

Chichester District Council



The Chichester Local Plan: Key Policies Pre-Submission

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What is the Local Plan?



- It is the development plan for the District outside the South Downs National Park
- It focusses on our future needs and demand for: jobs and businesses – homes – open space and recreation etc.
- It shows where we will develop and what we will protect
- It provides opportunities for local communities and businesses to thrive and prosper
- It ensures that communities are served by the necessary infrastructure – open space, schools, roads etc.

What does it include?



- Cover the period up to 2029
- Gives direction to sub-areas (East-West Corridor, Manhood Peninsula, North East of District)
- Identifies locations for major development
- Provides for broad distribution of development at Parish level through other Development Plan documents and Neighbourhood Plans
- Sets out Strategic Delivery Policies to guide development management decisions

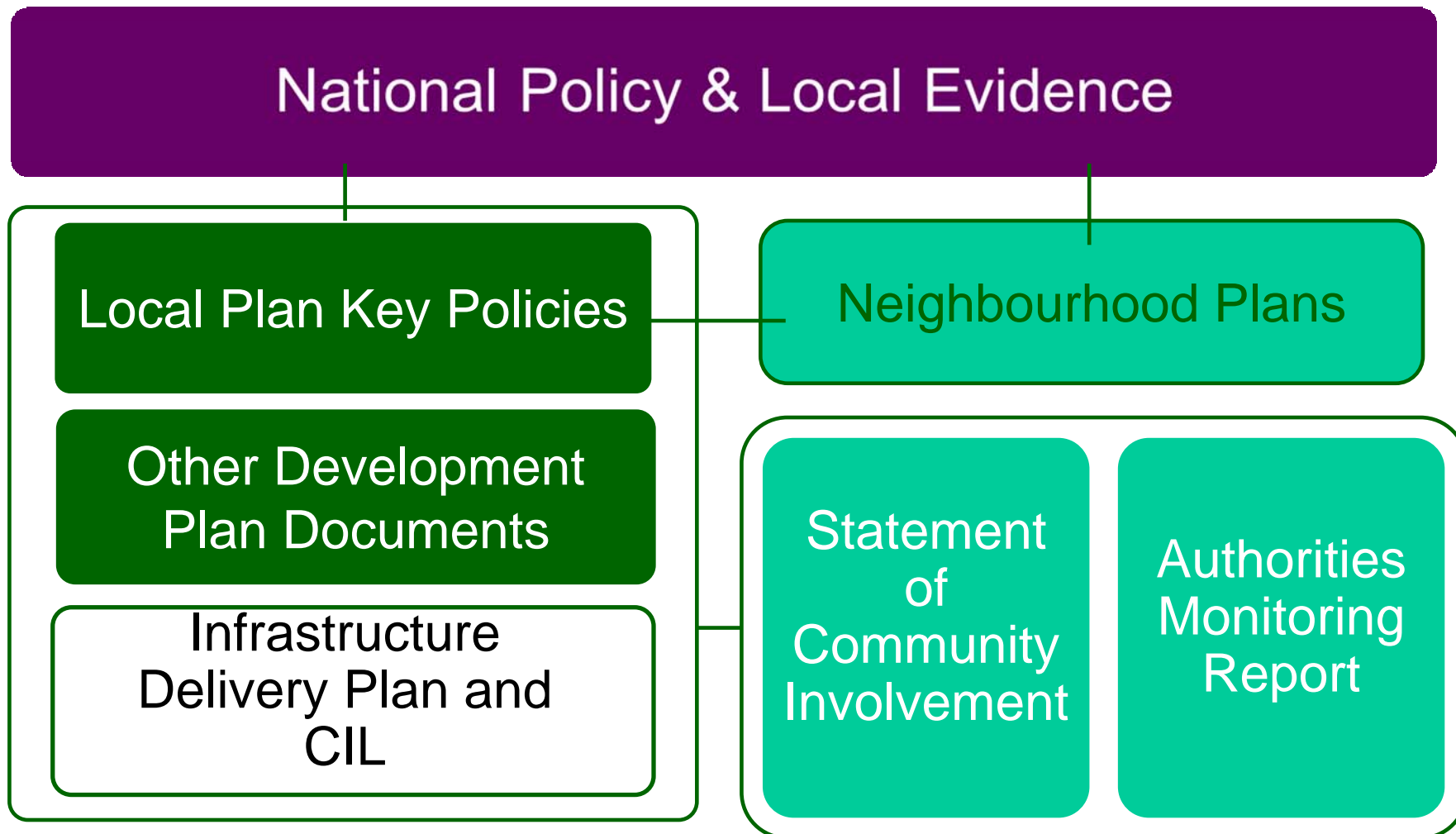
Local Plan



The Local Plan provides a strategic framework for:

- Masterplanning of major new residential neighbourhoods
- An Area Action Plan and Development Briefs for the City of Chichester
- A Site Allocations Document
- Neighbourhood Development Plans

Local Development Documents



Local Plan Introduction



- Introduction
- Characteristics of Plan Area
- The Vision and Objectives
 - Sustainable Community Strategy

Strategy



- Development Strategy
 - Sub-regional Centre
 - Settlement Hubs
 - Service Villages
- Employment Floorspace – 25 Ha B1 – B8 uses
- Housing Provision – 410 dwellings per annum

Strategy/Area Based Policies



- Focus on East – West Corridor
 - Southbourne
 - West of Chichester
 - Shopwyke
 - Westhampnett/NE Chichester
 - Tangmere
- Manhood Peninsular
 - Selsey
 - East Wittering/Bracklesham
- Parish Numbers

Strategic Delivery Policies



- Employment sites
- Retail policy
- Tourist related development
- Horticultural/agricultural development
- Design
- Affordable housing
- Gypsies, travellers and travelling show people

Strategic Delivery Policies



- Transport, accessibility and parking
- Carbon reduction/renewable energy
- Flood risk
- Chichester Harbour AONB
- Development around the coast
- Countryside protection
- Heritage

Infrastructure Delivery Plan



- An important stand alone document
- Prepare in consultation with infrastructure providers
- Can only be prepared once decisions are made about how much development is to take place and where
- Key to proving deliverability of Local Plan at Examination
- Provides evidence for charging a Community Infrastructure Levy

Community Infrastructure Levy - CIL



- Aim of CIL is to deliver additional funding to LPAs to carry out a wide range of infrastructure projects that support growth and benefit the local community
- Funding is received from developers undertaking new building projects in their area
- It is paid on the gross internal floorspace of the liable development and charged per M²
- The Council is working on a charging schedule which will set out the rates of CIL which will apply

Community Infrastructure Levy



- 15% of the CIL collected can now be passed to Parish Councils where development is taking place – capped at £100 per dwelling
- Where there is a Neighbourhood Plan in place 25% of the CIL collected can be passed to the Parish Council – with no cap

Community Infrastructure Levy



- The “neighbourhood funding pot” will be passed to a Parish Council to be spent within a 5 year period on supporting the development of the area by funding:
- The provision, improvement, replacement, operation or maintenance of infrastructure; or
- Anything else that is concerned with addressing the demands that development places on an area
- Governance / Partnership

Local Plan Key Policies – Next Steps



Public consultation on the Pre-Submission Local Plan

Consultation period –

8 November 2013 to 6 January 2014

Spring 2014

- Submission of the Local Plan to the Secretary of State and start of the public examination.

Autumn 2014

- Adoption of the Local Plan



Any Questions?

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