



CHICHESTER NEIGHBOURHOOD PLAN STEERING GROUP

Policy Creation

A Pal 28th March 2024

We will use the coding plan based on the National Model Design Code. See https://assets.publishing.service.gov.uk/media/60140c1d8fa8f53fc52c5c31/National_Model_Design_Code.pdf

According to Vicky Payne, one of the designers of the code:

“A design code is a set of clear, measurable rules that control the design of a place.

They differ from design guides in that they enable binary decision making. Yes the code has been followed, or no it has not.”

This is helpful, as it removes a significant amount of the subjectivity from planning decision-making.

The comprehensive list of codes/policy headings is provided below. The intent is for the SG to assess each category for policy relevance in the Chichester Neighbourhood Plan. To ensure “General Conformity” we will also identify where the Local Plan and the Neighbourhood plan have precedence or carry greater weight.

Use of the Design Code “future proofs” the CNP to some degree as it aligns to the NPPF. CDC’s Local Plan draft uses an older coding, but we anticipate that their coding and ours will align when CDC updates its LP (not the current draft version.)

Each of the below will be assessed for policy relevance. Each relevant point will be described based on the evidence and mapped to the code with a policy statement made. Ideally, we will provide a complete list to identify the CNP position. As the coding is becoming more standardised, we want to use more standardised policy language rather than to create language from scratch. Access to a “Policy Library” is a key requirement.

Context

- C.1.i Character Types
- C.1.ii Site Context
- C.1.iii Site Assessment
- C.2.i Historic Assessment
- C.2.ii Heritage Assets

Movement

- M.1.i Street Network
- M.1.ii Public Transport
- M.1.iii Street Hierarchy
- M.2.i Walking + Cycling
- M.2.ii Junction + Crossings
- M.2.iii Inclusive Streets
- M.3.i Car Parking
- M.3.ii Cycle Parking
- M.3.iii Services + Utilities

Nature

- N.1.i Network of Spaces
- N.1.ii OS Provision
- N.1.iii Design
- N.2.i Working with Water
- N.2.ii SUDS
- N.2.iii Flood Risk
- N.3.i Net Gain
- N.3.ii Biodiversity
- N.3.iii Street Trees

Built Form

- B.1.i Density
- B.1.ii Party Wall
- B.1.iii Types and Forms
- B.2.i Blocks
- B.2.ii Building Line
- B.2.iii Height

Identity

- I.1.i Local Character
- I.1.ii Legibility
- I.1.iii Master Planning
- I.2.i Design of Buildings

Public Space

- P1:i Primary
- P.1.ii Local + Secondary
- P.1.iii Tertiary
- P.2.i Meeting Places
- P.2.ii Multi-functional
- P.2.iii Home Zones
- P.3.i Secured by Design
- P.3.ii Counter Terrorism

Uses

- U.1.i Efficient Land Use
- U.1.ii Mix
- U.1.iii Active Frontage
- U.2.i Housing for All
- U.2.ii Type
- U.3.i Schools
- U.3.ii Community Facilities
- U.3.iii Local Services

Homes and Buildings

- H.1.i Space Standards
- H.1.ii Accessibility
- H.2.i Light, Aspect, Priv.
- H.2.ii Security
- H.2.iii Gardens + Balconies

Resources

- R.1.i Energy Hierarchy
- R.1.ii Energy Efficiency
- R.1.iii Neighbourhood Energy
- R.2.i Embodied Energy
- R.2.ii Construction
- R.2.iii Modern Methods of Construction
- R.2.iv Water

Lifespan

- L.1.i Management Plan
- L.1.ii Participation
- L.1.iii Community

CNP KEY STEPS

1. How to engage in Neighbourhood Plans - DONE
2. Designating your Neighbourhood Plan area - DONE
3. Vision and objectives (What you want to achieve) – DRAFT
4. How you achieve it (Developing the plan policies and delivery plan) - DRAFT
5. Formal Consultation Processes (Reg 14 and Reg 16) – Chichester City Council and Chichester District Council responsibilities.
6. Independent Examination - Chichester City Council and Chichester District Council responsibilities.

7. Referendum - Chichester City Council and Chichester District Council responsibilities.
8. Made Plan – the final plan. Chichester District Council responsibility.

CNP OBLIGATIONS – THINGS WE MUST DO, OR ELSE THE PLAN MAY BE FAILED

Basic conditions of a neighbourhood plan

1. A plan must have appropriate regard to national policy;
2. It must conform to the [strategic elements of the Local Plan \(PDF: 226 Kb / 2 pages\)](#);
3. It must be compatible with EU obligations - for example, a Strategic Environmental Assessment may need to be carried out if the plan is likely to have significant environmental effects.
4. It must also be compatible with human rights obligations.
5. It should be based on up to date and robust evidence.