



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

Date 2 July 2020  
Your ref  
Our ref 0808/319840-2

Dear Sir or Madam

**Interim Policy Statement for Housing – Consultation Response  
Comments on behalf of Welbeck Strategic Land (IV) LLP**

We write on behalf of Welbeck Strategic Land(IV) LLP to provide comments on the Interim Policy Statement for Housing (IPSH).

We welcome publication of the IPSH and Council's ongoing commitment to the delivery of much needed housing. However, we have some concerns that its current wording would have the effect of hindering the development of sustainable sites, particularly Criterion 1, due to the out of date nature of settlement boundaries within the District. It is considered that the IPSH should be amended to allow for the consideration of sites on the edges of settlements, without reference to defined built up area boundaries, as addressed further below.

The IPSH acknowledges that the Chichester Local Plan 2015 (CLP 2015) requires that a review is undertaken within 5 years. That review is still in its infancy and as such, from 15<sup>th</sup> July 2020, the Council's housing requirement must revert to the standard method, meaning that it will increase from 435 dwellings per annum (dpa) to 628dpa. The Council acknowledge that this might lead to a failure to identify a 5 year housing land supply (HLS). As the latest AMR 2019 identifies only a 5.5yr HLS against the CLP 2015 requirement, it is highly likely that the Council will fall short, unless the IPSH is able to bring forward additional development on unallocated sites.

Welbeck welcome the Council's IPSH, however, it is considered that the current drafting of Criterion 1 fails to recognise that in some locations, the identified settlement boundaries will be out of date. because they have not been updated since the Chichester Local Plan (CLP 2015) was adopted on the 14<sup>th</sup> July 2015. The boundaries therefore do not reflect development that has already occurred, ie. settlements have

Griffin House 135 High Street Crawley West Sussex RH10 1DQ DX DX 57102 Crawley  
Main line 01293 605000 Direct line 01293 605545 Fax 01293 663520 Email Daniel.Frisby@dmhstallard.com

Offices in London, Gatwick, Guildford, Brighton and Horsham. Website [www.dmhstallard.com](http://www.dmhstallard.com)

DMH Stallard LLP is a limited liability partnership registered in England (registered number OC338287). Its registered office is Griffin House, 135 High Street, Crawley, West Sussex, RH10 1DQ and it is authorised and regulated by the Solicitors Regulation Authority. The term partner is used to refer to a member of DMH Stallard LLP. A list of members may be inspected at the registered office. The firm is part of Law Europe and is represented around the world through its international network.



expanded beyond the settlement boundaries defined in 2015. This will include areas where development has occurred since, or shortly prior to, the CLP 2015 being adopted. Unless Criterion 1 is amended, it will result in several sites contiguous with the built form being unduly discounted, as they would otherwise fully comply with the IPSH and comprise sustainable development.

For example, Land West of Church Road, East Wittering (HELAA Ref: HW0002) is contiguous with the built form of East Wittering, a second tier settlement as defined by Policy 2 of the CLP 2015, on the basis of development permitted in June 2014 (under reference 13/03286/FUL). Whilst the development approved under 13/03286/FUL is itself adjoining the settlement boundary, the boundary was not amended when the CLP 2015 was adopted. This means that in this location the settlement boundary for East Wittering has not been amended since adoption of the previous Chichester Local Plan in April 1999 and does not reflect the current pattern of development.

Therefore, as demonstrated, some of the boundaries in the CLP 2015 were defined over two decades ago and do not currently reflect existing settlement patterns on the ground. The timeframe that the current settlement boundaries were intended to apply has passed and they no longer form an appropriate basis for determining applications against the IPSH. Furthermore, should the Council fail to maintain a 5 year housing land supply (HLS), following the increase in the annual requirement from 15<sup>th</sup> July 2020, settlement boundaries would be considered 'out of date' (as a policy for the restriction of housing), therefore to rely on them as a fundamental part of the interim policy would be contrary to its very purpose (to increase housing against a 5yr HLS). Consequently, we submit that Criterion 1 requires greater flexibility.

Without amendment, highly sustainable sites that adjoin existing settlements (but not the defined boundary) will fail to meet the requirements of the IPSH but could offer sustainable development on the edges of top tier settlements. We consider that this includes Land West of Church Road, East Wittering, which is a highly accessible site identified as being suitable and available for residential development by the Chichester District Council Housing and Economic Land Availability Assessment 2018 (HWW0002), it is also identified within the early stages of the West Wittering Neighbourhood Plan.



Consequently, we consider that Criterion 1 should be amended read as follows:

*“The site boundary in whole or in part is contiguous with an identified settlement boundary (i.e. at least one boundary must adjoin the settlement/development boundary or be immediately adjacent to it)*

*Sites that adjoin housing development that separate them from an existing settlement boundary and are otherwise well related to the existing settlement pattern will be considered on a case by case.”*

It is considered that this amendment would ensure that the principle of Criterion 1 is maintained whilst allowing sites to come forward in appropriate areas where the defined settlement boundary is no longer consistent with existing extent of development. It is considered that this amendment is necessary otherwise the IPSH will fail to take available opportunities of delivering sustainable housing development that would meet the needs of local areas.

We trust that you will take the above comments into consideration, including appropriate amendments to the IPSH before it is formally adopted as interim policy.

Yours sincerely

A handwritten signature in black ink, appearing to read "Daniel Frisby".

Daniel Frisby  
Associate Planner  
For and on behalf of DMH Stallard LLP