

Interim Policy Statement for Housing Development

The Interim Policy Statement - 6.1

“The council recognises the presumption in favour of sustainable development as set out in the NPPF…….”

The District Council should take into account the recent legal cases that have shown that the lack of a five year housing land supply should not de facto be used as a reason to grant unsuitable and speculative development.

The IPS should also confirm that Neighbourhood Plans whose referendums have been delayed due to Covid and other factors should be given the exact same status as a “made” plan and therefore the advanced housing land supply that needs to be demonstrated is only three years.

The special nature of the geography of Chichester between the SDNP and the Chichester Harbour also needs to be properly taken into account.

The Interim Policy Statement 6.2 – 1

Relevant policies should include compulsory reference to the Sustainability Appraisal which is an important part of the CLPKP 2014 – 2029 and the LPR

The Interim Policy Statement 6.2 – 1 Relevant evidence

The relevant evidence includes the HELAA the updated version of which will be released shortly. The housing numbers for Boxgrove in the previous HELAA were 22 which have been delivered. In the new version that has gone up to 110 up to 2035. In the HELAA of 2018 it clearly states that the HELAA only identifies sites. It does not allocate sites for development. The allocation of the sites for future housing or economic development will be determined through the Local Plan review, Site Allocation Development Plan Documents or through Neighbourhood Plans.

However in this draft IPS it states that inclusion in the HELAA is evidence that the site is acceptable. This should be made clear that that the site needs to conform to all the other criteria before development can be considered.

CDC needs to review land availability in light of the impact of Covid 19.

Many city centre commercial and retail properties will never again be needed for such use and could be converted for residential use.

This potential switch should take priority over all development of greenfield sites.

Infrastructure

Infrastructure development has not improved since the Chichester Local Plan was developed. Infrastructure should not only include the basic structures such as roads, water treatment and power supplies. The clause should include reference to enough local school places for children coming into the development (Educational Infrastructure) and adequate local health care in terms of Doctors’ surgeries etc. It should also take into account the ability of St Richard’s Hospital to cope with such increased numbers.