

## Planning at the grass roots – neighbourhood development plans

**On 15 November the Localism Act came into force, which features neighbourhood development plans.**

Parish councils, neighbourhood forums or businesses will be able to draw up these plans in close consultation with communities. These plans will say where new houses, businesses and shops should go, and what they should look like. However, they will need to be in line with national planning policy, the local authority's strategic vision for the wider area (usually made clear in the Core Strategy), and other legal requirements.

The Government wants neighbourhood development plans to be positive towards growth. If a Core Strategy proposes growth for a locality, a neighbourhood development plan will need to reflect this growth. It cannot be used to prevent development taking place.

The Localism Act sets out procedures for establishing neighbourhood plans. These include the need for the plan to be subject to independent examination and for local people to vote on the plan in a referendum. If the plan is approved by a majority of voters, then the local authority will be given significant weight in the determination of planning applications, more so than existing parish plans.

Parish plans will still have an important role in setting out community aspirations and proposed actions to deal with local issues, particularly where a neighbourhood plan is not seen to be justified because strategic policy does not provide much scope for growth. Where a neighbourhood plan is justified, then the information derived from parish planning will be very useful evidence to inform the neighbourhood plan process.

The Government has recently updated its 'Plain English Guide to the Localism Bill' (November 2011), which can be found at: [www.communities.gov.uk/publications/localgovernment/localismplainenglishupdate](http://www.communities.gov.uk/publications/localgovernment/localismplainenglishupdate)

## Planning permission granted for the former King Edward VII hospital

**Plans to develop the former King Edward VII hospital site near Midhurst, received conditional approval from the Planning Committee of the South Downs National Park Authority (SDNPA) on 14 November.**

The committee approved the permissions on the condition that the developer agrees to tougher controls to protect the wildlife and natural beauty of the area. These cover issues such as light pollution, tree cover, and protection of ground nesting birds. The proposal includes the development of 240 new homes, which will fund the conversion, and restoration of the listed buildings of King Edward VII Hospital.

For more information go to: [www.southdowns.gov.uk/about-us/news/planning-committee-king-edward-vii-application](http://www.southdowns.gov.uk/about-us/news/planning-committee-king-edward-vii-application)

## South Downs National Park Authority consult on their draft Statement of Community Involvement

The South Downs National Park Authority (SDNPA) is starting the process of developing a Local Development Framework (LDF) for the National Park. This will be a suite of documents that will define the policy for development within the National Park.

As a first step, the SDNPA has written a Statement of Community Involvement (SCI). The SCI sets out how the National Park Authority will

engage with, and inform, the communities of the National Park and other local and national stakeholders, with regards to both planning policy and planning application matters.

The consultation period ran for 8 weeks, from Monday 17 October 2011 until Friday 9 December 2011. For more information have a look at the SDNPA website – [www.southdowns.gov.uk](http://www.southdowns.gov.uk)

[www.chichester.gov.uk](http://www.chichester.gov.uk)

# newsupdate

December 2011



## Revised Core Strategy timetable

**In November the council approved a revised timetable for the preparation of the Core Strategy. It is still the council's intention to produce a Core Strategy as quickly as possible, however a number of issues still need to be ironed out.**

The issues are:

- the continued uncertainty over infrastructure provision, particularly around wastewater treatment, and the ongoing ambiguity relating to the Department of Transport capital programme and improvements to the A27 Chichester bypass.

- the policy uncertainty as a result of the Localism Act and, more specifically, the National Planning Policy Framework. This uncertainty has made it difficult to consult on our likely housing numbers, given the awaited withdrawal of the South East Plan and its housing targets.

The new timetable allows an extra six months to sort these issues out.

**The key dates are:**

**August to September 2012:** There will be an opportunity for the local community to comment on Core Strategy. This will include the sites for

strategic development and policies relating to development. This is the main opportunity to make your comments on the contents and the major development sites.

**January to February 2013:** A statutory public consultation on the Core Strategy. Comments can only be made on whether the Strategy is 'sound' i.e. technically correct.

It is intended to submit the Core Strategy to the Secretary of State in **June 2013**. This leads to the start of the public examination into the Strategy. It is intended to start using the Core Strategy in **December 2013**.

## Housing numbers and locations consultation

**We would like to thank everyone who took the time to send us their views on the Housing Numbers and Locations document which took place from 26 August to 23 September 2011.** This was a first step towards identifying a locally derived housing requirement and preferred development locations to be included in the Core Strategy.

We received **610** responses to the consultation. Of these **393** were received via our online consultation system and **217** via letters, printed questionnaires or email. Of the **217**, **143** were from Tangmere residents.

Of those who completed the online registration form, the largest response came from those aged 55 and over. The smallest response came from those aged 16 to 34.

Using the online consultation was very successful; following our last consultation 'Focus on Strategic Growth Options' an additional **322** respondents added themselves to the online system and made comments.

The consultation questionnaire was simply designed to enable respondents to either just tick boxes and/or add detailed comments. This enabled them to add as much detail as

they thought necessary. Many of the comments received were well thought through rather than "no development".

As expected the majority of respondents live or work near to one of the locations included in the consultation and, understandably, wanted to protect the area where they live. Responses on the housing numbers to be selected were generally choosing a low housing number for the district.

A summary of the comments will be placed on the council's website and key points are found on the following pages.

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**For more information about the LDF please visit our website: [www.chichester.gov.uk](http://www.chichester.gov.uk) or phone 01243 534571**

Chichester District Council  
[www.chichester.gov.uk](http://www.chichester.gov.uk)





## Collecting evidence to support the Core Strategy

To support the development of the Core Strategy the council is about to commission consultants to undertake transport modelling of the A27 Chichester bypass. The study will look at the current and potential capacity of the A27. This is important to help assess where some of the potential strategic sites around Chichester may be located. The results of the transport modelling should be complete by spring 2012.

## Draft National Planning Policy Framework

The council has submitted detailed comments on the Government's draft National Planning Policy Framework (NPPF), which aims to bring national planning policy into one document. If you would like to read the draft document please visit: [www.communities.gov.uk/documents/planningandbuilding/pdf/1951811.pdf](http://www.communities.gov.uk/documents/planningandbuilding/pdf/1951811.pdf)

The framework states that 'at the heart of the planning system is a presumption in favour of sustainable development'. It also promotes neighbourhood plans and promises financial incentives for communities from the Government for development and growth.



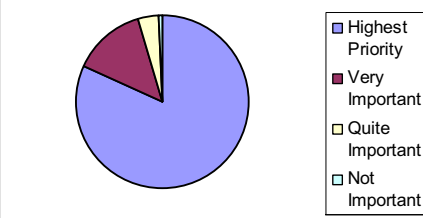
# Key points from the consultation

### Notes

**Please note:** not all respondents ticked the boxes. This affects the total for the pie chart. In addition, due to rounding, the totals do not always equal 100%.

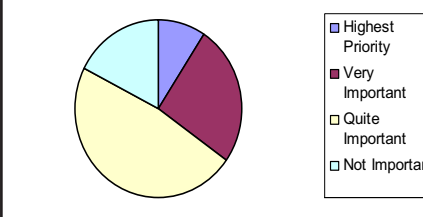
**What factors should be given the greatest weight in deciding the overall housing target for Chichester (excluding the National Park)?**

**Q1a Preserving the existing character and environment of the District**



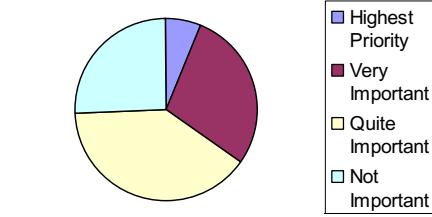
Preserving the existing character and environment of the district was the 'highest priority' for **77%** of respondents.

**Q1a Providing affordable housing to meet all local needs**



Overall, **43%** of respondents thought that providing affordable housing to meet all local needs was quite important. **8%** thought it should be 'highest priority'.

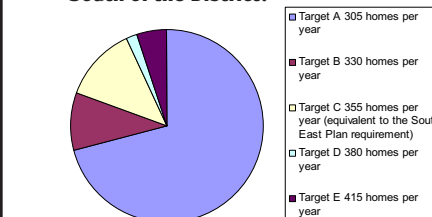
**Q1a Providing enough housing to maintain current levels of economic growth**



Overall **41%** of respondents thought that providing enough housing to maintain economic growth was 'not important'.

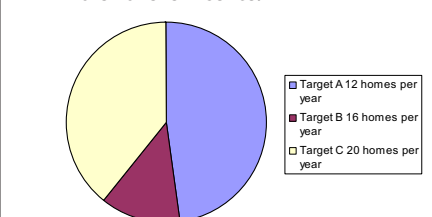
**What housing target should be set?**

**Q2a What housing target should be set for South of the District?**



**30%** of people who completed the questionnaire did not answer this question. Of those who did, **49%** preferred target A of **305** homes per year.

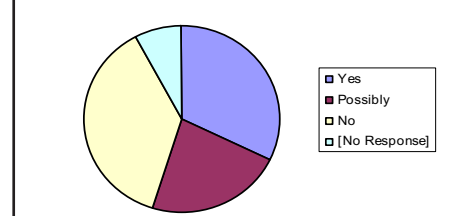
**Q3a What housing target should be set for North of the District?**



**33%** of people who completed the questionnaire did not answer this question. Of those who did, **32%** preferred target A of **12** homes per year.

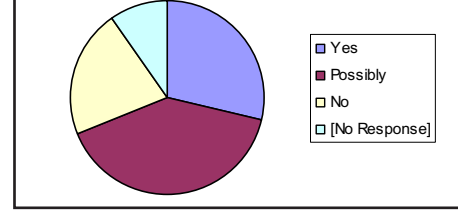
### Where should housing be located?

**Q6a Do you consider Tangmere as a suitable location for major development?**



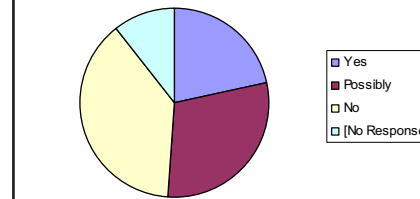
**32%** said 'yes' to Tangmere, while **38%** said 'no'. A number of respondents (**23%**) said 'possibly'. Most respondents were concerned about the lack of infrastructure and facilities in Tangmere at present.

**Q7a Do you consider Portfield/Shopwhyke as a suitable location for major development?**



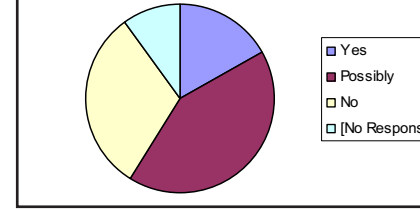
**29%** of respondents thought development at Portfield/Shopwhyke was suitable, **40%** thought it was 'possibly' suitable. Many of the respondents thought using a brownfield site was beneficial.

**8a Do you consider north-east of Chichester as a suitable location for major development?**



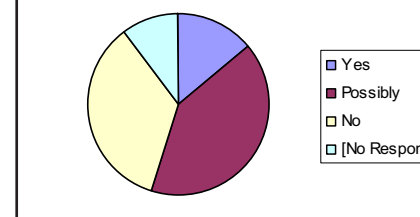
**38%** did not want development in this area. Many were concerned at the potential disruption to Goodwood Airfield and Circuit and the loss of an existing business. **22%** thought it was an area where development could take place and **29%** thought it might 'possibly' be suitable.

**9a Do you consider East Wittering/Bracklesham as a suitable location for development?**



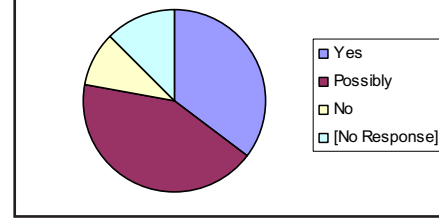
**42%** of all respondents considered that development at East Wittering/Bracklesham was 'possibly' acceptable as a location, while **17%** said 'yes' and **32%** said 'no'. Most of respondents were concerned about access to the Peninsula.

**10a Do you consider Selsey as a suitable location for development?**



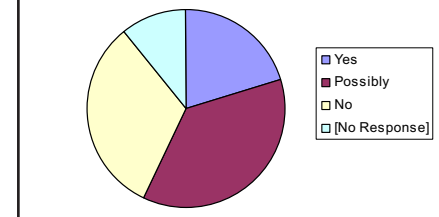
**40%** of all respondents considered that development in Selsey was 'possibly' acceptable, and **14%** thought it was suitable. However **35%** thought Selsey was not suitable for development. Most of the respondents were concerned about the access road to the Peninsula.

**11a Do you consider Southbourne as a suitable location for development?**



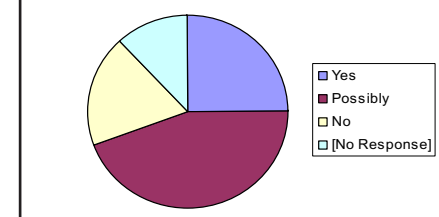
**35%** of respondents considered Southbourne to be a suitable site, while **43%** thought it was 'possibly acceptable'. Respondents suggested that existing facilities and a train service made it a sustainable location.

**12a Do you consider villages in the south of district suitable locations for development?**



**36%** of respondents thought this was 'possibly' acceptable, while **20%** said 'yes'. However **32%** of respondents thought that the villages were not suitable locations.

**13a Do you consider villages in the north of the district (excluding the South Downs National Park) suitable locations for development?**



**25%** of respondents said 'yes' to the villages in the north of district being suitable for development while **44%** thought they were 'possibly acceptable'. Respondents suggested that the villages had good connections to London and rail connections at Haslemere and Billingshurst. **19%** of respondents said they were not suitable for development.