

**TRANSCRIBED FROM THE CHICHESTER DISTRICT COUNCIL
DOCUMENT FOR AUGUST 2011**

Housing Numbers and Locations Consultations Document

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1 Summary

What this consultation is about

1.1 Chichester District Council is preparing a new plan for the future of Chichester District (excluding the area covered by the South Downs National Park). This plan will be called the Core Strategy, and will cover the period to 2028.

1.2 The first step in preparing this plan is to decide how many new homes should be provided and the second is to decide where they should be built. The purpose of this consultation is to seek your views on these two key issues. This document presents a number of different options and questions to help us make these important decisions. Further information is provided in accompanying technical papers and a Sustainability Appraisal that have been published with this consultation document (see overleaf).

- Technical Paper 1: Housing Numbers
- Technical Paper 2: Housing Locations

A Sustainability Appraisal has also been prepared to accompany this consultation.

These documents can be viewed by following the web links above.
(unavailable as at August 5th)

What has happened since our last consultation

1.3 Since the Council last consulted you about the 'Focus on Strategic Growth Options' (FoSGO) in winter 2009/10 the Government has put forward some important changes to the planning system. Under proposals in the Localism Bill, the South East Plan will be abolished and local councils will be given responsibility for setting their own housing numbers, in conjunction with their local community. The options in this consultation have been refined to take into account what you told us in FoSGO, together with new information.

How to make your views known

1.4 We are trying to move towards using more online consultations. This whole document is available to view on the [Chichester District Council Consultation Portal](#). The website will show you how to answer the questions and make additional comments. It is clearly laid out and we hope you find it easy to use. We strongly encourage you to submit your form online by following the instructions provided on the portal. However, if you do wish to print and complete the questionnaire on paper and return by post, please return it to: Freepost Chichester LDF.

What happens next

1.5 At the end of the consultation period, all the comments we have received will be analysed. The Council will then take a decision on which

housing numbers and locations should be taken forward into the Core Strategy. A draft Core Strategy document will be prepared for public consultation in early 2012.

1.6 You can keep up to date with progress on the Core Strategy by checking [Chichester District Council website](#)

1.7 Please note that the consultation period runs from **26 August to 23 September 2011**.

1.8 If you have any queries please contact the Planning Policy Team at Chichester District Council, East Pallant House, Chichester, West Sussex, PO19 1TY. Telephone: 01243 534571, or email: [Local Development Framework](#)

Accompanying Documents

More detailed information on the options proposed in this consultation is provided in two accompanying technical papers:

Technical Paper 1: Housing Numbers

Technical Paper 2: Housing Locations

2 Introduction

Why we are consulting you

2.1 The purpose of this consultation is to seek the views of the community on options for the amount of housing to be provided in the period to 2028 and where it should be located. It is important that we provide enough new housing of the right size and type to meet the changing needs of local people and for our future workforce as this is an important factor in keeping the local economy buoyant.

2.2 We want to hear your views and opinions before we make these two key decisions. These decisions will provide the foundations for a new plan for the District (**excluding** the South Downs National Park). This Plan will be called the Core Strategy.

What is the Core Strategy?

The Core Strategy is the 'masterplan' for Chichester's Local Development Framework (LDF). It will set out a broad vision and objectives to deliver the aspirations of the Sustainable Community Strategy 'Chichester – A Very Special Place' to the period to 2028. It is the document where the big decisions are made. It will be followed by other documents such as 'Neighbourhood Plans' that will provide the details. Together, these documents will replace the policies in the current Local Plan.

The Core Strategy will balance the environmental capacity and natural beauty of the area with the need for development. It will identify how much housing, employment and other planned development will be needed. It will contain policies to protect the environment and show what types of development will take place, where, when and how. It will be accompanied by an Infrastructure Delivery Plan to show how essential infrastructure such as new roads, schools, shops, open space and health facilities will be provided at the right time in conjunction with development, and it will identify who will provide this, and how

it will be funded.

Where do Neighbourhood Plans fit in?

Under the Government's proposals, Town and Parish Councils may choose to prepare Neighbourhood Plans for their parishes, with assistance from the Council. Neighbourhood Plans provide local people with the freedom to make their own decisions about the details of certain types of non-strategic development, provided that these don't conflict with the Core Strategy. For more information on the Core Strategy and the South Downs National Park, please see the Council's website and the Park Authority's one.

What has happened so far?

2.3 The District Council has already undertaken a large amount of work towards preparing the Core Strategy, including commissioning a number of background studies and undertaking consultation with key organisations and the local community. In early 2010, the Council published the 'Focus on Strategic Growth Options' (FoSGO) consultation document. This sought views on possible locations for major housing development across the District as a whole (including the National Park), as well as other policy issues to be covered in the forthcoming Core Strategy.

2.4 To comply with the law we must prepare our new plan so that it is in general conformity with the South East Plan. This consultation therefore reflects the housing requirement set by the South East Plan. It also puts forward for your consideration, housing figures that are less than and more than the South East Plan figure.

Due to local constraints, we **may** not be able to meet the South East Plan requirement, which would mean adopting a lower housing figure. If we are to stimulate the local economy and to provide much needed affordable housing, we **may** want to exceed the South East Plan requirement.

This consultation explores the justification for different levels of housing and its implications, it also looks at what different levels of housing would mean for our main towns and villages. We need your views to help us make the best choice between different options.

2.5 From April 2011, the South Downs National Park Authority became the local planning authority for the National Park area. It will now be responsible for preparing a separate LDF covering the National Park within Chichester District and beyond. This means that the Core Strategy being prepared by the District Council will not cover those parts of the District within the National Park (please see below). The two planning authorities will, of course, work closely together so that the needs of communities throughout the District are met.

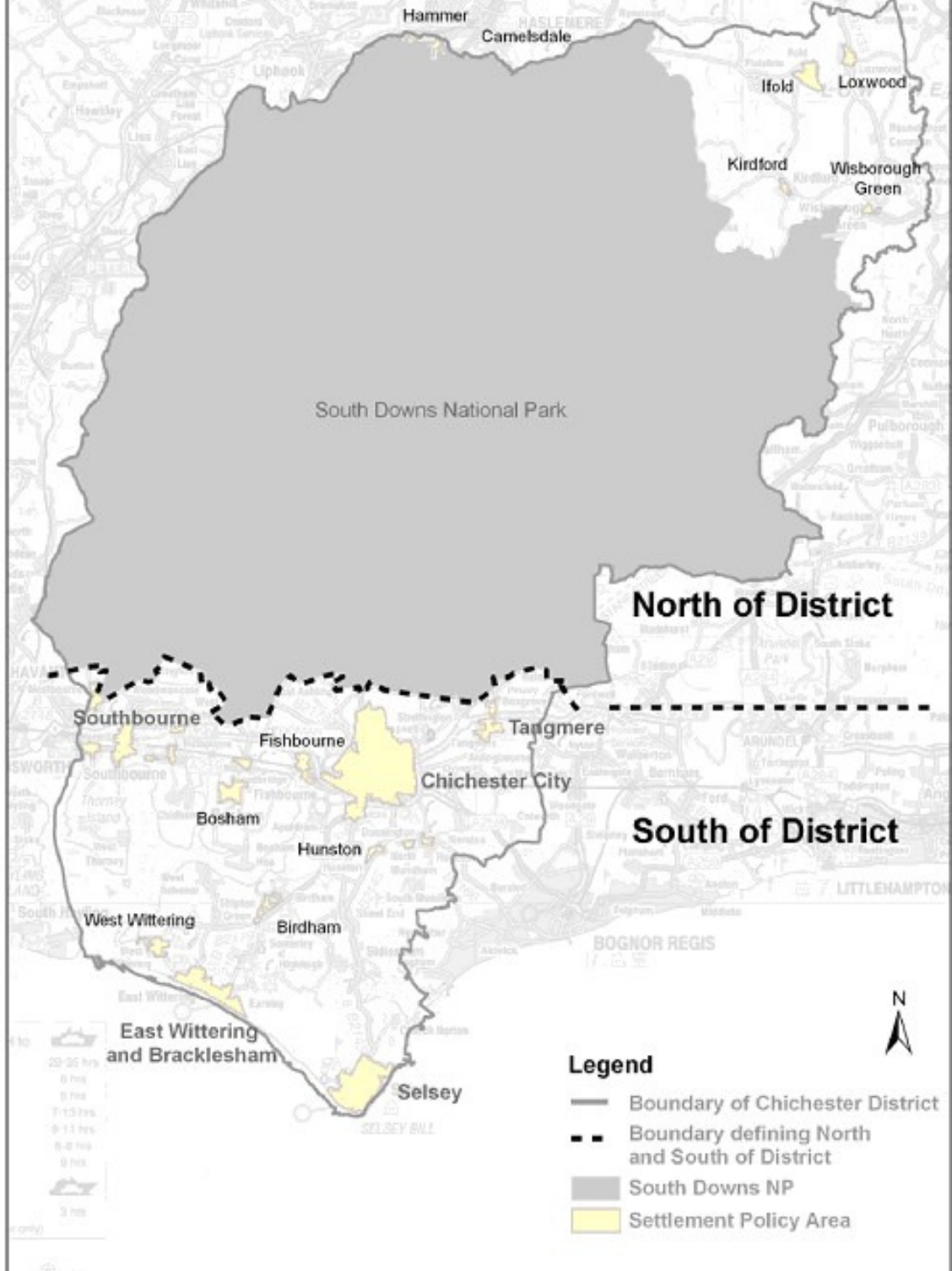
Which parts of the District are being covered by this consultation?

2.6 This consultation covers only the areas where the District Council remains the planning authority. This includes the area south of the Downs (Chichester City and the Coastal areas including the Bournes and Tangmere) together with areas in the north of the District (including the villages of Camelsdale, Hammer, Ifold, Kirdford, Loxwood, Plaistow and Wisborough Green). The majority of

Chichester District's housing, employment, facilities and services lie within this area.

2.7 The map below indicates the area covered by this consultation and the forthcoming Chichester Core Strategy.

Chichester District (excluding the National Park) showing North/South split



North of District

South of District

Legend

- Boundary of Chichester District
- - - Boundary defining North and South of District
- South Downs NP
- Settlement Policy Area

Why do we need to plan for more homes?

3.1 There are over 54,000 households in the District and this number continues to grow year on year. It is important to plan to provide sufficient new housing to address the future requirements of local people, both in terms of the overall number of new homes and the right tenure, type and size of housing. We need to provide homes that our young people can afford, so that they can stay and raise their families here. We also need to keep or attract sufficient people of working age in order to retain local businesses, and sustain the local economy.

3.2 The District attracts high levels of in-migration, particularly from the London area. This has increased the demand for homes and has led to high house prices in relation to local incomes. As a result, housing has now become too expensive for many local people to buy or rent. As well as planning for the right number of new homes, we need to provide housing that is more affordable and meets more closely the needs of local people.

3.3 In 2008 there were 112,000 residents living in Chichester District, around 11,000 more than in 1992. Since 1992 population growth in Chichester District has been slightly faster than the rate of growth in the South East region as a whole, but slightly lower than the rate of growth across West Sussex. The number of working age residents has increased at a similar rate to the increase in the whole population.

3.4 Current projections suggest that our local population is likely to increase by up to a fifth by 2028. Two-thirds of the increase is expected to be people who are aged 65 and over, whilst there is a much smaller increase in the number of working age residents. This projected pattern of population growth is similar to several other districts in West Sussex and reflects a general trend towards an ageing population. This will result in a continuing demand for new housing and the continuing trend towards smaller housing due to more people living alone. It also emphasises the continued need to plan to retain and attract to the area younger people and families with children.

3.5 In May 2011 there were more than 5,000 households on the Chichester District Housing Register (the Waiting List) in need of affordable housing, that is properties available for rent, to buy or part buy/part rent below open market values. The 'Coastal West Sussex Strategic Housing Market Assessment' study (published in 2009) indicated an unmet need in Chichester District for at least 360 affordable homes per year. This reflects the rapid increase in house prices over the past decade, and the shortage of new affordable homes.

3.6 For more information about future growth and changes in the population across the District, please refer to the [Background Studies](#) on the Local Development Framework page of the Council's website.

Affordable Housing

This is defined as including social rented, affordable rented and intermediate housing (including intermediate rented and shared equity), provided to

specified eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households at a cost low enough for them to afford, determined with regard to local incomes and local house prices, and must include provisions for the home to be retained for future eligible households (or if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision).

Social rented housing is rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime (it may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements).

Affordable rented housing is rented housing let by registered providers of social housing to households who are eligible for social rented housing at a rent of no more than 80 per cent of the local market rent. Intermediate affordable housing is housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent but does not include affordable rented housing.

Housing which is offered at low cost, but does not meet these criteria cannot be considered as affordable housing. However, Government advice is that low-cost market housing should be delivered as part of the housing mix. The definition above is an abridged version of Annex B in Planning Policy Statement 3: Housing (June 2011)

4 Housing Numbers

This section explains the work that the Council has done to assess future housing requirements. It then sets out a range of possible targets for the number of new homes that should be planned for in the Core Strategy.
Current Housing Numbers

4.1 The South East Plan sets a target of 480 homes/year to be provided in Chichester District as a whole (including the National Park). This target is subdivided into:
355 homes/year in the South of the District (Chichester City and Coast) 125 homes/year in the North of the District

4.2 Since the start date of the South East Plan in 2006, an average of 430 homes/year has been built in Chichester District, with an average of 320 homes/year in the South of the District and 110 homes/year in the North. This is slightly higher than the average completion rate of 420 homes/year over the period since 2001.

4.3 The annual need for affordable housing (based on households on the Housing Waiting List considered to be in priority need) is estimated to be at least 360 affordable

homes/year.

How many new homes are needed?

4.4 To help assess how much housing may be needed in the future, the Council recently commissioned independent consultants, DTZ, to undertake a study of local housing requirements. Their work has examined a range of possible factors that will influence the future demand for new housing:

- changes in the age and structure of the local population
- changes in household size
- the number of people likely to move into the area
- likely levels of employment growth linked to local economic prospects
- changes in the housing market that may affect the affordability of new housing

4.5 At the same time, it is necessary to consider factors that may affect the supply of new housing:

- the availability of potential sites suitable for development
- the need to conserve the environment, countryside and character (e.g Chichester Harbour which is an internationally protected area)
- Key infrastructure constraints, such as roads and transport, and wastewater treatment
- flood risk issues, particularly along the coast and Manhood Peninsula
- the effect of the housing market and development industry on the likely level of house building

How much housing is currently planned?

4.6 A substantial amount of new housing is already being built or has planning permission, in particular in Chichester City where the Graylingwell (750 homes) and neighbouring Roussillon Barracks (252 homes) developments are underway. Altogether existing planning permissions and identified brownfield sites are expected to provide a total of 2,246 dwellings in the South of the District, and 49 dwellings in the North of the District (excluding the National Park). This will meet the bulk of future requirements over the next few years, but in the longer term further housing will be needed.

4.7 Government guidance requires us to plan for future housing development, including identifying a supply of future sites for housing. The Core Strategy needs to set out clearly how additional housing requirements will be met. This will include identifying any suitable locations for major housing development, and indicating the broad distribution of housing to be provided on smaller sites. Further sites for housing will then be identified in local/neighbourhood plan documents to ensure a continuing supply of housing land.

4.8 A good deal of housing is likely to come forward on unidentified sites, also known as 'windfall sites'. For example, this may occur through the conversion of existing buildings or the redevelopment of a site that unexpectedly becomes vacant. Despite the significant housing that this provides,

Government guidance does not permit us to build in assumptions about how much housing may come forward on windfall sites. However, once 'windfall' sites receive planning permission, they **do** count towards meeting housing requirements.

4.9 The level of additional housing that should be planned for is discussed below. **Options for Housing Numbers**

4.10 Taking the DTZ work and other background studies commissioned by the Council as a starting point, we are consulting you on a range of possible numbers for future housing development in the parts of the District covered by the Core Strategy. Separate figures are proposed for the South of the District, and the North of the District excluding the National Park. The amount of housing under consideration is set out below. More information about how the Council has developed these housing targets is set out in the accompanying Technical Paper 1: Housing Numbers

South of District

(This area covers Chichester District south of the National Park, including Chichester City and the Coast. It includes the 'settlement hubs' of East Wittering & Bracklesham, Selsey, Southbourne and Tangmere)

Target A - 305 homes per year

Equivalent to the housing target proposed in the South East Plan at the draft stage ('Option 1' target based on sub-regional work undertaken in 2004/05)
Requires identification of new sites to accommodate a further 3,200 homes in addition to current housing permissions
Would result in a slight decrease in new housing development – around 5% less than in recent years
Assumes a substantial decline in households moving into the District in the early Plan period, but reverting to long-term trends after 2020. This would be combined with a slowdown in the trend towards smaller household sizes.
Could support slightly higher levels of employment growth equivalent to the projected trend for West Sussex
Likely to provide for less affordable homes than needed

Target B - 330 homes per year

Lower than the housing target set in the adopted South East Plan, but higher than the draft Plan ('Option 1') figure
Requires identification of new sites to accommodate a further 3,750 homes in addition to current housing permissions
Would require a marginal increase in new housing development – around 3% higher than in recent years
Assumes a substantial decline in households moving into the District in the early Plan period, but reverting to long-term trends after 2020. This would be combined with a continuation of the current trend towards smaller household sizes.

Could support slightly higher levels of employment growth equivalent to the projected trend for West Sussex
Likely to provide for less affordable homes than needed

Target C - 355 homes per year

Equivalent to the housing target set in South East Plan
Requires identification of new sites to accommodate a further 4,300 homes in addition to current housing permissions
Would require an increase in new housing development – around 10% greater than in recent years
Assumes a small decline in households moving into the District throughout the Plan period, combined with a slowdown in the trend towards smaller household sizes
Could support employment growth above the projected trend for West Sussex, but below the UK long term trend

Target D - 380 homes per year

Higher than the housing target set in the South East Plan
Requires identification of new sites to accommodate a further 4,850 homes in addition to current housing permissions
Would require a substantial increase in new housing development – around 20% greater than in recent years
Assumes a small decline in households moving into the District throughout the Plan period, combined with a continuation in the current trend towards smaller household sizes
Could support employment growth above the projected trend for West Sussex, but below the UK long term trend
Likely to provide a larger number of affordable homes

Target E - 415 homes per year

Substantially higher than the housing target set in the South East Plan
Requires identification of new sites to accommodate a further 5,620 homes in addition to current housing permissions
Would require a very substantial increase in new housing development – around 30% higher than in recent years
Assumes a small decline in households moving into the District in the early Plan period, reverting to long-term trends after 2020. This would be combined with a continuing trend towards smaller household sizes.
Could support increased levels of local employment growth equivalent to projected UK long term trends
Likely to provide a large number of affordable homes

North of District (excluding the National Park)
In view of the size and character of these villages and their modest facilities, a much lower level of development is appropriate compared with the South of

the District.

(This area includes the villages of Camelsdale, Hammer, Ifold, Kirdford, Loxwood, Plaistow and Wisborough Green)

Target A 12 homes per year

Requires identification of new sites to accommodate a further 150 homes in addition to current housing permissions

Would result in a decrease in new housing development – around 25% lower than in recent years

Target B 16 homes per year

Requires identification of new sites to accommodate a further 240 homes in addition to current housing permissions

Would result in housing development at a similar rate to recent years

Target C 20 homes per year

Requires identification of new sites to accommodate a further 330 homes in addition to current housing permissions

Would require a slight increase in new housing development – around 25% higher than in recent years

Please give your views on the overall level of housing that should be planned for in the Plan period to 2028

5 . Questionnaire - Housing Numbers

Q1(a) What factors should be given the greatest weight in deciding the overall housing target for Chichester District (excluding the National Park)?
(please tick one answer for each question)

| | Highest Priority | Very Important | Quite Important | Not Important |
|---|------------------|----------------|-----------------|---------------|
| Preserving the existing character and environment of the District | | | | |
| Providing a good choice of housing for all local people | | | | |
| Providing affordable housing to meet all local needs | | | | |
| Providing affordable housing to meet the highest priority needs | | | | |

| | | | | |
|--|--|--|--|--|
| Providing enough housing to maintain current levels of economic growth | | | | |
| Providing enough housing to support further economic growth in line with national expectations | | | | |

Q1(b) Are there any other factors that you consider important? (Please list)

Q2(a) What housing target should be set for the South of the District? (please tick one answer only)

| | |
|---|--|
| Target A 305 homes per year | |
| Target B 330 homes per year | |
| Target C 355 homes per year (equivalent to the South East Plan requirement) | |
| Target D 380 homes per year | |
| Target E 415 homes per year | |

Q2(b) If you favour another housing target for the South of the District other than the one set out in the South East Plan, please briefly explain why

Q3(a) What housing target should be set for the North of the District (excluding the National Park)?
(please tick one answer)

| | |
|----------------------------|--|
| Target A 12 homes per year | |
| Target B 16 homes per year | |
| Target C 20 homes per year | |

Q3(b) If you favour another housing target for the North of the District (excluding the National Park) other than the ones set out above, please briefly explain why

6 Housing Locations

This section explains the work that the Council has done to identify potential locations for new housing development. It sets out a range of possible options locating planned housing in the South of the District in the period to 2028. In the North of the District (excluding the National Park), planned levels of housing are relatively low and therefore it is not intended to identify locations at this stage.

Where should new housing be located?

6.1 In addition to determining what overall level of new housing should be provided, the Core Strategy will also need to consider where the future planned housing will be located. This will include identifying any key strategic locations suitable for major new development and providing a broad indication of how much housing will be planned for in different settlements and areas. Further sites for housing will then be identified in local/neighbourhood plan documents to meet these planned requirements.

6.2 Our general approach has been to look for the most sustainable locations for new housing development. This has involved focusing most new housing towards larger settlements and areas that are well served by existing infrastructure and facilities, or towards locations where new infrastructure and facilities can be provided.

6.3 The starting point for this analysis is the strategic locations previously identified in the Focus on Strategic Growth Options (FoSGO) document, which the Council published for consultation in early 2010. Your views expressed in that consultation, have been combined with information from the Strategic Housing Land Availability Assessment (SHLAA), published in March 2010, and evidence the Council has obtained by talking to key infrastructure providers and public agencies. We have considered a range of different factors, including:

- the size, character and role of different settlements
- the level and types of housing needs across different areas
- sustainability in terms of access to employment, services and facilities
- the capacity of local infrastructure to accommodate new development
- constraints on new development (e.g flood risk and impact on the landscape and environmentally protected areas)
- the availability of potential housing sites

Potential housing locations

6.4 The availability of locations suitable for housing development is constrained by the need to avoid damaging the high quality environment and character of the area, and by transport and other infrastructure constraints. Taking account of the factors above, a number

of locations identified in the FoSGO document are taken forward as options in this consultation, whilst others have now been discounted. The section below provides a brief summary of potential housing locations.

Chichester City

6.5 The FoSGO consultation identified four possible strategic housing locations to the West, South West, East and North East of Chichester City. All of these locations are subject to development constraints which were highlighted during the FoSGO consultation relating to wastewater treatment at the Apuldram Wastewater Treatment Works (WwTW), traffic congestion on the A27 and recreational impacts on Chichester Harbour. However, the constraints are more severe to the west and south-west of the City, where traffic congestion on the A27 junctions is most serious, and where proximity to Chichester Harbour would make environmental impacts resulting from major development difficult to mitigate. In addition, these locations offer no foreseeable acceptable solution to the current wastewater capacity constraints in the plan period. Given the scale of the constraints and likely opposition of the statutory agencies, the locations to the West and South West of the City have been discounted as options for strategic development at the current time.

6.6 There is greater scope for development to the east of the City, where the environmental impacts on Chichester Harbour will be less and traffic congestion around the A27 is generally less severe. In addition, development to the east of the City provides the possibility of overcoming the wastewater capacity constraints affecting the Apuldram WwTW by instead providing connections to the Tangmere WwTW. However, major development would require the expansion and upgrading of the Tangmere WwTW, and this will affect the potential timing of development.

6.7 On this basis, the only locations being proposed for strategic development at Chichester City are at Portfield/Shopwhyke and on land to the North East of the City.

Tangmere

6.8 Tangmere offers scope for a planned expansion that would enhance the village's role as a settlement hub. Development at Tangmere would have the potential to deliver a range of housing types, including providing housing for local people who cannot afford to buy in Chichester City. It could also help provide a defined village centre and additional social and community facilities, which Tangmere currently lacks, as well as improved public transport services for the village. As at Chichester City, development would need to be phased in conjunction with expansion and upgrading of the Tangmere WwTW.

6.9 Development at Tangmere would need to be 'master planned' in liaison with the local community and infrastructure providers to ensure that it is well integrated with the existing village, and that supporting infrastructure and

facilities are provided early in the development programme. Further piecemeal development at Tangmere would not be acceptable.

East Wittering & Bracklesham, Selsey and Southbourne

6.10 The FoSGO consultation included the option of strategic development at the settlement hubs of East Wittering & Bracklesham, Selsey and Southbourne. Based on analysis of the SHLAA findings and consideration of environmental and infrastructure constraints, it is considered that the scope for development in these settlements is likely to be more constrained than at Chichester City and Tangmere. Therefore, the level of housing now being proposed for these settlements is lower.

Other Locations

6.11 The FoSGO consultation document identified potential locations for strategic development at Fishbourne and Westhampnett.

6.12 Following further investigation, the suggested locations at Fishbourne and Westhampnett have been discounted as options for strategic housing development. Development at Fishbourne would be close to Chichester Harbour, and would therefore be subject to the same environmental and wastewater capacity constraints as sites to the west of Chichester City. At Westhampnett, the SHLAA failed to identify any sites of sufficient size to accommodate a strategic housing development.

6.13 Although the option of major housing development elsewhere has been ruled out, the SHLAA identified a number of smaller sites in villages in the South of the District that may be suitable for some housing development. There are also potential opportunities on brownfield land within Chichester City. The housing potential from these locations has been taken into account in the Options presented below.

Options for Housing Locations

6.14 Based on the analysis above, the Council now wishes to consult on a number of possible options for locating planned housing in the South of the District over the period to 2028. Each of the options gives a different priority to development in the main settlements (Chichester City, Tangmere, East Wittering and Bracklesham, Selsey and Southbourne) and across the smaller villages. For each option, the level of housing proposed in different locations varies according to the overall housing target to be agreed following this consultation.

6.15 The options propose locations for major housing development at Tangmere and to the east of Chichester City. If considered suitable, these will be identified in the Core Strategy as development locations. Each major development would be subject to master planning with local communities. The options also indicate possible levels of housing to be provided on medium and small sized sites in the other main settlements and the smaller villages. For

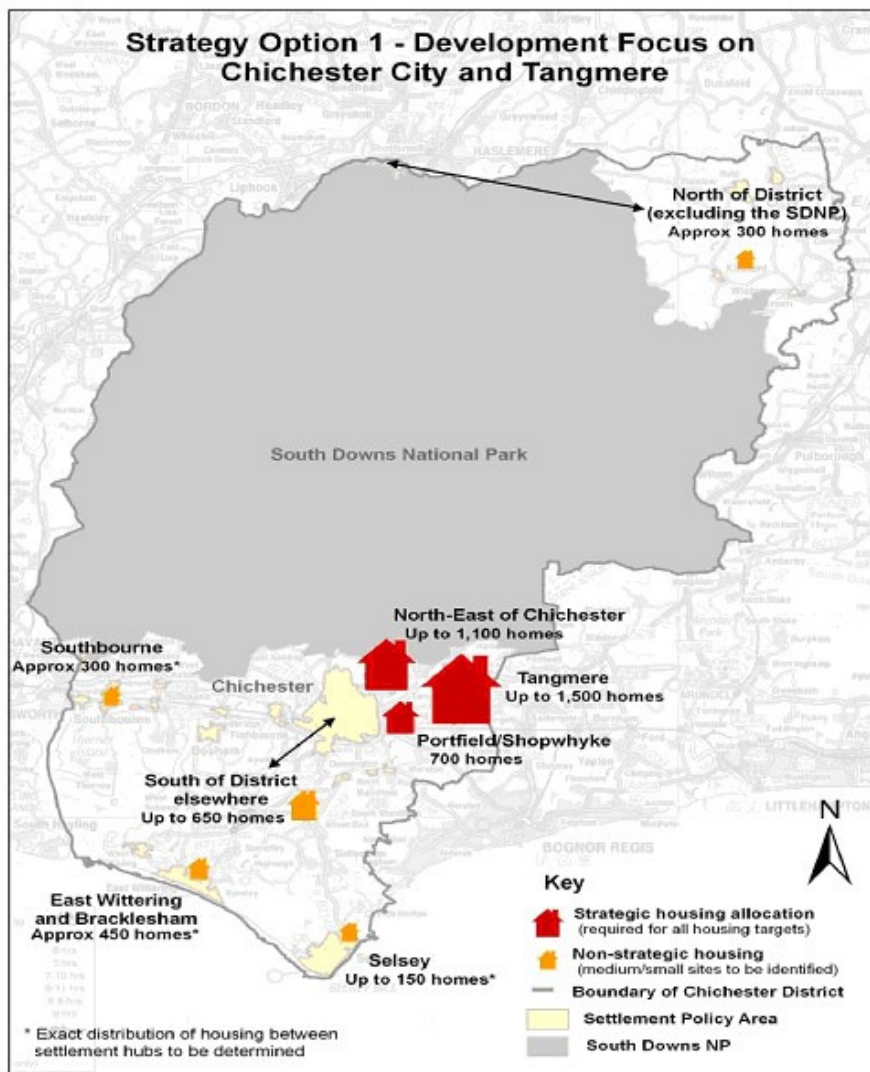
these areas, the Core Strategy will only indicate the overall number of homes to be planned, with specific sites to be identified in later local/neighbourhood plan documents.

6.16 Each of the options put forward would be in broad conformity to the South East Plan.

6.17 In the North of the District (excluding the National Park), the overall targets under consideration for new housing are relatively low. Therefore, the Core Strategy will only indicate the overall number of homes to be planned, with specific sites to be identified in later local/neighbourhood plan documents.

6.18 More information on the options and analysis of potential housing locations is set out in the accompanying Technical Paper 2: Housing Locations, and in the Sustainability Appraisal.

Option 1 - Development Focus on Chichester City and Tangmere

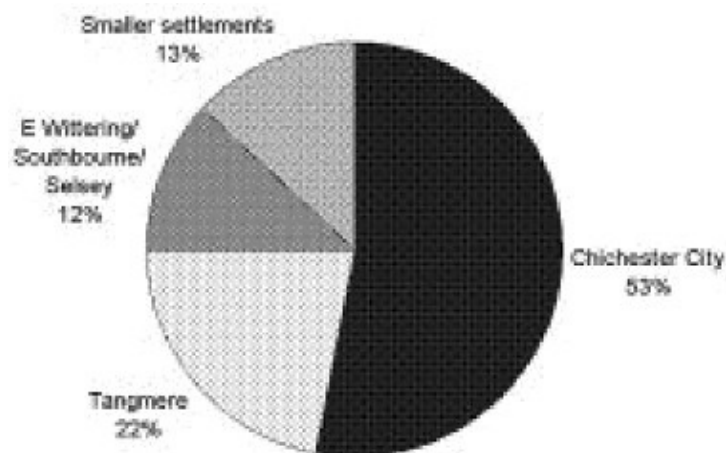


6.19 This option gives priority to strategic development at Chichester City and Tangmere. Strategic development sites would be identified at Portfield/Shopwhyke for 700 homes, and at Tangmere for between 1,200 and 1,500 homes depending on the overall housing target.

Development at both sites would commence around 2015/16, in conjunction with the expansion/upgrading of the Tangmere Waste Water Treatment Works (WwTW).

6.20 In addition, a strategic site north-east of Chichester would be identified for development later in the Plan period. Depending on the overall housing target, this would be phased to commence between 2019/20 and 2023/24, and would provide between 550 and 1,100 homes by 2028 with development envisaged to continue beyond 2028.

6.21 Some development would also be planned for non-strategic sites at the other settlement hubs and other locations. The total housing on non-strategic sites would range from between 800 homes (for Housing Targets A and B) to 1,500 homes, if needed to achieve a higher housing target (Target D).
Indicative distribution of new housing



Advantages and Disadvantages of developing Option 1

Advantages

- A1: Focuses most development in a few locations, at Chichester City and Tangmere
- A2: Offers potential to allocate the largest sites in the Core Strategy, which would assist earlier planning and delivery
- A3: Maximises development at Chichester City, which provides the widest range of facilities and sustainable transport
- A4: Key strategic sites are being actively promoted by developers/ landowners
- A5: Would maximise scope for developer contributions towards addressing infrastructure capacity issues
- A6: Focuses mainly on strategic housing developments which could be planned as sustainable, integrated new communities, providing a wide range of housing supported by employment and new or enhanced community

facilities, in particular this would be of great benefit to Tangmere

A7: Strategic housing developments would also offer opportunities for design of sustainable new developments, incorporating energy efficient buildings, on-site renewable energy, an extensive range of open space/green infrastructure, and good access to the City and surrounding countryside by public transport, walking and cycling

Disadvantages

D1: Results in a high proportion of the District's new development at Chichester City, and may limit the scope for providing affordable housing, infrastructure and facilities at the settlement hubs and elsewhere

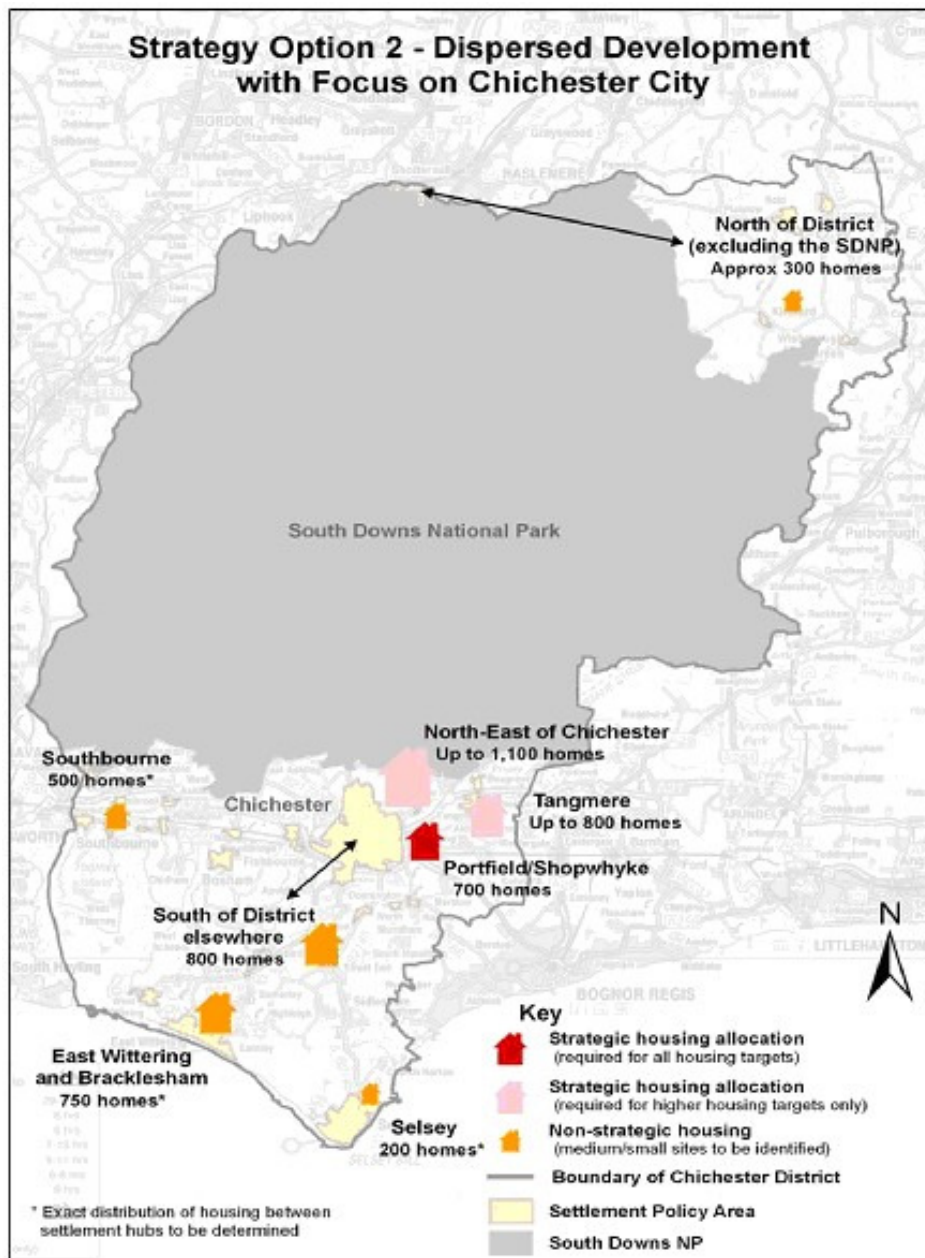
D2: Would involve rapid and continuing growth for Chichester City throughout the Plan period, which may create pressures on the character of the City

D3: Strongly dependent on solutions to wastewater treatment restrictions and A27 capacity issues to enable strategic developments to commence relatively early in Plan period

D4: Insufficient existing community facilities and infrastructure at Tangmere - this would have to be addressed as part of any major new development

D5: Focus on a small number of sites risks leaving less contingency if unforeseen factors cause delays to development

Option 2 - Development focus on Chichester City and dispersed elsewhere

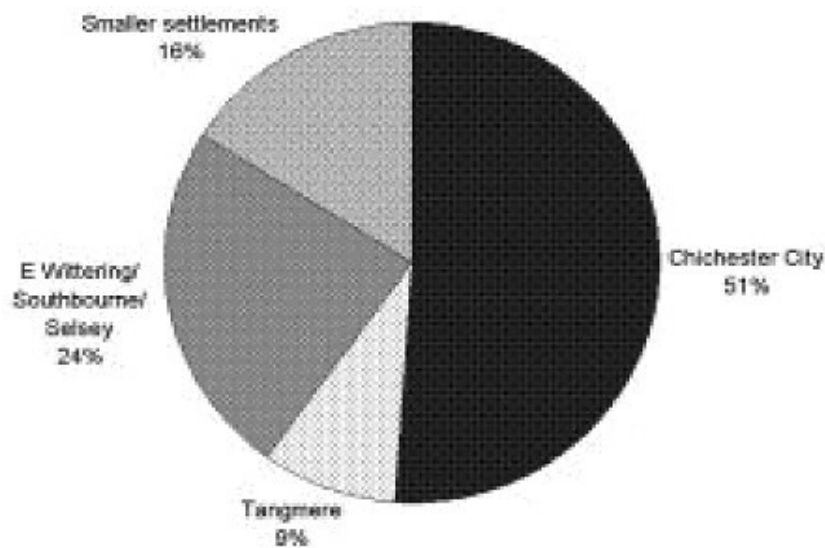


6.22 This option gives priority to development at Chichester City, rather than Tangmere, and allows for a higher level of development in the settlement hubs and smaller villages than in Option 1. As in Option 1, housing would be identified at Portfield/Shopwhyke for 700 homes. In addition, up to 1,100 homes north-east of Chichester may be required, depending on the overall housing target. The proportion of housing on non-strategic sites is higher than Option 1, with a combined total of 1,450 homes at East Wittering, Southbourne and Selsey, and a further 800 homes at other locations in the South of the District.

6.23 For this option, no strategic development will be needed at Tangmere, if the housing target is relatively low (Targets A-C), although provision will still be made for a small amount of non-strategic housing (250 homes). However,

Target D (380 homes/year) would require a strategic development of 800 homes at Tangmere.

Indicative distribution of new housing



Advantages and Disadvantages of developing Option 2 Advantages

A1: Provides a more even distribution of development, more closely reflecting housing need across the settlements with the exception of Tangmere.

A2: Smaller sites would generally have shorter lead times, enabling development to be brought forward more rapidly, helping to address the current housing shortfall

A3: Provides good scope for providing affordable housing, infrastructure and facilities at the settlement hubs and elsewhere (where not constrained)

A4: Proposes significant development at Chichester City, which provides the widest range of facilities and sustainable transport

A5: Would enable slower, more measured growth for Tangmere, allowing the village more time to adjust and accommodate recent new development

A6: Still provides scope for developing urban extensions as sustainable and integrated new communities over a longer period

Disadvantages

D1: Will require further work to demonstrate that there are sufficient suitable and deliverable housing sites in smaller settlements to provide the housing proposed

D2: Potentially suitable sites may still be limited due to infrastructure and environmental constraints

D3: Requires a high proportion of housing to be identified in later LDF documents or neighbourhood plans, which would delay sites being identified and may result in an insufficiently clear spatial strategy

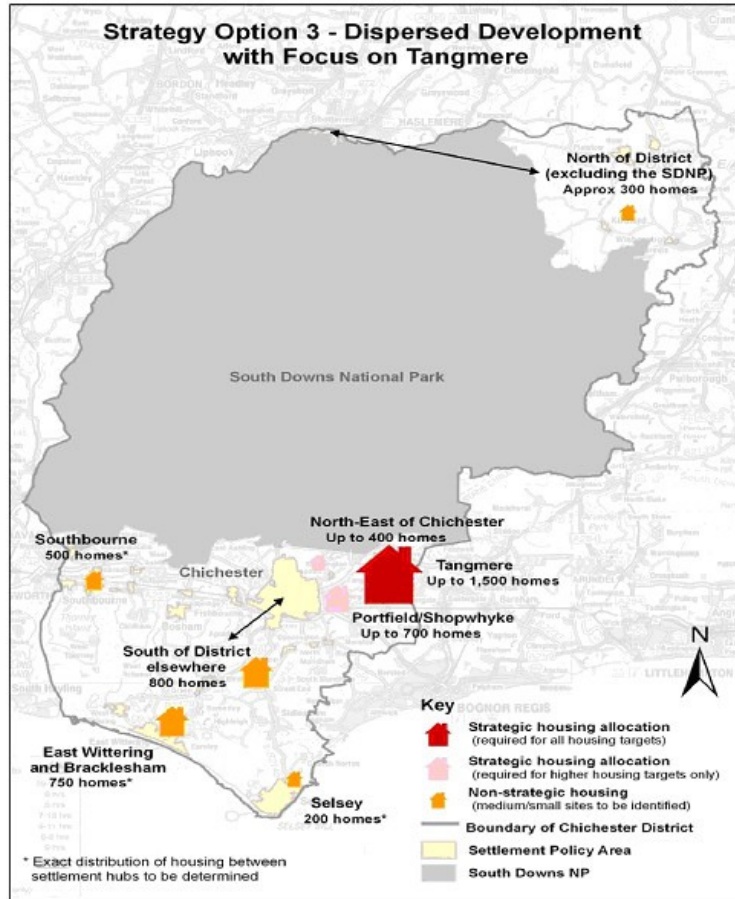
D4: Will still require solutions to wastewater treatment and A27 capacity issues

D5: Less scope to address insufficient existing community facilities and infrastructure at Tangmere as part of new development

D6: Less focus on strategic housing developments may limit or delay developer contributions towards addressing infrastructure capacity issues and

make it harder to coordinate and manage infrastructure delivery, which would require the pooling of funds through the Community Infrastructure Levy (CIL) or a similar tariff based approach

Option 3 - Dispersed Development with focus on Tangmere



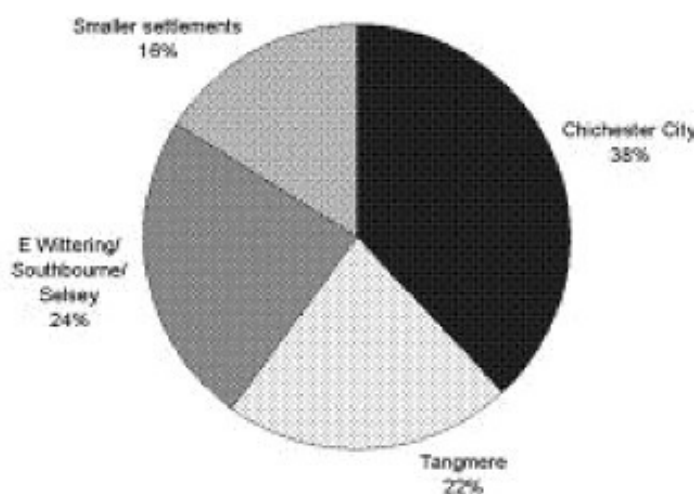
6.24 Option 3 gives priority to development away from Chichester City, focusing on Tangmere and the other settlement hubs, but also providing for significantly more development in smaller villages than in Option 1. Strategic development land would be identified at

Tangmere, to provide for between 950 and 1,500 homes. The proportion of housing provided at the settlement hubs and smaller villages would be the same as for Option 2, with delivery of a combined total of 1,450 homes at East Wittering, Southbourne and Selsey, and a further 800 homes at other locations in the South of the District.

6.25 If the overall housing target is relatively low (Housing Targets A and B), no strategic allocations at Chichester City would be needed. However, Target C (355 homes/year) would require some development (550 homes) at Portfield/Shopwhyke later in the Plan period, whilst an even higher target (Target D – 380 homes/year) would also require both Portfield/Shopwhyke

(700 homes) and a further small allocation for 400 homes north-east of Chichester City.

Indicative distribution of new housing



Advantages and Disadvantages of developing Option 3 Advantages

A1: Provides a more even distribution of development, more closely reflecting the current settlement hierarchy

A2: Smaller sites would generally have shorter lead times than larger ones, enabling development to be brought forward more rapidly, helping to address the current housing supply deficit

A3: Provides good scope for providing affordable housing, infrastructure and facilities at the settlement hubs and elsewhere

A4: Would enable slower, more measured growth for Chichester City, allowing the City more time to adjust and accommodate recent and current new development

A5: Provides flexibility for delaying strategic development at the City, if the waste water and A27 issues cannot be addressed in the short to medium term

A6: Still provides scope for developing urban extensions as sustainable and integrated new communities over a longer period

Disadvantages

D1: Insufficient existing community facilities and infrastructure at Tangmere - this would have to be addressed as part of any major new development

D2: Will require further work to demonstrate that there are sufficient suitable and deliverable housing sites to provide the housing proposed

D3: Potentially suitable sites may still be limited due to infrastructure and environmental constraints

D4: Requires a high proportion of housing to be identified in later LDF documents or neighbourhood plans, which would delay sites being identified and may provide an insufficiently clear spatial strategy

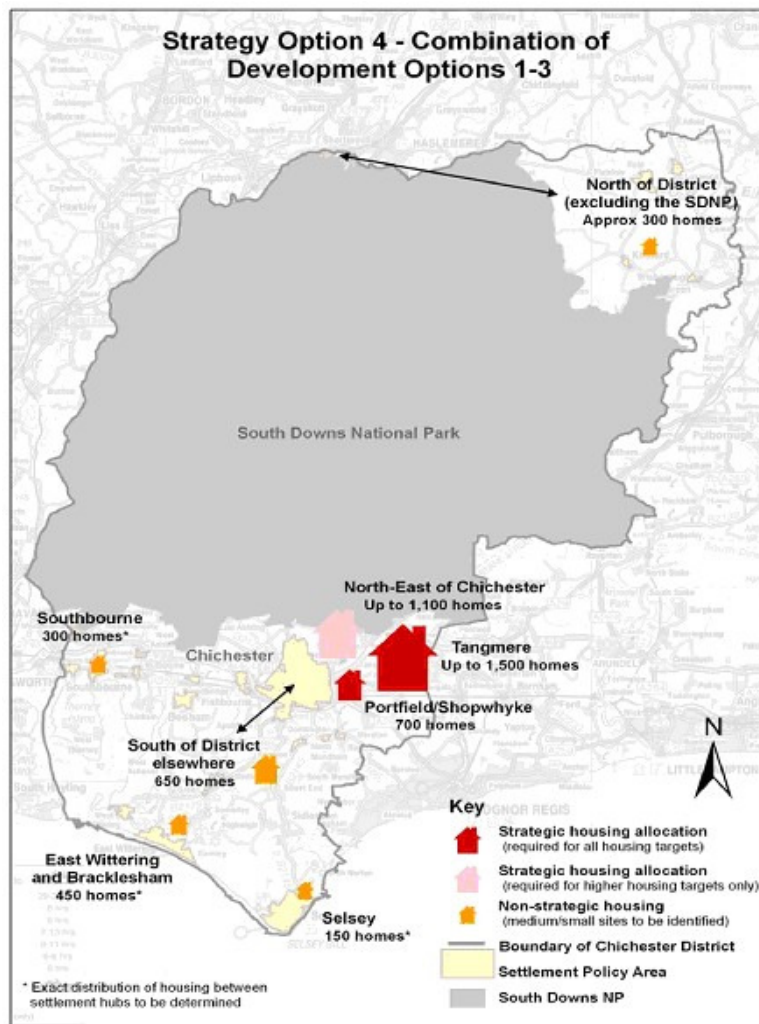
D5: Will still require solutions to wastewater treatment and A27 capacity issues

D6: Less focus on strategic housing developments may limit or delay developer contributions towards addressing infrastructure capacity issues and make it harder to coordinate and manage infrastructure delivery, which would require the pooling of funds through the Community Infrastructure Levy (CIL)

or a similar tariff based approach

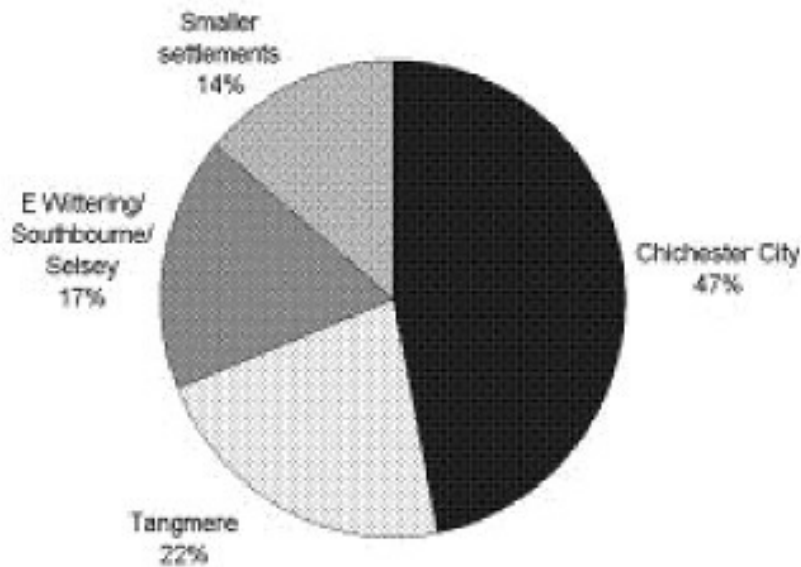
Option 4 - Combination of Options 1-3

6.26 Option 4 combines elements of Options 1 to 3, providing for a more balanced distribution of housing across all the identified locations. It assumes a strategic allocation at Portfield/Shopwhyke for 700 homes, and at Tangmere for between 950 and 1,500 homes.



However, this scenario also allows for provision of 1,550 homes on non-strategic sites, of which a combined total of 900 homes would be provided at East Wittering, Southbourne and Selsey, and a further 650 homes elsewhere.

6.27 Therefore, in this option, a second allocation at Chichester City would not be required if a low housing target is adopted (Housing Targets A and B). However, higher housing targets (Target C or D) would require a further allocation to provide between 550 and 1,100 homes within the Plan period. Indicative distribution of new housing



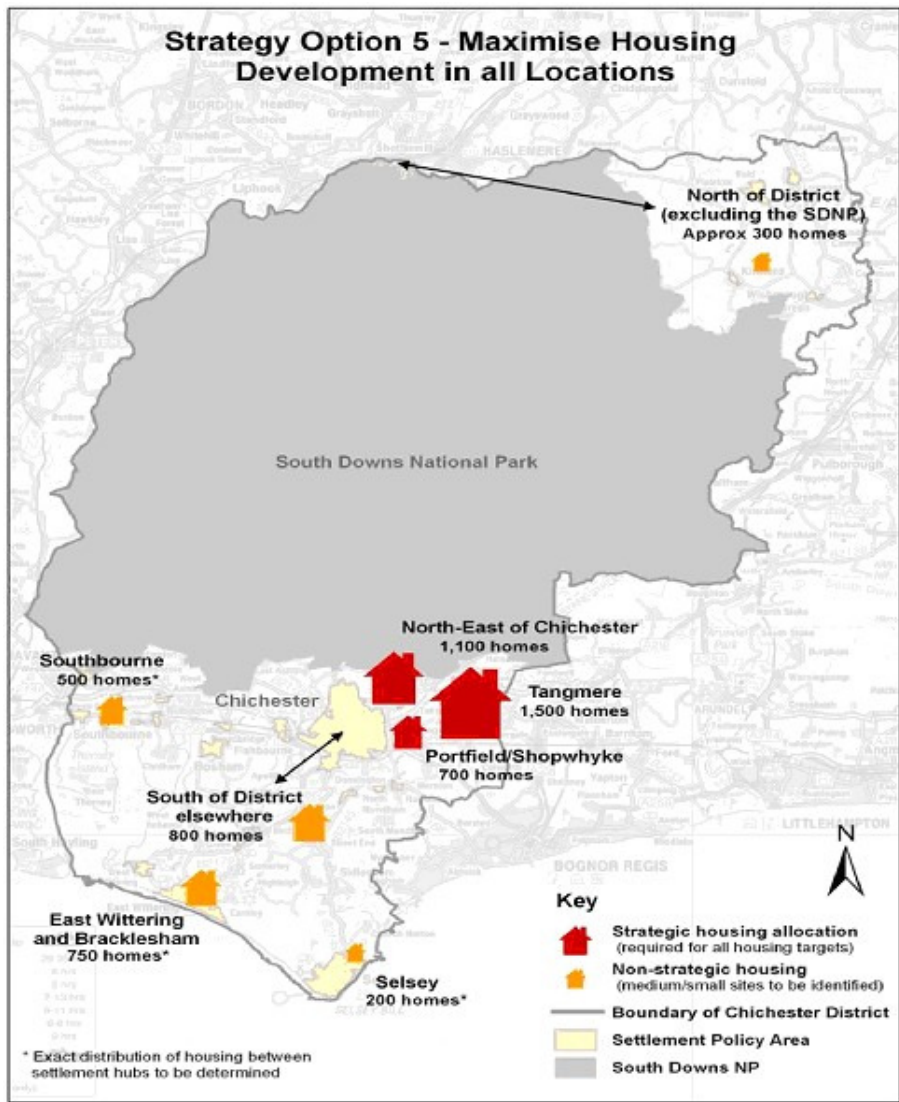
Advantages and Disadvantages of developing Option 4

Advantages

- A1: Provides for a more even distribution of new housing, comprising a mix of strategic and non-strategic sites
- A2: Provides reasonable scope for providing affordable housing, infrastructure and facilities at the settlement hubs and elsewhere
- A3: Provides some flexibility for delaying strategic development at the City, if the wastewater and A27 issues cannot be addressed in short term
- A4: Would provide scope for developer contributions towards addressing infrastructure capacity issues
- A5: Focuses mainly on strategic urban extensions which could deliver integrated communities, providing a wide range of housing supported by employment and new or enhanced community facilities
- A6: Would also offer opportunities for design of sustainable new developments, incorporating energy efficient buildings, on-site renewable energy, an extensive range of open space/green infrastructure, and good access to the City and surrounding countryside by public transport, walking and cycling

Disadvantages

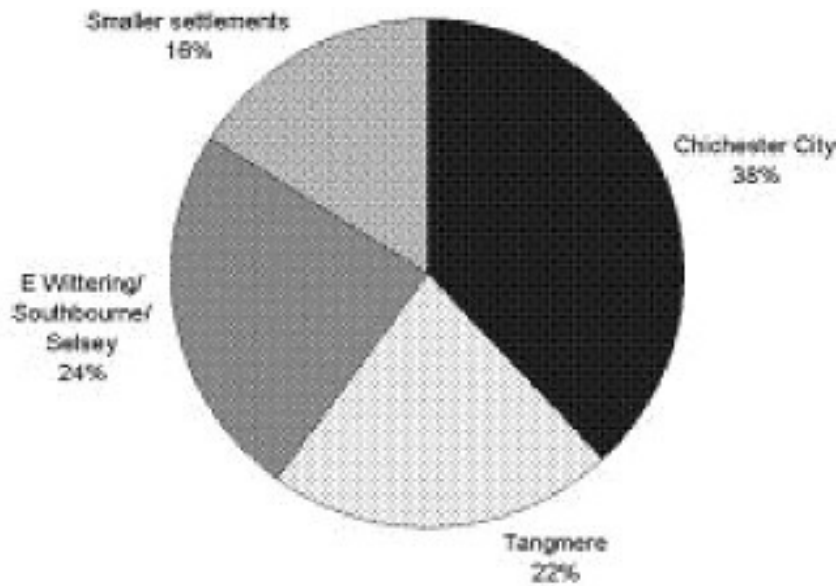
- D1: Depends on solutions to wastewater treatment restrictions (and possibly A27 capacity issues) to enable strategic developments to commence relatively early in Plan period
- D2: May to some degree limit the scope for providing affordable housing, infrastructure and facilities at the settlement hubs and elsewhere
- D3: Insufficient existing community facilities and infrastructure at Tangmere - this would have to be addressed as part of any major new development
- D4: Likely to involve some further work to demonstrate that there are sufficient suitable and deliverable housing sites away from Chichester City



Option 5 – Maximise Housing in all Identified Locations

6.28 This option envisages that all the strategic locations and non-strategic housing potential identified in the previous options are developed during the Plan period. This option would deliver an average of 415 homes/year (Target E). This is the highest housing target under consideration in this Core Strategy consultation. Effectively, this represents the maximum level of housing that the Council considers may be achievable in the South of the District over the period to 2028. However, delivery of such a high target would require a very buoyant construction industry and housing market, and assumes the ability to overcome identified infrastructure and environmental constraints.

Indicative distribution of new housing



Advantages and Disadvantages of developing Option 5 Advantages

A1: New housing would be relatively evenly distributed across the area, though with a high proportion of development on strategic sites

A2: Maximises scope for providing affordable housing, infrastructure and facilities at the settlement hubs and elsewhere

A3: Maximises scope for securing developer contributions towards addressing infrastructure capacity issues

A4: Focuses mainly on strategic urban extensions which could deliver integrated communities, providing a wide range of housing supported by employment and new or enhanced community facilities

A5: They would also offer opportunities for design of sustainable new developments, incorporating energy efficient buildings, on-site renewable energy, an extensive range of open space/green infrastructure, and good access to the City and surrounding countryside by public transport, walking and cycling

Disadvantages

D1: Would involve rapid and continuing growth for Chichester City and Tangmere throughout the Plan period, which may create pressures on existing communities and the character of these areas

D2: Strongly dependent on solutions to wastewater treatment restrictions (and possibly A27 capacity issues) to enable strategic developments to commence relatively early in Plan period

D3: Insufficient existing community facilities and infrastructure at Tangmere - this would have to be addressed as part of any major new development

D4: Likely to involve some further work to demonstrate that there are sufficient suitable and deliverable housing sites away from Chichester City and Tangmere

D5: High required levels of housing delivery likely to be difficult to achieve, except in a very buoyant housing market

7 Questionnaire - Housing Locations

Please give your general views on the best approach for locating new housing

Q4 What factors should be given most weight in determining where new housing should be located?

| | Highest Priority | Very Important | Quite Important | Not Important |
|--|------------------|----------------|-----------------|---------------|
| Preserving the existing character and environment of the District | | | | |
| Providing a good choice of housing for all local people | | | | |
| Providing affordable housing to meet all local needs | | | | |
| Providing affordable housing to meet the highest priority needs | | | | |
| Providing enough housing to maintain current levels of economic growth | | | | |
| Providing enough housing to support further economic growth in line with national expectations | | | | |

Q5(a) Which of the Options for locating housing should be given priority?

Please refer to Maps 1-5 for details.

(please tick one answer)

| | |
|---|--|
| Option 1: Development Focus on Chichester City and Tangmere | |
| Option 2: Dispersed Development with Focus on Chichester City | |
| Option 3: Dispersed Development with Focus on Tangmere | |
| Option 4 : Combination of Development Options 1-3 | |
| Option 5: Maximise Housing in all Identified Locations | |

Q5(b) If you favour another option for housing distribution, please give details.

Please give your views on whether the following locations are suitable for Major Housing Development

The Core Strategy will identify sites or broad locations for major housing developments of at least 500 dwellings in any single location. These would be planned as sustainable and inclusive new communities, providing a wide range of housing types, sizes and tenures, including affordable housing. The new developments would provide or be supported by provision of new employment opportunities, new or enhanced community facilities, a network of green spaces and recreational facilities, and good access and travel links both within the developments and off-site. Development will then be guided by comprehensive Masterplans, which will be prepared in conjunction with the local communities.

Tangmere

Q6(a) Do you consider Tangmere is a suitable location for major development? (Potential for managed expansion of the village [up to 1,500 homes] to provide additional employment, enhanced community facilities for the village, public open space and managed green spaces, and improved access and travel links)
(please tick one answer)

YES

POSSIBLY

NO

Q6(b) Please provide any comments on your choice above and what key issues will need to be considered in planning development in this location?

Portfield/Shopwhyke

Q7(a) Do you consider Portfield/Shopwhyke is a suitable location for major development? (Potential for development of a new community [around 700 homes] linked to Chichester City, to provide linked employment development, new community facilities, public open space and managed green spaces, and improved access/transport links to the City)
(please tick one answer)

YES

POSSIBLY

NO

Q7(b) Please provide any comments on your choice above and what key issues will need to be considered in planning development in this location?

North-East of Chichester City

Q8(a) Do you consider north-east of Chichester City is a suitable location for major development? (Potential for development of a new community [potentially up to 1,500 homes in the longer term] linked to Chichester City, to provide linked employment development, new community facilities, public open space and managed green spaces, and improved access/transport links to the City)

(please tick one answer)

YES

POSSIBLY

NO

Q8(b) Please provide any comments on your choice above and what key issues will need to be considered in planning development in this location?

Please give your views on whether the following locations are suitable for development Medium and Small Scale Housing

These would be locations for housing developments, ranging from 10-15 dwellings up to around 300-400 dwellings on any one site. Depending on their scale and location, the new developments would be expected to provide a range of housing types, sizes and tenures, including affordable housing. They would normally provide open space/playspace, and improved access, and will generally also be expected to contribute towards new or enhanced community facilities, green spaces and recreational facilities, and improved accessibility/travel links to off-site facilities.

The Core Strategy will only indicate the broad level of non-strategic housing to be provided across the District. The most suitable sites and locations will then be identified through more detailed planning work at the neighbourhood level, which will be carried out once the Core Strategy is in place.

East Wittering/Bracklesham

Q9(a) Do you consider East Wittering/Bracklesham is a suitable location for development? (Potential for medium or small scale housing development, which will involve some extension to the existing built area. The new housing will provide or contribute to public open space/green spaces, improved access and transport links, enhanced community facilities and local job opportunities). (please tick one answer)

YES

POSSIBLY

NO

Q9(b) Please provide any comments on your choice above and what key issues will need to be considered in planning development in this location?

Selsey

Q10(a) Do you consider Selsey is a suitable location for development?
(Potential for small/medium scale housing development, which will involve some extension to the existing built area. The new housing will provide or contribute to public open space/ green spaces, improved access and transport links, enhanced community facilities and local job opportunities).
(please tick one answer)

YES

POSSIBLY

NO

Q10(b) Please provide any comments on your choice above and what key issues will need to be considered in planning development in this location?

Southbourne

Q11(a) Do you consider Southbourne is a suitable location for development?
(Potential for medium or small scale housing development, which will involve some extension to the existing built area. The new housing will provide or contribute to public open space/ green spaces, improved access and transport links, enhanced community facilities and local job opportunities).
(please tick one answer)

YES

POSSIBLY

NO

Q11(b) Please provide any comments on your choice above and what key issues will need to be considered in planning development in this location?

South of District Villages

Q12(a) Do you consider Villages in the South of District suitable locations for development? (Potential for small/medium scale housing development, which will involve extensions to the existing built areas of some settlements).
(please tick one answer)

YES

POSSIBLY

NO

Q12(b) Please provide any comments on your choice above and what key issues will need to be considered in planning development in this location?

North of District Villages (excluding the National Park)

Q13(a) Do you consider Villages in the North of the District (excluding the South Downs National Park) suitable locations for development? (Potential for small/medium scale housing development, which will involve extensions to the

existing built areas of some settlements).
(please tick one answer)

YES

POSSIBLY

NO

Q13(b) Please provide any comments on your choice above and what key issues will need to be considered in planning development in this location?

Q14 Do you have any other comments or suggestions on planning for housing development?

8 The next steps

How to make your views known

The most effective way of making your views known is to complete the form online. This means that your comments can be directly analysed without any interpretation by Planning Officers. Your comments will also be viewable in your own words rather than as interpreted by others.

We therefore strongly encourage you to submit your form online by following the instructions provided on the portal. If you should encounter difficulties please call 01243 534571 for assistance.

If you do wish to print and complete the questionnaire on paper and return by post, please return it to: Freepost Chichester LDF.

Please note that the consultation period runs from 26 August to 23 September 2011.

If you have any queries please contact the Planning Policy Team at Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY. Telephone: 01243 534571, or email: Local Development Framework.

What happens next

At the end of the consultation period, all the comments we have received will be analysed. The Council will then take a decision on which housing numbers and locations should be taken forward into the Core Strategy. A draft Core Strategy document will then be prepared for public consultation in early 2012.

You can keep up to date with progress on the Core Strategy, view background information and technical studies, including the Sustainability Appraisal at Chichester District Council website