Hannah Chivers

Planning Policy

Chichester District Council

East Pallant House

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17th August 2020

Dear Sir/Madam

**Chichester District Council**

**Draft Interim Policy Statement for Housing (June 2020)**

We write in response to the Draft Interim Policy Statement for Housing and to provide feedback on matters relating to new housing proposals in the District.

The approach being adopted by the District Council to finding an interim solution to housing proposals in light of the identified supply shortage is supported. The IPS concisely sets out the Council’s requirements for potential housing sites being brought forward by developers and guiding them towards the adopted and emerging policies against which any application will be judged in this interim period.

**Paragraph 4.6 - Support with comment**

**Summary : the promotion of smaller sites is supported as an appropriate means for the Council to address the potential shortfall in housing supply; “Smaller scale sites” should be clarified to be sites no larger than 1 hectare (in accordance with NPPF Paragraph 68).**

The approach being taken by the Council to encourage the promotion of smaller scale sites is particularly welcome and is a pragmatic solution to the current shortage of housing sites. It is wholly reasonable to expect potential development sites, contiguous with the identified settlement boundary of smaller settlements, to be small in scale, particularly if it can be demonstrated they would be of a scale and density appropriate to that settlement and would be accessible to local facilities without overwhelming them. Such an approach is supported by the NPPF Paragraph 68, which encourages local planning authorities “*to promote the development of a good mix of sites*”, with “*at least 10% of their housing requirement on sites of no larger than one hectare*”.

It is widely recognised that smaller sites have the potential to deliver housing quicker than larger strategic sites, which inherently have more complex issues to address pre and post application. Therefore, the promotion of smaller sites is supported as an appropriate means for the Council to address the potential shortfall in housing supply.

**Paragraph 6.1 - Support**

It is reassuring to see the emphasis that the Council places on recognising the presumption in favour of sustainable development (paragraph 6.1) in line with the NPPF, and the Council’s objective to support “*applications for good quality housing developments of an appropriate scale and in accessible locations*”.

**Criteria 4 - Support**

It is particularly encouraging to see the clarification the Council has made at Criteria 4, where it requires development proposals to “*make best and most efficient use of land*” but ensuring that the density of any proposals respects the character and appearance of the receiving settlement.

**Criteria 5 - Support**

The emphasis that proposals should consider the impact of development on surrounding townscape and landscape character (Criteria 5) is strongly supported, and it is hoped that this will be manifest in the Council’s support for sites that respect a settlement’s character and are proportionate to its size.

Whilst we thank the Council for this extension of time and opportunity to provide comments on the IPS, further clarity on the weight given to it in the decision making process would be helpful.

We trust the comments above are useful and we look forward to viewing the committee papers in advance of the Planning Committee Meeting on 9th September 2020.

Thank you again, and if you require any additional information, please contact Paul Burgess MRTPI on 01273 413700.

Yours faithfully

Lewis & Co Planning

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