- a) Approve the publication of the Southbourne Allocation Development Plan Document (DPD) Regulation 18 consultation documentation for a six week public consultation to commence in October 2024.
- b) Authorise the Director of Planning and Environment, following consultation with the Cabinet Member for Planning, to make typographical and other minor amendments prior to publication to include necessary additions or amendments to questions posed.

Chichester City Regeneration Strategy

- 1.6 Following consideration by Cabinet on the 30 September 2024, Council also agreed to adopt the Chichester City Regeneration Strategy. This is relevant insofar as it sets out potential key sites for regeneration within Chichester City. Whilst some of the identified sites have been previously promoted to the council (as the local planning authority) and are within the HELAA, other sites have not been formally promoted. For those sites within the plan (Southern Gateway – Policy A4) it confirms site availability.