



## Local Development Framework

# newsupdate

March 2010



# Welcome

from Myles Cullen, Leader of the Council

**There have been many changes since our last update. As you would expect, work has been going ahead on preparing the LDF Core Strategy. We intend to submit the Strategy to Government later this year.**

Many of you have kept up-to-date through the Council's website. There was also a good response from you on the consultation that we carried out in January-February about strategic growth options (Focus on Strategic Growth Options). There is more detail about the consultation later in this newsletter.

You will also find brief articles about progress with other key pieces of work, including several technical studies that will help us build up a full and credible evidence base to support our Strategy.

One document many people may be interested in is the one that looks at the availability of potential housing sites (the Strategic Housing Land Availability Study). This will be available on our website at the end of March. Please remember that it is not a site allocations document; it looks at all potential sites but does not actually allocate any of them for housing. Please refer to 'the search for land for housing' article for more details.

We know that our local communities need more homes for local people and that new opportunities for business must be provided. We know that new development needs to be supported by key infrastructure -including waste water

treatment works and major roads – which need upgrading. We are pressing on with our work because it is only by planning positively for change, that we are able to manage future development effectively.

We hope you will continue to play your part in shaping change in our beautiful District. Please take up any concerns or issues with councillors or with our planners, to help us prepare the best Strategy that we can.

## Changes to our Planning Policy Team

We now have a new team working on this project. Joining us from Arun District Council are Karen Dower, Planning Policy Manager, and Robert Davidson, Principal Planning Officer. The new team consists of:

- Karen Dower, Planning Policy Manager
- Robert Davidson, Principal Planning Officer
- Tracey Flitcroft, Principal Planning Officer
- Sue Payne, Planning Officer
- Mark Webb, Planning Officer
- Sarah West, Planning Officer

**To contact the LDF team please either email [ldf@chichester.gov.uk](mailto:ldf@chichester.gov.uk) or tel: 01243 534571.**

## New Statement of Community Involvement

The Statement of Community Involvement explains how local communities and stakeholders can be involved in the Chichester District Local Development Framework process, and in the determination of planning applications. The Council adopted its first Statement of Community Involvement in July 2006. Legislation and guidance has moved on since then and the latest Statement of Community Involvement was adopted in November 2009.

Please see the website for details.

<http://www.chichester.gov.uk/index.cfm?articleid=5086>



# The search for land for housing

**In March 2010 the Council completed an assessment of potential sites for new housing in the District. This does not actually allocate sites for development, but it does identify sites that may or may not be suitable for new homes at some point in the future.**

This is a vital piece of work. We need new houses in our District and this assessment will help us decide where they should be built. It will be of great interest to our local communities and to landowners and developers. It is important that people realise, however, that this is just an examination of site availability. Not all the sites identified will be needed and decisions about how many sites, and which ones will be required, will only be made after full consultation has taken place, as part of preparing the new plan for the District as a whole.

The assessment, called a Strategic Housing Land Availability Assessment (SHLAA), will be available to view on the Council's website [www.chichester.gov.uk](http://www.chichester.gov.uk) from **Wednesday 31 March 2010**.

The assessment has been made because the Government requires local authorities to maintain an adequate supply of potential housing sites. As such, all councils have to consider where new housing might be built, and to assess all potential site opportunities.

The Council must deliver sufficient land to meet the need for more homes, both "market" and affordable homes.

The main roles of the Strategic Housing Land Availability Assessment (SHLAA) are to:

- identify sites with potential for housing;
- assess their housing potential; and
- assess when they are likely to be developed.

The SHLAA will inform the production of the Council's Local Development Framework (LDF) Core Strategy and the site allocation documents that follow.

It is a key component of the evidence base for the LDF, which will incrementally replace the current Local Plan.

Decisions on which sites should be brought forward for development will be determined through the LDF. Consideration of sites in the SHLAA will not in any way prejudice the normal planning application process.

The SHLAA does not allocate land for development. Site allocation documents that will identify specific sites for development will not be prepared and consulted upon until 2011.

The SHLAA is not a one-off study. It will be updated as an integral part of the Annual Monitoring Report on the LDF and the Five Year Housing Land Supply document.

**Please see the website or contact the LDF team if you would like more information.**

## News of other studies . . .

### Land for new employment uses

We have recently carried out an employment land review. The review was commissioned in August 2008 to inform the employment policies in the LDF. It was published in June 2009 and can be viewed on the website.

### How can the landscape cope with development?

We have also assessed the physical and environmental constraints on development, in and adjacent to, the South Downs National Park and the Chichester Harbour Area Of Outstanding Natural Beauty.

We needed to identify the capacity of the landscape in these areas to accommodate future development. The study has given us lots of useful information to make sure that development is put forward in the best locations, causing least harm to these special places.

## Update on recent house building

Our latest annual figures for new house building show that 593 new dwellings were built in the district in the 2008-2009 period. That is more than the annual rate the South East Plan requires us to provide. But one year's figures can be deceptive, as the numbers for the previous year were lower. The effects of the recession may mean a lower building rate for the current year [2009-2010].

As always, all new dwellings count towards our housing requirement. Some large sites got underway recently, and some that had been started but then stopped, came back

on-stream. This was most noticeable in the City. Work started on the first phase of development at Graylingwell Hospital (now called "Graylingwell Park"), where 110 new dwellings will form the first phase of a 750 dwelling mixed use scheme. The first new units should be occupied in June.

At the Shippams site in East Street/East Walls, the builders are back on site and close to finishing off units where work had stopped. Next door, the New Park Road site is progressing well with a mixture of houses, flats and shops/restaurants.



# Consultation on Strategic Development Options

Our consultation document, 'Focus on Strategic Growth Options', identified some of the key issues affecting when and where development can be located in the District. It set out six different options for strategic growth, including development at the City of Chichester, at the six settlement "hubs" identified in the Sustainable Community Strategy, and elsewhere in the District.

The document was available from December 2009 and the official consultation took place from 2 January to 1 February 2010.

Around 230 respondents made over 1,000 separate comments on various parts of the document.

We received responses from statutory consultees, who we have a duty to consult. These included the Highways Agency, Natural England, Environment Agency, and West Sussex County Council. The statutory consultees did not raise any issues that the Council was not already aware of. The South Downs Joint Committee raised its concern regarding the number of houses within the designated National Park, and we are keen to discuss this with them over the next few months.

Developers made comments on the sites outlined in the consultation document where they have vested interests, for example, all the potential strategic sites around Chichester. Others mentioned sites that we already know about through our work with them on the Strategic Housing Land Availability Assessment (SHLAA – see 'the search for land for housing' article).

Of the comments received relating to the Strategic Options, the main concerns of local residents were the impact of additional traffic on the area.

In particular, the A27, and access to and from the Manhood Peninsula. Other concerns related to access to facilities and the impact of development on existing infrastructure. The potential impact on waste water treatment facilities was also of concern. A number of comments related to the need for the housing and particularly to what many people thought were the high numbers set by the South East Plan. Of particular concern, was the location of development within or near the National Park.

A summary of the responses that we received is available via the website. <http://www.chichester.gov.uk/index.cfm?articleid=7650>

We have recently launched our new online Limehouse system. This gives you the opportunity to comment on proposals online. These are automatically uploaded onto our website so that all views can be shared. Although we have experienced a few teething problems, it makes the process easier and faster. When it comes to the next stage of the LDF process, this will be even more valuable.

Getting information to younger people about future planning of the District is rarely easy. For the first time, Facebook was used as a way of directing younger residents to the LDF homepage and consultation document. This resulted in 128 young people engaging in the process which we would not have previously reached. We will continue to use Facebook as a means of communication.

## What's next for the LDF?

The next stage for the Core Strategy is the Proposed Submission consultation. Before we submit the Strategy to Government we will publish a "Pre Submission" document and invite representations. This might slip slightly from the timetable shown in our Local Development Scheme. Any slippage will be minimal and will give us time to avoid the General Election "purdah" period and avoid the need for consultation over the peak Summer holiday period. It will also enable us to get the most up-to-date information on various studies that will influence the Strategy.



## What if there is a change of Government?

We can't second guess whether or not a new Government might make changes to the planning system. If the plan-making procedure changes, we will have to reflect that. For the time being, we will press ahead with the Local Development Framework Core Strategy.



## When will you get the next LDF News Update?

We will produce regular updates to alert you to key opportunities for you to get involved with the LDF.

And don't forget, you can always refer to our website for the latest information.



## A27

Studies on the A27 by the Highways Agency and the South East England Partnership Board are underway. We will give you an update on the A27 in the next newsletter.

## More Information:

If you would like more information on the Local Development Framework visit the Council's website [www.chichester.gov.uk](http://www.chichester.gov.uk), email [ldf@chichester.gov.uk](mailto:ldf@chichester.gov.uk) or telephone **01243 534571**. For more information on the Sustainable Community Strategy, email [corporatepolicy@chichester.gov.uk](mailto:corporatepolicy@chichester.gov.uk) or telephone **01243 534726**.

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