

Chichester Local Plan Examination – CDC Written Update
Note following Day 1 Hearing session.

Matter 3

Written Note on Settlement Boundary queries

October 2024

- 1.1 In response to the discussion at Hearing Day 1, Matter 3, in relation to the Settlement Boundaries – additional information/clarification was sought in relation to the methodology for settlement boundary changes and consideration of recent permissions, for example 20/02824/OUT. Confirmation was also required about when the boundaries were originally drawn.
- 1.2 The Settlement Boundary Review (December 2013)¹ provides the background to the council’s approach to settlement boundaries and the methodology used for the adopted Local Plan 2015. This confirms that the boundaries at that time had been carried forward from the ‘settlement policy areas’ in the Local Plan April 1999. The Settlement Boundary Review document is provided on the neighbourhood planning pages of the council’s website, in order to assist groups producing a Neighbourhood Plan in reviewing their settlement boundaries.
- 1.3 Paragraph 5.34 of the Preferred Approach Local Plan confirms that all the settlement boundaries ‘have been reviewed as part of the Local Plan Review process unless this was done through a neighbourhood plan or the preparation of a subsequent Development Plan Document’. The Preferred Approach consultation included the first version of the Settlement Boundaries Background Paper (2018)². This confirmed that where the Site Allocation DPD or Neighbourhood Plan had already reviewed a number of settlement boundaries within the plan area, the council chose not to review them again unless subsequent development adjacent outside the settlement boundary had taken place. As a result the only settlements which required an amendment to the settlement boundary were:
- Chichester City;
 - East Wittering & Bracklesham;
 - North Mundham/ Runcton;
 - Stockbridge; and
 - Westhampnett
- 1.4 Appendix 1 of the 2018 Background Paper³ illustrated the changes proposed to the boundaries in those areas. The boundaries have not been reviewed further since the Preferred Approach (CN04) in 2018 which means that any sites that have secured planning permission in the above settlements since 2018 have not been included in the boundary review. The Local Development Scheme 2024 – 2027 (CD03) sets out that the Local Plan Site Allocation DPD will review Settlement Boundaries where a neighbourhood plan has not

¹ [Settlement Boundary methodology December 2013.pdf \(chichester.gov.uk\)](#)

² [Placemaking, health & wellbeing - Chichester District Council](#)

³ [Settlement Boundary Appendix 1.pdf \(chichester.gov.uk\)](#)

progressed⁴. This will enable any more recent changes to be reviewed in accordance with the methodology and in a consistent manner.

- 1.5 It should be noted that the methodology set out in the Background Paper refers to sites that have planning permission and doesn't distinguish between sites with outline or full permission. However, in order to carry out the assessment methodology and accurately plot the settlement boundary, the extent of the proposed built form needs to be known. It is suggested that the methodology is revised in future, to clarify that only sites which have full permission or outline with reserved matters permission should be assessed for inclusion within the settlement boundary. Where sites have multiple phases, for example, Land West of Chichester, only phases with reserved matters permission in place at the time of the review would be included.

⁴ It should be noted that at the time the Preferred Approach plan was prepared, Chichester City was not designated as a parish undertaking a neighbourhood plan.