

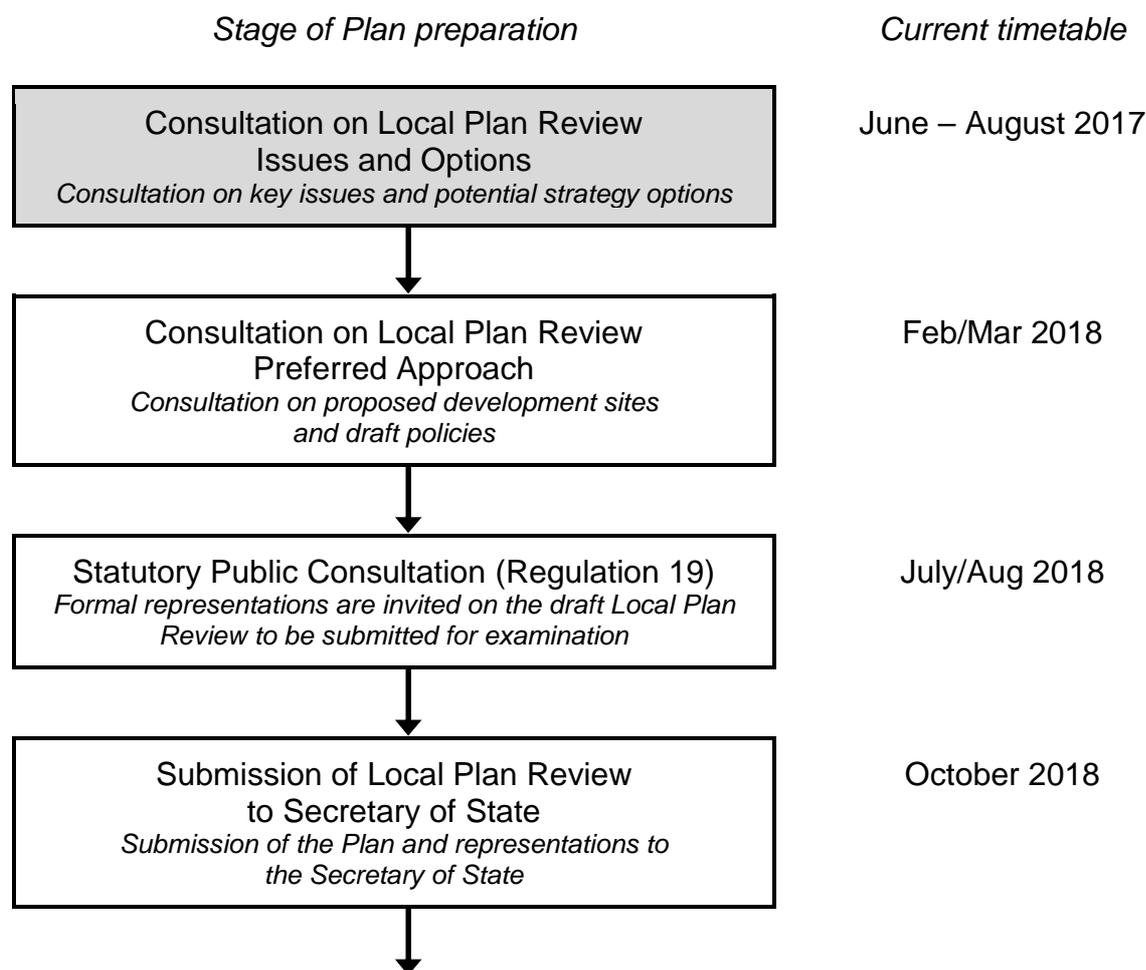
Chichester Local Plan Review

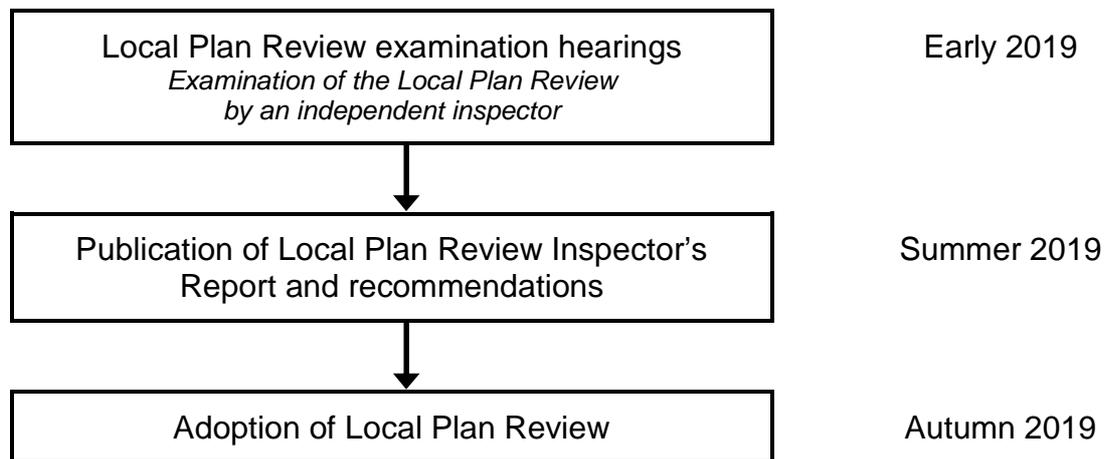
The Chichester Local Plan: Key Policies 2014-2029 document has been adopted by Chichester District Council(CDC) subject to an early review to take place within five years of adoption, i.e. by 2020. The Chichester Local Plan Review will replace the existing Chichester Local Plan and provide an updated planning framework for the period to 2034. The purpose of the review is to ensure that the area's identified housing needs are met, however CDC will take the opportunity to review all policies whether related to housing provision or not.

The first stage of the review is a consultation on the Issues and Options facing the plan area, which consists of the District outside of the South Downs National Park. The aim of this initial consultation is to identify issues and information which may help CDC to develop a draft strategy and policies. The consultation is open for a six-week period from 22 June 2017 to 3 August 2017 and seeks views on issues, vision, objectives and general approaches to development distribution and how site allocation should be handled.

Several studies are being carried out in order to inform the review. These include the Housing and Economic Land Availability Assessment (HELAA) which will provide a detailed analysis of all potential development sites across the Plan area, and the Housing and Economic Development Needs Assessment (HEDNA), which will quantify future housing and employment requirements and provide more information on the range of needs that should be planned for.

The planned timeline for the review is set out below.





The issues and options document and the questionnaire can be viewed here:
<http://www.chichester.gov.uk/article/28670/Chichester-Local-Plan-Review-2034>.

The deadline for responses is 3rd August 2017.

Reminder of enforcement procedures from Chichester District Council

In the first instance, whether an investigation proceeds beyond the initial inspection and assessment stage is based on an assessment of the circumstances of the case; secondly, a determination by the council about whether to take formal action will be informed by any significant adverse effects arising from the unauthorised development or use. If no material planning harm is identified, enforcement action will not be taken solely to regularise a development that does not benefit from planning permission.

Every attempt is made to keep complainants informed of the progress of investigations and of the eventual outcomes. However the identity of complainants is kept confidential unless subsequent court action warrants their evidence being made public. Therefore a wider circulation of information concerning on-going cases, to persons otherwise unaffected by the works reported, is considered to be inappropriate.

Parish Councils are notified of progress in relation to current cases, in which they are the complainant, in accordance with the Enforcement Strategy (see link below), following a site visit. Further communication is also carried out at key stages of the investigation particularly as a case progresses towards formal enforcement action. At the point of issuing a Notice, a copy is sent to the Parish Clerk regardless of whether it is the complainant. At other times, the case officer can, if requested provide an update on any current case.

It must be borne in mind that the Council's power to take enforcement action is discretionary and will only be taken where it is both expedient on planning grounds to remedy harm and in the public interest to do so. With this in mind, officers will normally seek to remedy breaches through negotiation which may result in the submission of a planning application for the Council's consideration. When formal enforcement action is taken, it must be proportionate to the breach of planning control but it is important to note that such action may be held in abeyance whilst related planning applications or appeals are determined.

On average we receive some 600 enforcement complaints each year and will give priority to those cases where greatest planning harm appears to be caused. Complaints are therefore prioritised, depending on their urgency and potential environmental/amenity harm. To assist the planning enforcement service it is now requested that complaints about alleged breaches of control are made using the on-line e-form which can be found at:

<http://www.chichester.gov.uk/planningenforcement#enforcement><<http://www.chichester.gov.uk/planningenforcement>>

Telephone calls are exceptionally accepted for the most serious breaches of planning control. More information on the prioritisation of new cases and the type of action that can be taken, is available via the Enforcement Strategy <http://www.chichester.gov.uk/CHttpHandler.ashx?id=27975&p=0>

Those cases that are subject to formal enforcement action are reported to the Planning Committee on a quarterly basis via a Contraventions List.

Included in the reported information is a statistical update on the number of cases open, performance figures and the number of notices issued. It is NOT a full list of all cases; it reports on matters that have reached authority to take formal action, a notice has been issued and any related appeal or prosecution. At this time, consideration is being given to making access for parishes to this report more convenient but for now you can view the most recent (April) report using the following link to the Council's

website:

<http://chichester.moderngov.co.uk/documents/g745/Public%20reports%20pack%20Wednesday%2026-Apr-2017%2009.30%20Planning%20Committee.pdf?T=10>

Consultation: The Draft Southern Gateway Masterplan

The Chichester Vision sets out the strategic direction with high level aims and objectives to guide how the city should develop and change in the future. The Southern Gateway Masterplan is the first document that has been produced to provide a set of detailed proposals that will help to achieve the aims of the Chichester Vision

The Southern Gateway Masterplan is being prepared, and it is intended that it will be adopted as a Supplementary Planning Document (SPD). It will then be a material planning consideration in the determination of any relevant planning applications.

The draft Southern Gateway Masterplan has five key objectives:

- Making sure first impression count
- Reinforcing a mix of city uses
- Contributing towards a sustainable movement strategy
- Providing a flexible framework
- Achieving design quality

The main outcomes the masterplan is aiming for are:

- The identification of opportunities for development
- The facilitation of new homes, jobs, retail and leisure facilities
- That key constraints are identified so that they are not compromised through new development
- The coordination of the development of a number of different sites
- The coordination of proposals that are the subject of different bids for funding to facilitate development
- Clear guidance to assist in the preparation and assessment of planning applications.

The draft masterplan sets out a range of different land uses for development sites within the Southern Gateway area and provides design guidance for those sites. It sets out two potential options to reduce traffic congestion and improve safety around the one-way gyratory. Both options involve increased pedestrian areas offering improvements to the public realm and reduced traffic along South Street. Option A uses land which is mostly existing highway, Option B uses third party land which would need to be acquired at additional expense, and would involve the demolition of 3 listed buildings within the Conservation Area, but would result in vastly improved traffic management with the complete removal of the gyratory.

Options for a bridge or tunnel across the railway line, rerouting of the railway line or changes to the train timetable have been considered and dismissed as they are not viable. They therefore are not under consideration.

The proposals in the masterplan will provide opportunities to bring development forward, to coordinate development and to improve the public realm, particularly around the railway station area and South Street. Six sites of development opportunity are identified:

One: The Law Courts and the bus station.

Two: Basin Road car park and the bus depot.

Three: Royal Mail sorting office and depot.

Four: Land at the Police Station and High School.

Five: Land at Chichester Station.

Six: Government Offices

The Masterplan is not intended to be prescriptive in terms of setting out number of dwellings or amount of floorspace for specific sites. It will be a flexible document setting out design guidance and options for suitable uses. This will encourage appropriate development and provide increased certainty to potential investors and other interested parties.

In order for the draft masterplan to become a SPD public consultation must now be undertaken. Accordingly, Chichester District Council are now seeking views on the plan. The draft masterplan can be viewed here: <http://www.chichester.gov.uk/CHttpHandler.ashx?id=28381&p=0>.

The questionnaire can be accessed here:

<http://www.chichester.gov.uk/CHttpHandler.ashx?id=28395&p=0>.

The consultation period is open until 10th August 2017.