



Land at Townfield

Main Modifications Statement – Policy H3 (MM33)



Boyer

Prepared on behalf of Welbeck Strategic Land IV LLP | May 25

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1. INTRODUCTION

- 1.1 This Main Modifications (MM) Statement ('Statement') has been prepared on behalf of Welbeck Strategic Land IV LLP ('Welbeck') in relation to the Examination in Public ('EiP') of the Draft Chichester Local Plan 'Proposed Submission' version (January 2023) ('Draft Plan').
- 1.2 By way of background, Welbeck submitted representations through the local plan process and submitted a Hearing Statement to the Inspector in relation to Matter 4C (Housing), in particular questions 60, 64, 65, 66, 69, 73 & 74.
- 1.3 This Statement covers our response to the MM proposed, specifically MM33 in relation to Policy H3 (Non-Strategic Parish Housing Requirements 2021-2039).

2. RESPONSE TO MAIN MODIFICATION 33

2.1 MM33 relates to Policy H3 (Non-Strategic Parish Housing Requirements 2021-2039). This policy identifies housing allocations to provide for the needs of local communities in accordance with the parish housing requirements.

2.2 Amended paragraph 5.7 states *“the responsibility for identifying sites suitable for housing is assumed at a parish level in order to address the needs of local communities.”* This paragraph therefore makes it clear that the Council is giving the responsibility for identifying sites for housing to the parishes i.e., through the Neighbourhood Plan process.

2.3 Emerging policy H3 still allocates a total of 50 dwellings to be provided within the parish of Kirdford, and we continue to strongly support the allocation for new homes within Kirdford. However, the MM includes a new supporting paragraph to Policy H3 which states:

*“In order to demonstrate the delivery of the housing requirement, **in instances where work on a neighbourhood plan stalls (own emphasis)**, the plan is turned down by the community at the referendum stage, or the parish council hands back the allocation of housing to the council, sites will be identified and a review of settlement boundaries will be undertaken by the council in the Site Allocation DPD or review of the Local Plan (whichever is sooner).”*

2.4 Whilst we are supportive of the policy, we note that there is no timeframe in place for a Neighbourhood Plan to be brought forward and adopted. Taking Kirdford Neighbourhood Plan as an example, there is no current timescale in place for this to be brought forward and for the 50 homes allocated for Kirdford, through the emerging local plan, to be delivered.

2.5 In addition, in the event that a Neighbourhood Plan is turned down, the supporting text states sites will be identified and delivered through the Site Allocation DPD or review of the Local Plan (whichever is sooner). According to the Council's Local Development Scheme (LDS), the Site Allocation DPD is anticipated to be adopted in Summer/Autumn 2027. However, we consider this is a best-case scenario and it is likely this timeframe will become extended.

2.6 We therefore consider there is a risk that should a Neighbourhood Plan not come forward, and the Site Allocation DPD is delayed, there is a delay in housing being brought forward in those parishes where housing is directed.

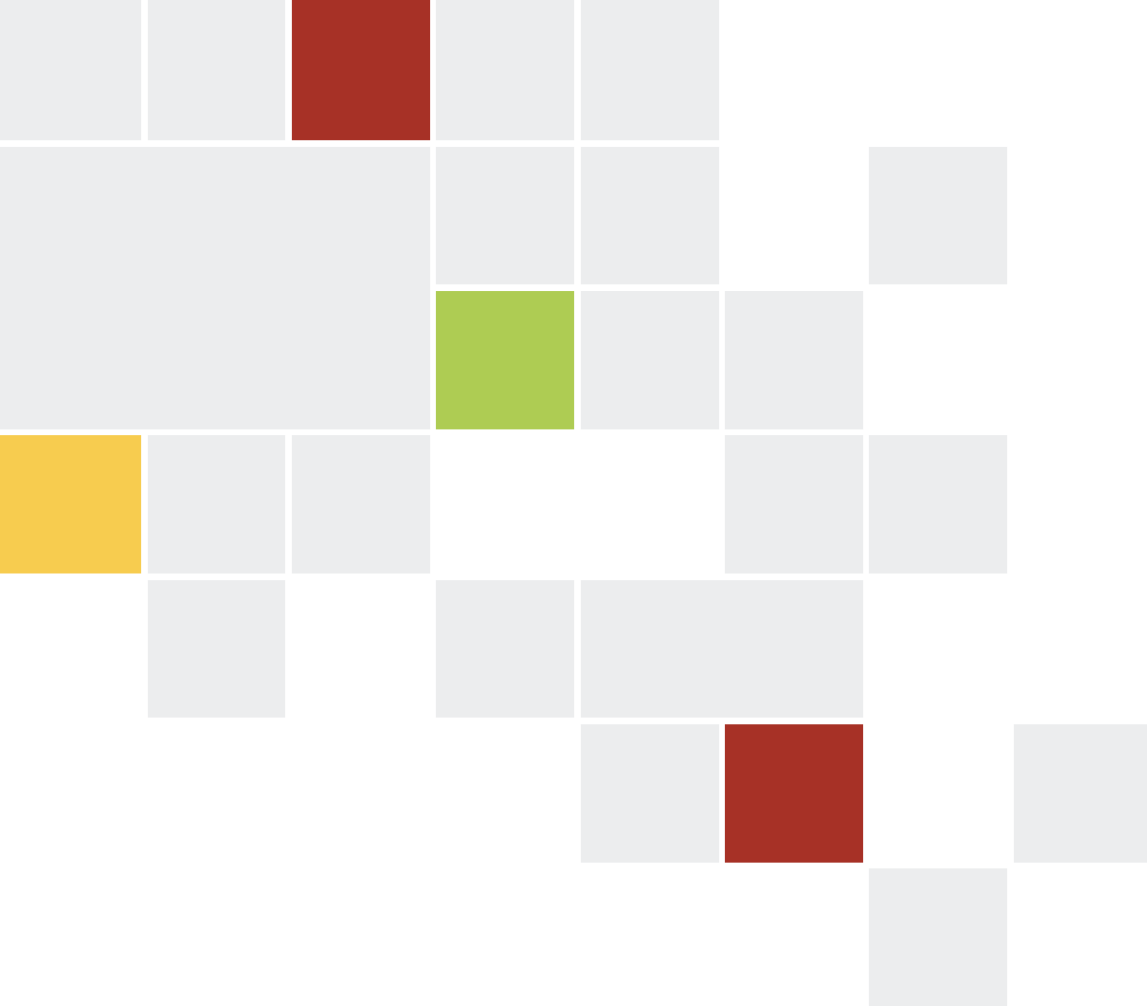
2.7 As such, we consider additional wording should be included to the supporting text for policy H3 to encourage Neighbourhood Plans to be brought forward in a timely manner. We consider that appropriate text could comprise:

“Should no progress on a Neighbourhood Plan take place within six months of adoption of the Local Plan, sites within those parishes which have been identified to deliver new homes, will be considered on a case-by-case basis, in order to deliver the number of homes allocated within that parish. Sites will be considered on their individual merit and on whether any adverse impacts from bringing forward the site, would significantly & demonstrably outweigh the benefits”.

- 2.8 Inclusion of the above text would encourage Neighbourhood Plans to be brought forward in a timely manner, as well as providing a fall-back option for suitable sites to be brought forward should a neighbourhood plan not be brought forward and/or if the Site Allocations DPD is delayed.

3. CONCLUSION

- 3.1 This Statement has been prepared on behalf of Welbeck in relation to the EiP of the Draft Chichester Local Plan 'Proposed Submission' version (January 2023).
- 3.2 This Statement covers our response to the MM proposed, specifically MM33 in relation to Policy H3 (Non-Strategic Parish Housing Requirements 2021-2039). Whilst we are supportive of the policy, we note that there is no specific timeframe in place for a Neighbourhood Plan to be brought forward and adopted.
- 3.3 We therefore consider additional wording should be included to the supporting text for policy H3 to encourage Neighbourhood Plans to be brought forward in a timely manner. This proposed text would not only encourage Neighbourhood Plans to be brought forward in a timely manner but will also provide a fall-back option for suitable sites to be brought forward should a Neighbourhood Plan not be brought forward and/or if the Site Allocations DPD is delayed.



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