

09 July 2020
Our Ref: 18.5149

24 Southwark Bridge Road
London
SE1 9HF

Planning Policy Team
Chichester District Council
East Pallant House, 1 East Pallant
Chichester, West Sussex
PO19 1TY

T 0203 268 2018

Dear Sir/Madam

Consultation Response to Chichester District Council Interim Policy Statement for Housing

I am writing on behalf of my clients, Welbeck Strategic Land IV LLP (Welbeck Land), in response to the Council's Interim Policy Statement for Housing (IPSH), which sets out the Council's approach to the delivery of new housing in the short term.

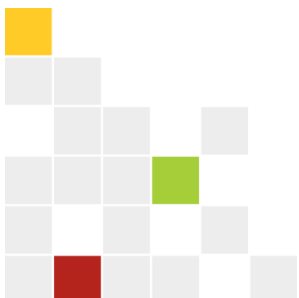
Welbeck Land have a controlling interest over land to the south of Townfield, Kirdford, part of which it allocated for community facilities and between 6-10 homes in the Kirdford Neighbourhood Plan (2014). We have made representations promoting the site for new residential development to the Council's Regulation 18 version of the emerging Local Plan.

From the 15 July 2020, the Council's current Local Plan will become out of date, as it will be more than five years old. As such, the Council's housing supply will then be assessed against the Government's standard methodology figure of 628pa, rather than the current figure of 435pa. We therefore welcome and support the Council's intention to put in place an interim statement to facilitate delivery of appropriate new housing until such point as the new Local Plan is adopted.

Early Delivery of Housing

Section 4 of the IPSH provides a set of proposed criteria, for which sites should be assessed against to establish whether they are appropriate for development in the short-term. One of the criteria is 'Deliverable' with paragraph 4.3, which presumably applies to detailed applications, stating that *"Applicants will also be expected to show that they intend to develop sites promptly so that dwellings will begin to be delivered within a short period [up to a maximum of 2 years]. The Council will condition any planning permission to commence within 2 years to maximise the likelihood of delivery of housing within the Local Plan Area."*

Paragraph 4.4 makes reference to outline planning applications however no clarity is provided on the implementation period of such applications sought by the Council. Given the strong desire of the Council to secure early delivery and in order to provide clarity we consider that the IPSH should state that where outline planning permission has been granted, submission of the subsequent reserved matters will be required within 2 years. We are aware that such an approach has been taken elsewhere for developments within local planning authorities that are unable to demonstrate a 5 year housing land supply (see paragraph 57 of appeal decision PINS ref: 3235165, a copy of which is enclosed with this letter).



Locational Sustainability

Another criteria identified is 'Locational Sustainability' and paragraph 4.7 of the IPSH makes reference to the requirement of sites to reflect the needs of local communities, in relation to the amount, size, type and mix of housing tenures proposed.

We consider that in order to establish local housing need, it is important to not overly restrict or limit the geographical extent of an area when seeking to define this need as it is necessary to consider not only the needs of existing residents but also people that are seeking to move to the area. On this basis, we believe that this clarification should be added to the IPSH.

We note that reference is made to the Council's HELAA in paragraph 4.9. The latest HELAA is dated 2018 and so in order that no stone is left unturned in respect to the search for potential housing sites, we consider that there is a need for a fresh call for sites exercise to inform the emerging Local Plan.

Neighbourhood Plans

With regards to the status of current 'made' Neighbourhood Plans (NPs), the IPSH does not provide clarity on this. We therefore want to take this opportunity for the status of current 'made' Neighbourhood Plans to be confirmed in the wake of the current Local Plan becoming 'out of date'.

It is our view that although 'made' Neighbourhood Plans will continue to form part of the development plan for the District, similar the current Local Plan, any policies relating to housing delivery are considered to be 'out of date' (unless they meet the criteria set out in paragraph 14 of the NPPF).

We also consider it important to clarify that any new Neighbourhood Plan or Neighbourhood Plan Review, should follow the Local Plan Review, rather than precede it. To precede the Local Plan Review would result in additional evidence work and justification being required for the Neighbourhood Plan and will potentially render the Neighbourhood Plan 'out of date' should it be at odds with the planning strategy for the area.

The above is also the view of officers, as set out in its response to members concerns on the IPSH. Officers response to the first concern (page 5) states, *"if a new Neighbourhood Plan precedes the Local Plan Review, then significant additional requirements in terms of evidence and justification are required, and the Neighbourhood Plan is at risk of being at odds with the wider planning strategy for the area. Therefore the Council has encouraged the coordination of the production of the next tranche of neighbourhood plans to follow the Local Plan Review."*

We therefore support officers view that any new Neighbourhood Plan or Neighbourhood Plan Review, should be undertaken following the Local Plan Review; to not do so could result in a new Neighbourhood Plan becoming immediately 'out of date'. We consider that this clarification should be provided within the IPSH.

Summary

In summary, we support the general approach and criteria proposed within the IPSH and the desire to secure early delivery of new housing (with clarity being provided that in the case of outline permissions, subsequent reserved matters should be submitted within 2 years). We consider that additional clarity should be provided around how local need is demonstrated and the status of Neighbourhood Plans.

Yours sincerely,



Ben Pope (MRTPI)
Senior Planner

Tel: 0203 872 9877

Email: benpope@boyerplanning.co.uk

Enc Appeal Decision 3235165