

Authority's Monitoring Report 2011-2012



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1 . Executive Summary

1 Executive Summary

1.1 This is Chichester District Council's first Authority's Monitoring Report, following on from seven previous Annual Monitoring Reports. It contains information on the progress of preparation of the Local Plan, and the extent to which planning policies are being implemented.

1.2 This report covers the period 1 April 2011 to 31 March 2012. Significant events occurring after the monitoring period are noted.

1.3 On 1 April 2011, the South Downs National Park Authority (SDNPA) became the local planning authority for the South Downs National Park area, which covers most of the north of Chichester District. This report therefore does **not** cover the Local Plan progress made in the area of the District covered by the National Park.

1.4 Where possible, information is presented for the area of Chichester District excluding the area covered by the National Park. In instances where this is not possible, this is stated at the start of each section.

Local Plan Progress

- The Council approved an updated Local Development Scheme in July 2012, with the Core Strategy having an end date of 2029, covering the parts of the District outside the National Park boundary.
- The South Downs National Park Authority approved its Local Development Scheme in September 2011.
- An Interim Policy Statement on 'Facilitating Appropriate Development' was adopted on 19 July 2011.
- The Sites in Chichester City North Development Brief was adopted on 24 January 2012
- The Housing Numbers and Locations consultation ran from 26 August to 23 September 2011.

Monitoring Policy Performance

The Economy

- The total employment floorspace developed in 2011-12 was 2,467m² (net). Compared to the year 2010-11, additional net employment floorspace provision increased 100%.
- 90% of the total employment floorspace completed in 2011-12 was developed on Previously Developed Land (PDL). This was a substantial increase on the year 2010-11 when 77% of total business floorspace was developed on PDL.

- 79,008 Sqm (net) of employment floorspace was available in 2011-12, an increase from 2010-11. The amount of employment land available was 100.48ha, a significant increase in comparison to 2010-11.
- 2,831m² (gross) of retail, offices and leisure development was completed in 2011-12. Around 4.5% of this development was within town centre areas. Compared to 2010-11, the amount of gross floorspace completed for Town Centre Uses has decreased by 94%.

Housing and Neighbourhoods

- 353 net dwellings were built in 2011-12. This was below the Chichester District annual average target of 480 dwellings, and was a decrease of 18% compared with the 429 dwellings built in 2010-11.
- There is an identified supply of 2,915 net additional dwellings compared to the District requirement of 3,260 net dwellings for the period 2012-2018, resulting in a five year housing land supply shortfall of 345 net dwellings.
- 75.6% (gross) of dwellings built in 2011-12 were on PDL. This is an improvement on 2010-11, and compares favourably with the Government national target of 60%.
- 112 affordable dwellings (gross) were built in 2011-12, representing 28.4% of total gross housing completions. This is a slight decline in performance compared with the previous year when 135 affordable dwellings were built. The level of gross affordable completions in 2011-12 fell short of the Council's target of 150 new affordable dwellings a year.
- Over the year 2011-12, the proportion of 1 bedroom dwellings built fell from 20.1% to 12.7%, and the proportion of 4 bedroom properties fell from 20.3% to 18%. However, the proportion of 2 bedroom dwellings built increased from 31.7% to 35%. 3 bedroom dwellings accounted for 34.3% of all dwellings built.

The Environment

- No planning applications were granted contrary to the advice of the Environment Agency on flooding or water quality grounds.
- 51% of the 217 designated Sites of Special Scientific Interest (SSSI) in the District are considered to be in a favourable condition, with the remaining 49% considered to be in an unfavourable condition. Of the SSSI categorised as unfavourable, 99 sites are categorised as recovering.

1 . Executive Summary

Development Management

- The number of planning applications determined in the District within 13 weeks decreased by 36% from 2,225 in 2010-11 to 1,428 in 2011-12.
- 105 planning appeals were determined, of which 54% were dismissed; 33% were allowed; 5% part allowed/dismissed; and 8% withdrawn. This compares unfavourably with 2010-11 when 24% of a total 95 appeals were allowed.
- Between 1 April 2011 and 31 March 2012, eight new Section 106 agreements were signed, securing financial contributions towards infrastructure and community facilities. This totalled £448,333 to Chichester District Council and £615,235 to West Sussex County Council.

2 Introduction

The Authority's Monitoring Report

2.1 This is Chichester District Council's first Authority's Monitoring Report (AMR), following seven previous Annual Monitoring Reports. The AMR is the main mechanism for assessing the performance, implementation and effects of the Local Plan.

2.2 This report covers the period 1 April 2011 to 31 March 2012. Significant events occurring after the monitoring period are noted.

2.3 The Planning and Compulsory Purchase Act (2004) required Local Authorities to submit a yearly report to the Secretary of State to assess progress on the preparation of planning documents and the implementation of planning policies. The previous seven Annual Monitoring Reports were prepared under this legislation.

2.4 The Localism Act 2011 removed the need for Local Authorities to prepare and submit an Annual Monitoring Report to the Secretary of State each December.

2.5 The requirement to report on the progress of the implementation of the Local Development Scheme and achievement of the Local Development Documents is not removed by the Localism Act. Instead, Local Authorities must prepare Authorities Monitoring Reports which focus on the performance and achievements of the planning service within their local communities. They can also prepare reports for shorter periods if it is deemed appropriate.

2.6 Changes to the format and content of future AMRs will be reviewed as the Council progresses work on the new Local Plan (formerly the Local Development Framework), together with accompanying indicators and targets. Where possible, this AMR continues to use the indicators and targets included in earlier AMRs in order to be consistent with information previously collected, and to provide a comprehensive set of data with which to form a new monitoring framework for Chichester District (excluding the National Park).

2.7 This AMR includes:

- A description of the current planning context;
- Progress made since April 2011 on the preparation of the Local Plan and changes to the Local Development Scheme;
- An assessment of policy performance using output indicators.

South Downs National Park

2.8 On 1 April 2011 the South Downs National Park Authority (SDNPA) became the Local Planning Authority for the South Downs National Park area, which covers most of the north of Chichester District. This report covers the period 1 April 2011 to 31 March 2012 and therefore does not cover the progress made in the area of the District covered by the National Park.

2 . Introduction

2.9 Where possible, information is presented for the area of Chichester District excluding the area covered by the National Park. In instances where this is not possible, this is stated at the start of each section.

2.10 The SDNPA will be responsible for preparing monitoring reports for the National Park area.

Chichester District Background

2.11 Chichester District is primarily rural in character, with diverse landscapes and rich cultural and historic assets. A large part of the north of the District forms part of the South Downs National Park.

2.12 The extensive coastline in the south of the District includes the Chichester Harbour Area of Outstanding Natural Beauty and Pagham Harbour.

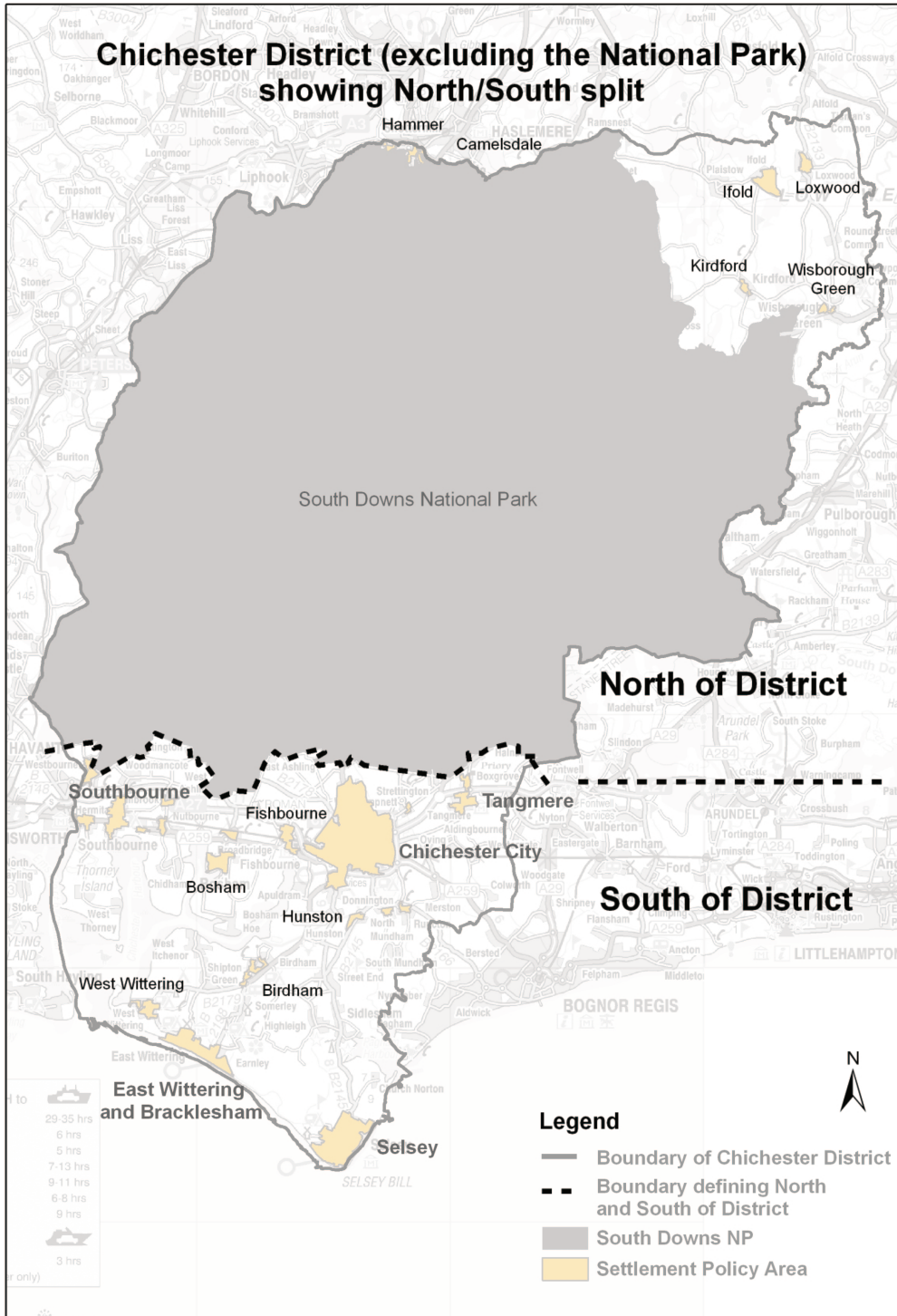
2.13 The District is home to the Chichester Festival Theatre, Chichester Cathedral, and the Goodwood Estate and Racecourse.

2.14 Chichester District is the largest of seven districts and boroughs within West Sussex, covering almost 800km² (309 square miles), stretching from Selsey on the south coast to the southern edge of Haslemere in the north.

2.15 Chichester City, the main urban centre, has a population of 25,707 (ONS, 2009). It is located within the A27 and rail corridor in the south of the District. Other main settlements include the seaside town of Selsey (population 11,000) in the south, and the historic market towns of Midhurst (pop. 4,839) and Petworth (pop. 4,637) in the SDNP area in the north of the District.

2.16 The majority of the population live in the numerous villages and hamlets in the rural areas.

Map 2.1 Chichester District (excluding the National Park) showing North/South split



3 . Planning Context

3 Planning Context

3.1 Since 1 April 2011, there have been a number of changes affecting the national, regional and local planning context.

Table 3.1 Changes to the Planning System

Level	The Old Planning System	The Planning System (post 2004 changes)	The New Planning System (post 2010 changes)
National	National Planning Policy Guidance and Circulars	National Planning Policy Statements and Circulars	National Planning Policy Framework
Regional	Regional Planning Guidance	Regional Spatial Strategy: 'The South East Plan'	'Duty to Co-operate'
County	County Structure Plan		
District	District Local Plan	Local Development Framework	Local Plan
Neighbourhood	-	-	Neighbourhood Plan

Localism Act 2011

3.2 On 6 July 2010, the new Coalition Government placed an order in Parliament to revoke Regional Spatial Strategies (RSS) with immediate effect. In a letter to Chief Planning Officers, the Coalition Government outlined that Local Planning Authorities would now be responsible for establishing the right level of local housing provision for their area.

3.3 The revocation of RSS was challenged in the High Court by developer CALA Homes Ltd. The decision, announced on 10 November 2010, concluded that Section 79 powers could not be used to revoke all RSS in their entirety. Following the judgement, the government published a letter to Chief Planners reiterating that the intention to abolish RSS should be regarded as a material consideration in planning decisions.

3.4 In May 2011 a judicial review appeal by CALA Homes Ltd, which claimed that the government's intention to revoke RSS could never be a lawful consideration in decisions on planning applications, was rejected at the Court of Appeal. The review concluded that the government's intention to abolish RSS through primary legislation could be a material planning consideration in making development management decisions, but not in plan-making decisions.

3.5 On 15 November 2011, the Localism Bill was given Royal Assent, making it an Act. Section 1019 of the Act enables the Secretary of State to order the abolition of RSS; however the abolition is currently subject to a Strategic Environmental Assessment (SEA) of each of the RSS.

3.6 To date the government has not indicated when the provisions to abolish RSS, including the South East Plan, will be enacted. This AMR therefore assesses progress against the appropriate South East Plan targets.

National Planning Policy Framework

3.7 On 27 March 2012, the government published the National Planning Policy Framework (NPPF), which came into immediate effect. The NPPF has replaced the previous National Planning Policy Statements (PPS) and Planning Policy Guidance (PPG).

3.8 The emerging Local Plan for Chichester District should be consistent with the principles and policies set out in the NPPF.

Chichester District Local Plan 1999 Saved Policies

3.9 The Secretary of State granted consent for the Chichester District Local Plan (1999) policies, in the schedule at Appendix 1, to be saved from 27 September 2007 as part of the transition to the preparation of Local Plans required by the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). These policies will be saved until such time as they are replaced by new policies in an adopted Local Plan.

Chichester District Sustainable Community Strategy

3.10 The Sustainable Community Strategy, 'Chichester District: A Very Special Place', was published in April 2009. The Strategy sets out the vision and objectives to plan for the future of the District from 2009-2026. The Sustainable Community Strategy priorities are to improve outcomes for:

- The Economy
- The Environment
- Health and Wellbeing
- Housing and Neighbourhoods

3 . Planning Context

- Transport and Access
- People and Places

3.11 This AMR has been set out using the Sustainable Community Strategy themes for priorities, so they may be cross-referenced.

4 Local Plan Progress

4.1 This section provides a summary of work undertaken in Chichester District towards Local Plan preparation and related planning policy documents.

4.2 From 1 April 2011 the South Downs National Park Authority has become the Local Planning Authority for the National Park area, which covers most of the north of the District. Chichester District Council is continuing preparation of a new Local Plan covering the area of the District excluding the National Park, whilst the SDNPA is preparing its own separate Local Plan for the National Park area.

Chichester District Local Plan

4.3 Chichester District is currently in the process of replacing the Chichester District Local Plan (1999) with a Chichester District Local Plan (formerly known as the Local Development Framework). The Local Plan is a collection of Local Development Documents covering different aspects of future plans for the area, and guidance for development management planners. It includes:

- **The Core Strategy & Development Management Policies (Development Plan Document):** A vision for the District and a series of general policies to provide the framework for guiding development towards this vision. It also contains more detailed policies for development management, and the policy context for Neighbourhood Plans.
- **Site Allocations (Development Plan Document):** Detailing the allocation for individual parcels of land, for specific types of development.
- **Gypsies and Travellers Site Allocations (Development Plan Document):** Allocating sites to satisfy the local need for accommodation as identified by the Gypsy and Traveller Accommodation Assessment.
- **Supplementary Planning Documents:** Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

4.4 Details of these documents are outlined in the Local Development Scheme, and the timetables for their preparation are shown below.

4 . Local Plan Progress

Local Development Scheme

4.5 The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires Local Planning Authorities to prepare, maintain and publish a Local Development Scheme (LDS). This enables the local community to find out which Local Development Documents are to be prepared for the area within a rolling three year time frame.

4.6 The most recent LDS was updated in accordance with the Localism Act and adopted in July 2012. It sets out the Council's intended timetable for Local Plan preparation over the period to 2015. It replaces the version published in 2009, and can be viewed on the Council's website at <http://www.chichester.gov.uk/index.cfm?articleid=5088>. The LDS reflects the progress made in preparing the emerging Local Plan (formerly known as the Local Development Framework).

4.7 As the 2012 LDS was updated after the monitoring period for this AMR, the key LDS milestones are not monitored in this document. Instead, a general update on the Council's progress on Local Plan preparation is given below, together with an updated timetable for production of the Core Strategy.

Development Plan Documents

Core Strategy Progress

4.8 On 1 November 2011, the Council's Cabinet agreed an updated timetable for preparing the Core Strategy. However, following the publication of the National Planning Policy Framework in March 2012, the timetable has been revised to allow for further evidence base studies in compliance with the NPPF.

4.9 This document will provide the overall planning framework for the District for the period to 2029. It will set out the broad planning strategy for the Plan area, identifying areas for strategic growth such as housing, employment and supporting infrastructure requirements, and contain a full set of Development Management policies. It will provide the policy context for Neighbourhood Plans prepared by Parish Councils. A revised Policies Map will be submitted with the Core Strategy.

Table 4.1 Local Plan Core Strategy & Development Management Policies DPD timetable

Date	Milestones	Comments	Progress
2010-2011	Early Stakeholder and Issues and Options Consultation	The Focus on Strategic Growth Options consultation took place January - February 2010. A further public consultation on Housing Numbers and	Completed Jan/Feb 2010 and Aug/Sep 2011

4 . Local Plan Progress

Date	Milestones	Comments	Progress
		Locations took place August - September 2011.	
March - April 2013	Preferred Options Consultation	Consultation on Local Plan Core Strategy & Development Management Policies Preferred Options. Evidence gathering currently taking place.	Ongoing
October - November 2013	Statutory Publication Pre-submission Consultation		-
March 2014	Submission to Secretary of State		-
June 2014	Examination		-
October 2014	Estimated date for Adoption		-

Site Allocations

4.10 The Site Allocations DPD will identify non-strategic sites such as housing, employment and other development requirements covering those parts of the Plan area where local communities have not chosen to identify sites through neighbourhood plans over the lifetime of the Plan. It will be in conformity with the Chichester Local Plan.

Table 4.2 Site Allocations DPD timetable

Date	Milestones	Progress
December 2014	Early Stakeholder and Issues and Options Consultation	-
May - June 2015	Preferred Options Consultation	-
December 2015 - January 2016	Statutory Publication Pre-submission Consultation	-
May 2016	Submission to Secretary of State	-
August 2016	Examination	-
December 2016	Estimated date for Adoption	-

4 . Local Plan Progress

Gypsies and Travellers Site Allocations

4.11 The Gypsies and Travellers Site Allocations Document will allocate sufficient sites to satisfy the local need for accommodation as identified by the Gypsy and Traveller Accommodation Assessment within the District over the lifetime of the Plan.

Table 4.3 Gypsies and Travellers Site Allocations DPD timetable

Date	Milestones	Progress
September 2013	Early Stakeholder and Issues and Options Consultation	-
January - February 2014	Preferred Options Consultation	-
July - August 2014	Statutory Publication Pre-submission Consultation	-
September 2014	Submission to Secretary of State	-
November 2014	Examination	-
March 2015	Estimated date for Adoption	-

Supplementary Planning Documents

4.12 Chichester District will be producing a Green Infrastructure SPD, and a Housing SPD, to provide further detail on the policies within the Core Strategy, and how they will be applied. The timetables for both documents are available in the Local Development Scheme, and shown below.

Green Infrastructure

4.13 The Green Infrastructure SPD will contribute to development management decisions relating to biodiversity, health and welfare, climate change, environmental and landscape enhancement. It will identify where improvements should take place, and it will supplement policies of the Chichester Local Plan.

Table 4.4 Green Infrastructure SPD timetable

Date	Milestones	Progress
July - November 2015	Preparation and Information Gathering	-
January - February 2016	Community involvement in draft	-
May 2016	Adoption	-

Housing

4.14 The Housing SPD will provide guidance relating to the provision of Market and Affordable Housing within Built Up Area Boundaries and on rural exception sites. It will also include residential space standards. It will supplement policies of the Chichester Local Plan.

Table 4.5 Housing SPD timetable

Date	Milestones	Progress
July - November 2015	Preparation and Information Gathering	-
January - February 2016	Community involvement in draft	-
May 2016	Adoption	-

Sustainability Appraisal

4.15 A Sustainability Appraisal (incorporating Strategic Environmental Assessment) will be undertaken for all Development Plan Documents and, where required, for Supplementary Planning Documents. This will ensure that the social, economic and environmental effects of policies are understood and fully taken into consideration. A Sustainability Appraisal report will accompany each published stage of a Development Plan Document, including the final Submission version.

Research and Evidence

Evidence Completed 1 April 2011 - 31 March 2012

- **Local Housing Requirements Study**

4.16 Following the completion of the Local Housing Requirements Study in July 2011, the Council used the study conclusions and other background evidence to prepare a consultation document on Housing Numbers and Locations. This set out a range of alternative options for housing targets and housing distribution to be taken forward into the Core Strategy.

4.17 The Housing Numbers and Locations consultation ran for a 4 week period from 26 August to 23 September 2011. Over 600 responses were received, including representations from the statutory bodies, major infrastructure providers, developers/site promoters, local residents groups and individual members of the public.

4.18 Officers presented a report to the Council's LDF Panel on 13 October 2011 based on an initial review of comments, focusing in particular on comments from the statutory agencies and key stakeholders. A detailed report on the full consultation response was presented to the LDF Panel on 8 December 2011.

- **Sites in Chichester North Development Brief**

4 . Local Plan Progress

4.19 The Council has prepared a Development Brief to guide the development of a number of available sites in the north of Chichester City. The Brief covers land owned by Sussex Partnership NHS Trust, and land at Barnfield Drive owned by the Council. It sets out the appropriate development for these sites, as well as Chichester University.

4.20 The Council undertook public consultation on the draft Development Brief from 26 August until 23 September 2011. Following amendments in response to representations received, the Council adopted the Brief on 24 January 2012. For more information, go to <http://www.chichester.gov.uk/index.cfm?articleid=18117>.

Summary of Evidence

4.21 For more information, or to view any of the completed studies below, go to <http://www.chichester.gov.uk/index.cfm?articleid=5085>.

Table 4.6 Summary of Evidence for Local Plan

Evidence	Description	Consultant/Produced By	Status	Date
Chichester Transport Study	Transport modelling to assess the likely impacts of different development scenarios on the A27 and other roads in and around Chichester City, and to identify potential mitigation measures	Jacobs Consulting	In Progress	Exp. 2012
Coastal West Sussex Strategic Housing Market Assessment - Update 2012	Assessment of the local housing market which studies the supply and demand for housing; housing and planning policies; the need for affordable housing; and the affordability of the local housing market	GL Hearn for Coastal West Sussex Authorities & South Downs National Park	In Progress	Exp. 2012
Development Viability Study	A three phase assessment of viability, including affordable housing, overall deliverability of the Local Plan, and Community Infrastructure Levy (CIL)	Roger Tym & Partners	In Progress	Exp. 2013
Employment Land Review	Assessment of the supply of, and demand for, employment land	Roger Tym & Partners Vail Williams	Complete	2009
Employment Land Review - Update	Update to the 2009 study focusing on future demand for employment land	GL Hearn	In Progress	Exp. 2012

4 . Local Plan Progress

Evidence	Description	Consultant/Produced By	Status	Date
Gypsy & Traveller Accommodation Assessment	A survey of current gypsy, traveller and travelling show people facilities and needs, carried out over Coastal West Sussex	Peter Brett Associates	In Progress	Exp. 2013
Horticulture and Energy Hub Report	Background study into the horticultural industry in West Sussex	Reading Agriculture	In Progress	Exp. 2012
Infrastructure Delivery Plan	An audit of physical, social and green infrastructure, with the aim of identifying gaps and planned spending over a 15 year period	Chichester District Council	In Progress	Exp. 2013
Chichester Harbour AONB Landscape Character Assessment	Assessment to improve the knowledge and understanding of the special and unique qualities of the landscape character of the harbour.	Chirs Blandford Associates for Chichester Harbour Conservancy and the Countryside Agency	Complete	2005
Landscape Capacity Assessment	Assessment of the physical and environmental constraints on development in and adjacent to the Sussex Downs AONB and the Chichester Harbour AONB, with a view to identifying the capacity of these areas to accommodate further development	Hankinson Duckett Associates	Complete	2009
Landscape Capacity Assessment - Extension	An addendum to the previous Chichester District AONB Landscape Capacity Study covering settlements not included in the earlier document.	Hankinson Duckett Associates	Complete	2011
Local Housing Requirements Study	Joint study with SDNPA to assess local housing requirements in Chichester District over the period to 2031. This is based on different assumptions about changes in population, household size, migration patterns and employment growth. It also considers potential constraints on housing delivery resulting from environmental and infrastructure capacity, developer activity and the operation of the local housing market	DTZ	Complete	2011

4 . Local Plan Progress

Evidence	Description	Consultant/Produced By	Status	Date
Open Space Study	A District-wide audit of open space, land and buildings used for public recreation	JPC Strategic Planning and Leisure Ltd	In Progress	Exp. 2012
Pagham Harbour Visitor Study	This will consider the issue of recreational disturbance on the Harbour	Footprint Ecology	In Progress	Exp. 2013
Retail Study	Study providing updated health checks and capacity forecasts for Chichester City and the four smaller town centres in the District	DTZ	Complete	2010
Sequential Test for Potential Strategic Locations in Chichester District	An assessment of potential strategic development locations in the District, in line with the sequential test set out in PPS25: Development and Flood Risk. The assessment covers all locations identified in the Focus on Strategic Growth Options (FoSGO) consultation document, including sites within the SDNP	Chichester District Council	Complete	2010
Settlement Capacity Profile	Study brings together information from a range of different sources at individual settlement level to inform Local Plan policies, and levels of proposed development to be brought forward in neighbourhood plans and/or through the Site Allocations DPD	Chichester District Council	In Progress	Exp. 2012
Solent Recreational Disturbance and Mitigation Study	To understand the potential impacts of recreational activity on birds in the Chichester and Langstone Harbours	Footprint Ecology	In Progress	Exp. 2012
Strategic Flood Risk Assessment	Assessment of the flood risk implications of the Core Strategy	Capita Symonds	Complete	2008
Strategic Growth Study - Wastewater Treatment Options	Examined potential restrictions of Apuldrum Wastewater Treatment Works, assessed capacity at other WwTW in the south of the District, and investigated viable options for expanding wastewater capacity to accommodate future housing and employment growth	Environment Agency Southern Water Natural England Chichester District Council	Complete	2010

4 . Local Plan Progress

Evidence	Description	Consultant/Produced By	Status	Date
Strategic Housing Land Availability Assessment (SHLAA)	Provides information on housing land supply in accordance with PPS3	Chichester District Council	Complete	2010
Strategic Housing Land Availability Assessment - Update 2012	Updates the SHLAA to a base date of August 2012	Chichester District Council	In Progress	Exp. 2013
Sussex Coast Housing Requirements & Constraints Study	Joint study under the 'Duty to Co-operate' to assess overall housing requirements across the Coastal West Sussex & Brighton sub-region, assessing potential housing delivery, taking account of development constraints, and consider options for addressing any housing shortfall	GL Hearn for Coastal West Sussex Authorities, Brighton & Hove City Council and South Downs National Park	In Progress	Exp. 2012
The Future Growth of Chichester: Landscape and Visual Amenity Considerations	A study of landscape and visual constraints to built development around Chichester	Land Use Consultants	Complete	2005
West Sussex Strategic Housing Market Assessment (SHMA)	The County-wide Housing Market Assessment (HMA) establishes the long-term aims for housing supply and demand in West Sussex up to 2026. It provides local authorities with a better understanding of their housing markets and a robust evidence base for new planning and housing policies	GVA Grimley for West Sussex County & District Authorities	Complete	2009

Wastewater Treatment

4.22 A number of Wastewater Treatment Works (WwTW) in the District are limited by capacity and environmental factors. This is a particular issue in the south of the District where development pressures are greatest. The Council is continuing to work with the Environment Agency, Southern Water, Natural England and Chichester Harbour Conservancy on the issues relating to WwTW.

4 . Local Plan Progress

4.23 The Apuldram WwTW, which serves Chichester City and the surrounding area, discharges into the head of Chichester Harbour. The Environment Agency is concerned about the quality of water resulting from the impact of storm discharges to Chichester Harbour, particularly as the Harbour is internationally designated as a Ramsar and Special Protection Area site of importance to overwintering birds.

4.24 The Environment Agency (EA) issued an updated position statement in September 2011 advising the Council to refuse residential development that would result in a significant increase in the net flow to the sewer network, until a solution can be found. The updated EA position statement can be viewed at <http://www.chichester.gov.uk/index.cfm?articleid=5079>.

Transport and Access

4.25 There are congestion and capacity issues on the A27, particularly at key junctions on the A27 Chichester bypass at peak times, causing further problems on the local road network. The A27 acts as a barrier to movement between Chichester City centre and the peninsula to the south. In addition, congestion on the other main roads, especially in the summer months, impacts on local people, visitors and businesses. These issues could impact on the local economy and on the timing of new house building in the south of the District, especially in the Chichester City area.

4.26 The Highways Agency has previously undertaken public consultation on a proposed package of improvements to junctions on the A27 Chichester bypass, together with public transport improvements. In October 2010, the Department for Transport publication, 'Investment in Highways Transport Schemes', placed the A27 in a list of schemes to be prepared for construction on future spending review periods. However, there is uncertainty about the funding and timing of these proposals, and work on the A27 improvements is unlikely to start until after 2015.

Interim Policy Statements

4.27 The Council has produced the Interim Statements below, as informal planning documents that set out the Council's updated position on aspects of policy set out in the Local Plan. They are treated as a material consideration when determining planning applications. Full copies of the Interim Statements can be viewed at <http://www.chichester.gov.uk/index.cfm?articleid=7647>.

4.28 During the 2011-2012 monitoring period, the 'Facilitating Appropriate Development' Interim Statement was adopted. This states that new housing development may be acceptable outside of existing Settlement Policy Areas providing all the criteria set out in the Interim Statement are met.

Table 4.7 Interim Policy Statements

Interim Policy Statement	Date Effective
Affordable Housing	28 September 2007
Planning and Climate Change	June 2008
Development & Disturbance of Birds in Chichester and Langstone Harbours	21 September 2010
Housing - 'Facilitating Appropriate Development'	20 July 2011 (Revised July 2012 and October 2012)

Duty to Co-operate

4.29 The Localism Act 2011 set out a new 'Duty to Co-operate', which applies to all Local Planning Authorities, County Councils, National Park Authorities and a number of public bodies including the Environment Agency and the Highways Agency.

4.30 The Duty to Co-operate requires councils and public bodies to 'engage constructively, actively and on an ongoing basis' to develop strategic policies. It relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council.

4.31 As the requirement for Duty to Co-operate was set out towards the end of the 2011-12 monitoring period, table 4.8 shows **all** historic actions taken to the time of publication. In future AMR, only the actions taken during the monitoring period will be detailed.

Table 4.8 Actions taken under Duty to Co-operate 2007 to date of publication

Date	Organisation(s)	Actions
Since 2007	CDC, Natural England, Chichester Harbour Conservancy, Hampshire Wildlife Trust, RSPB, Isle of Wight Council, Havant Borough Council, Gosport Borough Council, Portsmouth City Council, Eastleigh Borough Council and Southampton City Council	Solent Recreational Disturbance and Mitigation Study (see table 4.6)
Since 2007	Chichester Water Quality Group (Comprised of CDC, Environment Agency, Natural England, Southern Water and Chichester Harbour Conservancy)	Wastewater Treatment Works capacity (see para 4.22)

4 . Local Plan Progress

Date	Organisation(s)	Actions
2011	Arun District Council	Officer involvement in the early production stages of the Arun District Local Plan
	Havant Borough Council	Meetings to determine whether any CDC housing shortfall could be met by East Hants Discussions regarding cross boundary wastewater treatment work headroom
	East Hampshire Borough Council	Meetings to determine whether any CDC housing shortfall could be met by East Hants
Since April 2012	Coastal West Sussex LEP	Strategic Planning Board established, made up of councillors with responsibility for planning in each of the Coastal West Sussex authorities (and WSCC). Currently identifying strategic planning issues, and which partners need to be involved in resolving each cross boundary issue Strategic Housing Market Assessment (see table 4.6) Gypsy & Travellers Accommodation Assessment (see table 4.6)
May 2012 November 2012	Waverley Borough Council	CDC responded to a range of cross boundary questions asked by Waverley on 22/03/12, in relation with Duty to Co-operate Response to Waverley Local Plan consultation, in regard to CDC being unable to meet any housing shortfalls arising in Waverley.
August 2012	Adur District Council, Arun District Council, Worthing Borough Council, Brighton & Hove City Council, Lewes District Council and South Downs National Park Authority	Set up Duty to Co-operate Officers Working Group Commissioned consultants to produce evidence-based study on housing needs and provision, covering Brighton, Lewes and Coastal West Sussex until 2013
September - November 2012	All statutory consultees, plus Chichester Harbour Conservancy	Informal consultation on Parish Housing Numbers in Chichester District
Regularly	South Downs National Park Authority	Liaison at officer and councillor level

Date	Organisation(s)	Actions
		<p>SDNPA attend CDC Development Plan Panel meetings</p> <p>CDC evidence base shared with SDNPA for the preparation of their Local Plan</p> <p>Development Management (including Historic Buildings) for SDNPA provided by CDC on an agency basis</p> <p>Five Year Housing Land Supply jointly reported</p>
Ongoing	West Sussex County Council	<p>Officer responses to consultations on Minerals and Waste Plans</p> <p>Officer liaison to inform production of CDC Infrastructure Delivery Plan</p> <p>Preparation of joint brief on A27 transport mitigation, with CDC, Highways Agency and strategic site promoters</p>

Neighbourhood Planning

4.32 The Localism Act 2011 introduced Neighbourhood Planning as a new way for communities to decide the future of their areas.

4.33 Neighbourhood Plans can be produced by town or parish councils in consultation with their communities, but must conform with the NPPF and local planning policy. The neighbourhood plans can include planning policies and allocations of land for different uses.

4.34 If the plan is approved for adoption by an Inspector at examination, the community votes in a referendum on the neighbourhood plan. If adopted, decisions on future planning applications must take the neighbourhood plan into account.

4.35 For more information on neighbourhood planning, go to <http://www.chichester.gov.uk/index.cfm?articleid=17780>.

Neighbourhood Plan Area Designation

4.36 If a town or parish council wish to develop a neighbourhood plan, the first step is to submit to the local planning authority an application for the designation of the area to be covered by each neighbourhood plan.

4 . Local Plan Progress

4.37 For more information on neighbourhood plan area designation, go to <http://www.chichester.gov.uk/index.cfm?articleid=20264>. The website also contains information on each of the applications listed below.

Designated Neighbourhood Plan Areas

4.38 Kirdford Parish Council received frontrunner funding from the Government to produce a Neighbourhood Plan. The neighbourhood plan area was designated on 2 October 2012.

Applications for a Neighbourhood Plan Area

4.39 The following parish and town councils have applied for a Neighbourhood Plan Area to be designated:

- Birdham Parish Council
- Boxgrove Parish Council
- Loxwood Parish Council
- Lynchmere Parish Council
- Plaistow and Ifold Parish Council
- Selsey Town Council
- Wisborough Green Parish Council

4.40 A number of other Parishes have expressed an interest, but have not made formal applications.

Neighbourhood Development Orders

4.41 No Neighbourhood Development Orders have been made during the monitoring period, or up to the date of publication of this AMR.

Neighbourhood Development Plans

4.42 No Neighbourhood Development Plans have been made during the monitoring period, or up to the date of publication of this AMR.

5 Monitoring Policy Performance

5.1 This section includes an assessment of policy performance using output indicators by theme, as set out in the Sustainable Community Strategy, 'Chichester District: A Very Special Place' (April 2009).

5.2 The results are used to inform policy progress and achievement. Output indicators in this AMR include some of the former core output indicators previously required by government to be used by all local authorities as a common set of indicators to monitor development plan policies.

5.3 A revised monitoring framework will be set up as work progresses on the new Local Plan for the District, excluding the National Park. The revised framework will include local output indicators that relate to the key spatial and sustainability objectives of the new Local Plan.

Economy

All data in this section includes the area of Chichester District covered by the South Downs National Park.

5.4 All data in this section is collected by West Sussex County Council via surveys of retail, business, industrial, storage and office use. These surveys help West Sussex County Council to monitor the provision of employment floorspace.

5.5 Listings and summary tables from the survey as of 31 March 2012 are available at http://www.westsussex.gov.uk/living/planning/commercial_and_industrial.aspx#

Indicator BD1

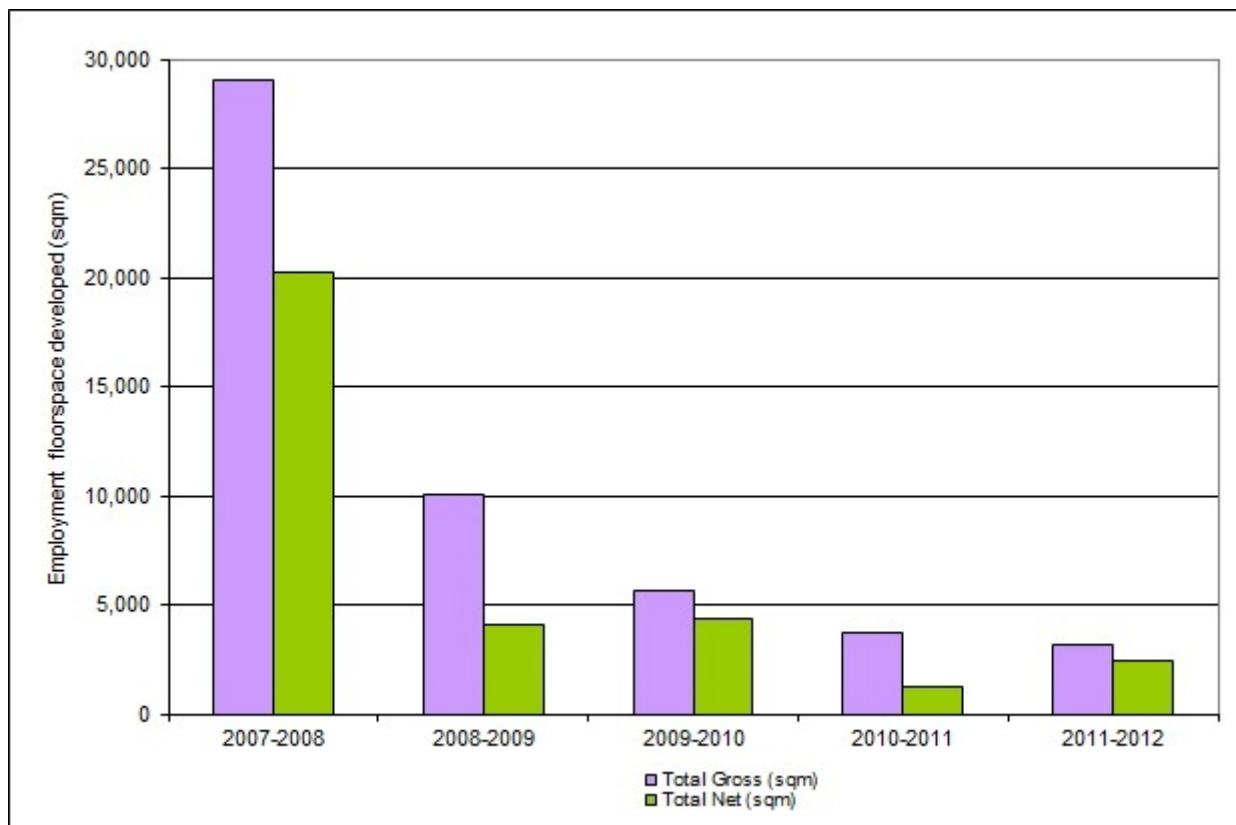
Total amount of additional floorspace by type

5.6 The South East Plan does not specify a target for monitoring of employment floorspace.

5.7 Figure 5.1 shows that the annual amount of employment floorspace completed (both gross and net) in the District has fallen over the five year period from 2007. The high level of provision in 2007-2008 was in part due to the completion of the Rolls Royce headquarters at Westhampnett.

5 . Monitoring Policy Performance

Figure 5.1 Total gross and net employment floorspace 2007-2012



5.8 The total additional employment floorspace developed in 2011-12 was 3,158m² (gross), or 2,467m² (net). Compared to 2010-11, additional gross employment floorspace provision fell by 15%; net additional employment floorspace provision increased by 100%.

Table 5.1 Employment floorspace (sqm) developed by type 2007-2012 (Source: WSCC)

Employment Type	2007-2008		2008-2009		2009-2010		2010-2011		2011-2012	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
B1a: Offices	5,295	4,862	1,208	1,102	997	583	522	522	153	153
B1b: Research & Development	0	0	0	0	0	0	0	0	0	0
B1c: Light Industry	410	-7,069	694	395	1,388	1,088	156	156	646	595
B1: Mixed Uses	490	490	578	578	0	0	0	0	65	65
B2: General Industry	11,884	11,401	1,761	711	351	260	184	52	908	370
B8: Storage & Distribution	10,930	10,505	5,827	1,322	2,867	2,464	2,863	500	1,386	1,284
Total	29,009	20,189	10,068	4,108	5,603	4,395	3,725	1,230	3,158	2,467

5 . Monitoring Policy Performance

5.9 Table 5.1 shows for the year 2011-12, B8 floorspace accounted for just over half of the additional gross employment floorspace developed. Compared to 2010-11, a higher amount of B1 and B2 gross floorspace was completed, but the amount of B8 gross floorspace developed fell by over 50%.

Indicator BD2

Total amount of employment floorspace on Previously Developed Land by type

Table 5.2 Employment floorspace developed on Previously Developed Land by type 2011-2012 (Source: WSCC)

Employment Type	Gross floorspace (sqm) completed on PDL	% gross employment floorspace completed on PDL
B1a: Offices	153	100%
B1b: Research & Development	0	0%
B1c: Light Industry	646	100%
B1: Mixed Uses	0	0%
B2: General Industry	668	74%
B8: Storage & Distribution	1,386	100%
Total	2,853	90%

5.10 The percentage of gross employment floorspace completed on PDL has increased from 77% in 2010-11 to 90% in 2011-12. This is a substantial improvement on the previous year.

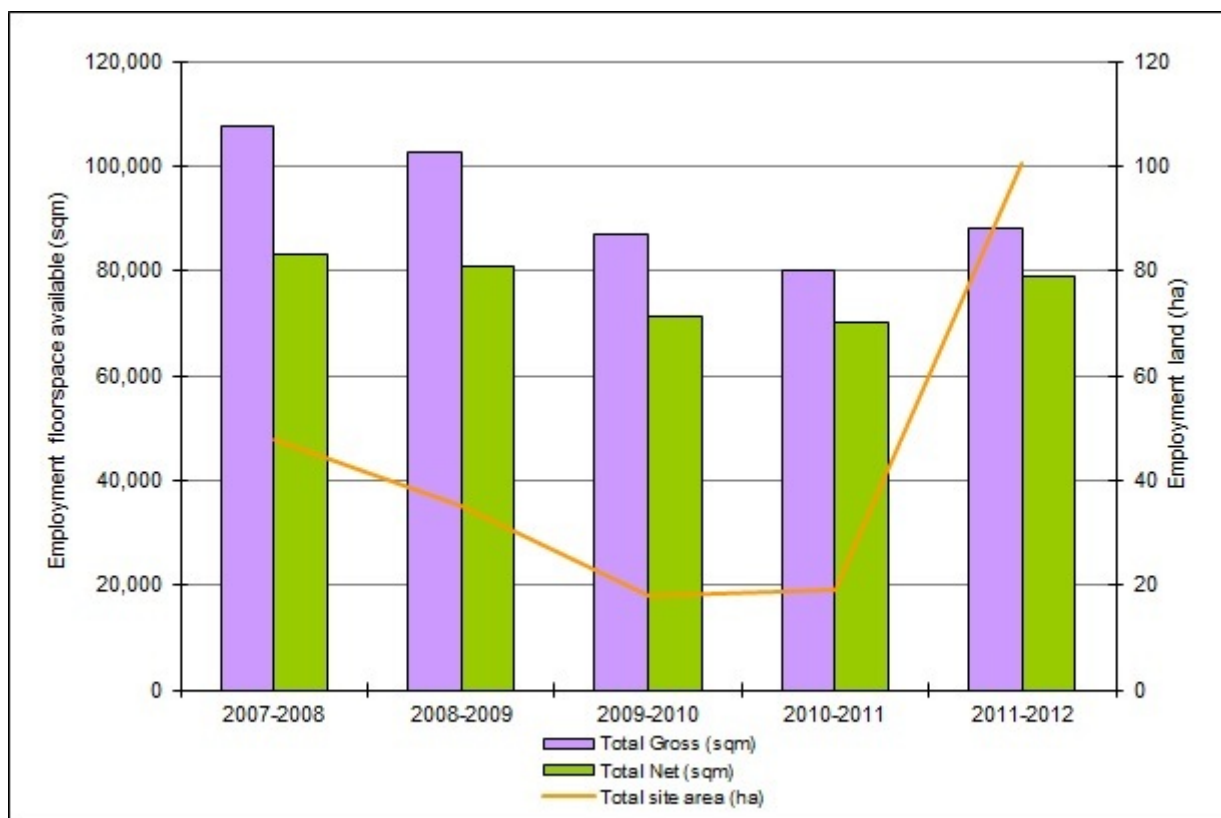
Indicator BD3

Employment land available by type

5.11 Available employment land includes sites with planning permission and Local Plan allocations.

5 . Monitoring Policy Performance

Figure 5.2 Employment floorspace available 2007-2012



5.12 Figure 5.2 shows the amount of employment floorspace (both gross and net) and land available has decreased over the five years since 2007. The highest level in decline was over the years 2008-2011, mainly due to a reduction in the amount of available B1a and B1b floorspace.

5.13 In 2011-12, there was a significant increase in available employment floorspace and land in comparison with the previous two monitoring years.

5.14 Table 5.3 shows the increase in gross and net amount of floorspace available in 2011-12, in comparison with 2010-11 and 2009-10.

Table 5.3 Employment floorspace available by type 2007-2012 (Source: WSCC)

Floorspace (sqm)	2007-2008		2008-2009		2009-2010		2010-2011		2011-2012	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
B1a: Offices	15,561	13,160	16,577	13,768	11,298	10,338	8,250	7,036	12,229	11,031
B1b: Research & Development	8,790	4,290	8,790	4,290	0	0	198	198	198	198
B1c: Light Industry	19,254	16,313	16,385	15,485	14,202	14,202	14,703	14,703	14,794	14,794
B1: Mixed Uses	39,756	27,767	25,201	14,051	27,008	17,658	23,467	17,967	24,476	20,046

5 . Monitoring Policy Performance

Floorspace (sqm)	2007-2008		2008-2009		2009-2010		2010-2011		2011-2012	
Employment Type	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
B2: General Industry	11,183	10,760	10,762	10,762	10,474	10,474	13,078	13,078	14,129	13,591
B8: Storage & Distribution	12,929	10,681	24,758	22,349	24,063	18,767	20,427	17,292	22,381	19,348
Total	107,563	82,971	102,473	80,705	87,045	71,439	80,123	70,274	88,207	79,008

5.15 Table 5.4 shows 100.48ha of employment land available in 2011-12, a significant increase on all previously monitored years.

Table 5.4 Employment land available by type 2007-2012 (Source: WSCC)

Employment Type	Site Area (hectares)				
	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
B1a: Offices	3.16	3.09	1.90	1.73	2.44
B1b: Research & Development	0.88	0.88	0.00	0.02	0.02
B1c: Light Industry	7.03	4.75	3.30	3.36	8.76
B1: Mixed Uses	21.69	12.15	5.54	4.77	5.38
B2: General Industry	4.57	4.53	4.41	3.16	20.43
B8: Storage & Distribution	10.47	9.92	2.98	6.11	63.45
Total	47.80	35.32	18.13	19.15	100.48

5.16 B2 and B8 comprise the largest elements of available floorspace. The increase in B8 land available is due to 51ha becoming available at Kind Edward VII Hospital within the South Downs National Park. The increase in B2 land available is due to 17ha becoming available at Rolls Royce, Westhampnett.

Indicator BD4

Total amount of floorspace for 'town centre uses'

5 . Monitoring Policy Performance

Table 5.5 Completed retail, office and leisure development 2011-2012 (Source: WSCC)

Land Designation	Gross Floorspace (sqm)	Net Floorspace (sqm)	Site Area (Ha)
Town Centre			
A1: Retailing	0	0	0
A2: Financial/Professional Services	128	0	0.01
B1a: Offices	0	0	0
D2: Leisure	0	0	0
Town Centre Total	128	0	0.01
Built Up Area			
A1: Retailing	72	0	0.01
A2: Financial/Professional Services	0	0	0
B1a: Offices	0	0	0
D2: Leisure	60	60	0
Built Up Area Total	132	60	0.02
Peripheral to Built Up Area			
A1: Retailing	0	0	0
A2: Financial/Professional Services	0	0	0
B1a: Offices	153	153	0.02
D2: Leisure	0	0	0
Built Up Area Total	153	153	0.02
Outside Built Up Area			
A1: Retailing	2,418	2,418	0.34
B1a: Offices	0	0	0
Outside Built Up Area Total	2,418	2,418	0.34
Chichester District Total	2,831	2,631	0.39

5 . Monitoring Policy Performance

5.17 Table 5.5 shows that of the completed gross retail, offices and leisure development in Chichester District, only 4.5% was within the town centre areas.

5.18 Compared to 2010-11, there has been an decrease of 94% in the gross floorspace completed for 'town centre uses'.

5.19 There was a 68% increase in gross floorspace completed outside the Built Up Area, in comparison with 2010-11. This is a 187% increase in net floorspace over the two years.

5.20 This significant increase is due to the completion of the John Lewis store at Portfield Way, Chichester, as this site alone amounted to 2,323m² of floorspace.

5 . Monitoring Policy Performance

Housing and Neighbourhoods

All data in this section includes the area of Chichester District covered by the South Downs National Park.

5.21 A variety of housing and neighbourhood data, further to the information in this chapter, can be found on the Council's website: <http://www.chichester.gov.uk/stats>.

Indicator H1, H2a and H2b

Plan period and housing targets

Net additional dwellings in previous dwellings in previous years and in the reporting year

5.22 The District housing requirement, as set out in the South East Plan, is 9,600 net dwellings between 2006-2026, or 480 new dwellings per year. The South East Plan target for the District is sub-divided into:

- 355 dwellings a year, or 7,100 net dwellings between 2006-2026, for the Sussex Coast Sub-region. This includes the area of the District to the south of the National Park boundary, including Chichester City and the Coast; and
- 125 dwellings a year, or 2,500 net dwellings between 2006-2026 for the Rest of West Sussex sub area. This includes the parts of the District within the National Park, together with the north-east of the District (Kirdford, Loxwood, Plaistow and Wisborough Green), and the villages of Camelsdale and Hammer.

Table 5.6 Net additional dwellings completed 2006-2012 (Source: WSCC)

Period	Sussex Coast	Rest of West Sussex	Total for Chichester District
2006-2007	272	94	366
2007-2008	298	141	439
2008-2009	443	150	593
2009-2010	264	56	320
2010-2011	313	116	429
2011-2012	295	58	353
Total 2006-2012	1,885	615	2,500
Average 2006-2012	314	103	417

5 . Monitoring Policy Performance

5.23 Table 5.6 shows that total completions for the District fell short of the housing requirement for the period 2006-2012 of 2,880 net dwellings (480x6 years).

5.24 In the Sussex Coast sub-area, completions for the same period fell short of the housing requirement of 2,130 net dwellings (355x6 years).

5.25 In the Rest of West Sussex area, completions fell short of the housing requirement of 750 net dwellings (125x6 years).

5.26 The 353 net dwelling completions for 2011-12 did not meet the South East Plan annual requirement.

Indicator H2c and H2d

Net additional dwellings in future years and managed delivery target

5.27 Appendix 2 sets out the housing trajectories for Chichester District, the Sussex Coast sub-area and the Rest of West Sussex sub-area. They show annual housing delivery over the period 2006-2026. The trajectories compare housing completions since 2006, and projected future housing supply against the South East Plan housing requirements.

5.28 The projected completions comprise:

- Commitments on large sites of 6 or more dwellings with planning permission or allocated in the Local Plan for housing development, which are considered deliverable within the period;
- Projected housing yield over the period from small sites with planning permission (less than 6 dwellings);
- Further large sites with a clear commitment to come forward for housing development;
- Other sites within Settlement Policy Areas that are identified in the Council's published Strategic Housing Land Availability Assessment (SHLAA) and meet the NPPF deliverability criteria; and
- A windfall allowance on small sites (less than 6 dwellings) in accordance with NPPF guidance.

5.29 The identified large sites (6 or more dwellings) have been analysed individually to assess the phasing of completions by year, discounting any sites where development is considered unlikely to occur. For small sites (under 6 dwellings), housing which has already commenced is included, together with a discounted proportion (45%) of housing on sites not yet started.

5 . Monitoring Policy Performance

5.30 The windfall allowance on small sites is based on historic trends over a ten year period (2002-2012), and is discounted to exclude sites on garden land. It has been adjusted to avoid double counting on small sites with planning permission.

5.31 Further information on the assessment of identified sites that are considered to have potential to deliver housing over the period to 2018 (in accordance with the NPPF) is set out in the Five Year Housing Land Supply document 2013-2018. This is available on the Council's website at <http://www.chichester.gov.uk/index.cfm?articleid=7664>.

Table 5.7 Housing Trajectory for Chichester District 2006-2026 (Source: WSCC)

	District Target 2006-2026	Net dwellings completed 2006-2012	Identified housing sites 2012-2026	Windfall sites 2012-2026	Outstanding requirement 2006-2026
Sussex Coast sub-area	7,100	1,885	1,965	436	2,814
Rest of West Sussex sub-area	2,500	615	830	378	677
Total for Chichester District	9,600	2,500	2,795	814	3,491

5.32 As shown, there are insufficient identified housing sites to meet District requirements to 2026, and new housing provision will be needed beyond 2017-18 for both the Sussex Coast and Rest of West Sussex sub-areas.

5.33 Provision for this outstanding housing requirement will be made through the process of Local Plan preparation that is being undertaken separately by the District Council and the SDNPA, which will determine the most suitable sites for allocation in their respective forthcoming Local Plans.

5.34 In the short term, Chichester District Council is encouraging additional sites suitable for housing that meet the criteria set out in the adopted Interim Statement on 'Facilitating Appropriate Development' and the 'Chichester City North Development Brief'.

Indicator - National Indicator 159

Five year supply of deliverable housing sites

5.35 The full report on Chichester District Council's Five Year Housing Land Supply can be found at: <http://www.chichester.gov.uk/index.cfm?articleid=7664>.

5 . Monitoring Policy Performance

Table 5.8 Housing Requirement (Net dwellings) 2012-2018 (Source: WSCC)

	Chichester District	Sussex Coast	Rest of West Sussex
Housing requirement 2006-2018 ⁽¹⁾	5,760	4,260	1,500
Dwellings built 2006-2012	2,500	1,885	615
Remaining housing requirement 2012-2018	3,260	2,375	885

1. SE Plan requirement 2006-2026: Chichester District 480dpa; Sussex Coast 355dpa; Rest of West Sussex 125dpa

5.36 The requirement to maintain a five year supply of deliverable sites is set out in the NPPF.

Table 5.9 Predicted net additional dwellings 2012-2018 (Source: WSCC)

Period	Chichester District	Sussex Coast	Rest of West Sussex
2012-2013	390	321	69
2013-2014	451	348	103
2014-2015	592	355	237
2015-2016	539	289	250
2016-2017	493	338	155
2017-2018	450	320	130
Total 2012-2018	2,915	1,971	944

5.37 The total number of net additional dwellings that are considered deliverable is expressed as a percentage of the planned housing provision (in net additional dwellings) for the five year period 1 April 2012 to 31 March 2018.

Table 5.10 Potential shortfall/surplus in net dwellings 2012-2018 (Source: WSCC)

	Chichester District	Sussex Coast	Rest of West Sussex
Net remaining housing requirement 2012-2018	3,260	2,375	885

5 . Monitoring Policy Performance

	Chichester District	Sussex Coast	Rest of West Sussex
Identified supply of deliverable housing 2012-2018	2,915	1,971	944
Percentage of required housing target 2012-2018	89.4%	83%	106.7%
Potential shortfall/surplus in dwellings	345 (shortfall)	404 (shortfall)	59 (surplus)

Indicator H3

New and converted dwellings on Previously Developed Land

Table 5.11 Numbers and Percentage of new and converted dwellings on Previously Developed Land 2006-2011 (Source: WSCC)

	Total Gross Completions	Greenfield		PDL	
		Gross Completions	% of total	Gross Completions	% of total
2006-2007	452	200	44.2	252	55.8
2007-2008	518	164	31.7	354	68.3
2008-2009	643	119	18.5	524	81.5
2009-2010	372	25	6.7	347	93.3
2010-2011	483	125	25.9	358	74.1
2011-2012	394	96	24.4	298	75.6
Average	477		25.2%		74.8%

5.38 Table 5.9 shows in 2011-2012, 75.6% of gross housing completions were on PDL sites. This is an improvement on 2010-2011, and compares favourably with the Government's national target of 60%.

5.39 Over the six year period 2006-2012, an average of 74.8% of gross housing completions were on PDL, again comparing favourably with the national target of 60%.

5 . Monitoring Policy Performance

5.40 In June 2010, the Government amended the definition of Previously Developed Land to exclude private residential garden land. Therefore, for the years 2010-2012 housing completions on such sites have been categorised as greenfield development.

5.41 A range of large and small sites contributed to PDL completions over the year 2011-2012. The housing developments at Graylingwell and Rousillon Barracks in Chichester will continue to contribute to PDL completions over the next few years.

Indicator H4

Net additional Gypsy and Traveller pitches

5.42 The partial review of the Regional Spatial Strategy for the South East, undertaken in June 2009, recommended a target of 54 permanent pitches and 25 transit pitches up to the period 2016. However, the partial review was never adopted as formal policy.

5.43 The Local Plan will need to set up to date targets, derived from the Gypsy and Traveller Accommodation Assessment (GTAA) that is currently in progress across Coastal West Sussex. The outcomes of the GTAA are expected in early 2013.

Table 5.12 Net additional pitches (Gypsy & Traveller) 2011-12 (Source: CDC)

New pitches completed	1
Existing pitches lost as a result of development or closure	0
Net additional pitches	1

5.44 One planning application was permitted for Gypsy and Traveller pitches during the 2011-12 monitoring period:

Table 5.13 Gypsy & Traveller pitches - Planning Applications Permitted 2011-2012 (Source: CDC)

Application Number	Site	Decision	Proposal
HN/11/00241/FUL	Lakeside Barn, Hunston Road, Hunston PO20 1NP	Permitted 11/04/2011	Temporary permission for use of land for the stationing of an additional mobile home for settled accommodation until 16/02/2014 (in lieu of existing stables).

5.45 Three planning applications were granted on appeal during the 2011-12 monitoring period in relation to Gypsy and Traveller pitches:

5 . Monitoring Policy Performance

Table 5.14 Gypsy & Traveller pitches - Planning Appeals Allowed 2011-2012 (Source: CDC)

Application Number	Site	Appeal Decision	Proposal
FU/11/00544/FUL	'Five Oaks', West Ashling Road, Hambrook, Funtington	Allowed 08/08/2011	Stationing of a mobile home for occupation by gypsies and travellers (as defined by Circular 01/2006) for a temporary period of three years
CH/10/04417/COU	Plot A, Ponds Farm, Newells Lane, West Ashling, Chichester PO18 8DF	Allowed 16/12/2011	Stationing of 1 no. Mobile home for settled gypsy accommodation
CH/10/04468/FUL	Plot B, Ponds Farm, Newells Lane, West Ashling, Chichester PO18 8DF	Allowed 16/12/2011	Retention of change of use of land to gypsy caravan site and associated hardstanding - temporary (3 year) permission only sought.

5.46 There is one High Court Challenge pending decision on the application below. The Secretary of State dismissed an original appeal. However, the applicants lodged a High Court Challenge to the Secretary of State's decision, and leave has been given for the applicants to appeal.

- HT/09/00546/CONTRV - Three Cornered Piece, East Harting Hollow Road, East Harting - Stationing of caravans for purposes of human habitation.

Indicator H5

Gross affordable housing completions

5.47 The Council has adopted a target of 150 new affordable dwellings per year.

5.48 The information on affordable and private sector housing completions is provided by West Sussex County Council, who visit all sites during the summer months and estimate completion dates.

5.49 The figures differ to those used by Chichester District Council's Housing Investment Team, who base their completions data on completed affordable housing units at the date on which they become available for occupation.

5 . Monitoring Policy Performance

5.50 These figures are used in Housing Strategy Statistical returns to the Government. Both sets of completions figures are compared annually, so that over the longer term they equate.

Table 5.15 Gross Affordable Housing Completions 2011-12 (Source: WSCC)

	Social Rented	Intermediate	Rural Exception Sites	Total Affordable Housing (Gross)
Gross Affordable Housing Completions	103	0	9	112
% of Total Completions (Gross)	26.1%	0%	2.3%	28.4%

5.51 Gross affordable housing completions (built units) in 2011-2012 totalled 112 dwellings, representing 28.4% of total gross housing completions. This is a slight decrease upon the previous year in absolute terms, despite being a slightly higher proportion of total gross completions.

5.52 The number of gross affordable completions in 2011-2012 fell short of the Council's 150 dwellings target.

5.53 The majority of affordable housing built in 2011-2012 was provided in association with private sector housing via a planning obligation in a S106 agreement, in accordance with the Council's Interim Statement on planning for affordable housing.

5.54 A significant amount of affordable housing was also provided by the development of sites by Registered Providers solely for affordable housing. This was either under the Rural Exceptions policy, or on sites within the built-up area.

Table 5.16 Gross Affordable Housing Completions as a Percentage of Total Housing Completions 2006-2012 (Source: WSCC)

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
Total Completions (Gross)	452	518	643	372	483	394
Affordable Completions (Gross)	126	140	211	75	135	112
Percentage (%)	27.9	27.0	32.8	20.2	28.0	28.4

5 . Monitoring Policy Performance

5.55 Following the Comprehensive Spending Review in the autumn of 2010, funding for new affordable housing was reduced by 60% nationally, and the Homes and Communities Agency (HCA) introduced a new funding framework with greatly reduced grant levels.

5.56 There are currently 294 affordable housing units in Chichester District included in the HCA Affordable Housing Programme for 2011-2015. This will make up less than half of the Council's affordable housing target of 150 new units per year over the four year period.

5.57 New affordable housing units delivered on market sites are no longer eligible for grants from the HCA. Registered Providers are now expected to raise development funding for new affordable homes by charging up to 80% of open market rents for affordable homes, converting rent levels of existing stock to higher rent levels, and disposing of surplus assets.

5.58 The delay in producing a Local Plan, the production of the NPPF, and the stagnation of the building industry continue to contribute to the restricted supply of affordable homes. In the interim, affordable housing demand continues to increase at a rate greater than completion of new units.

5.59 Discussions are ongoing with developers and Registered Providers to explore new models of delivering affordable housing with minimal or no public subsidy, to ensure the continued delivery of affordable housing within the constraints of the current economic climate.

Indicator - Local output indicator

Dwelling completions by size

Table 5.17 Breakdown of House/Bungalow and Number of Bedrooms 2011-12 (Source: WSCC)

Number of bedrooms	1 bed	2 bed	3 bed	4 bed	Total
Total House/Bungalow Completions (Gross)	5	52	135	71	263
Percentage of House/Bungalow Completions (%)	1.9	19.8	51.3	27.0	100%
Percentage of Total Completions (%)	1.3	13.2	34.3	18.0	66.8%

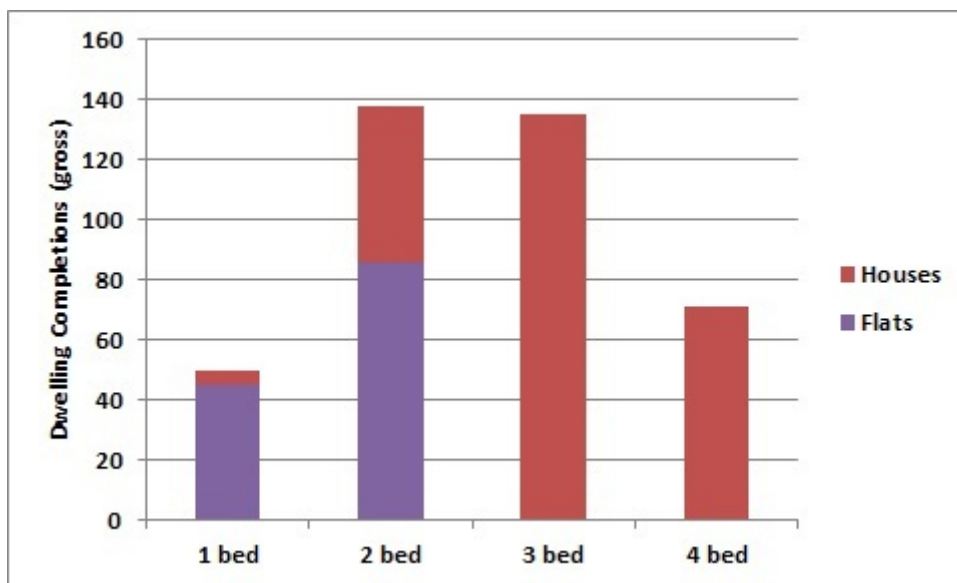
Table 5.18 Breakdown of Flat/Maisonette and Number of Bedrooms 2011-12 (Source: WSCC)

Number of bedrooms	1 bed	2 bed	3 bed	4 bed	Total
Total Flat/Maisonette Completions (Gross)	45	86	0	0	131

5 . Monitoring Policy Performance

Number of bedrooms	1 bed	2 bed	3 bed	4 bed	Total
Percentage of Flat/Maisonette Completions (%)	34.4	65.6	0	0	100%
Percentage of Total Completions (%)	11.4	21.8	0	0	33.2%

Figure 5.3 Gross dwelling completions by type and size 2011-2012



5 . Monitoring Policy Performance

Environment

5.60 A variety of environmental data, further to the information in this chapter, can be found on the Council's website: <http://www.chichester.gov.uk/stats>.

Indicator E1

Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

5.61 The Environment Agency (EA) has been consulted on all relevant applications throughout the year.

5.62 Chichester District Council did not grant any planning permissions contrary to the advice of the Environment Agency on either flooding or water quality grounds between 1 April 2011 and 31 March 2012.

Water Quality

5.63 The Environment Agency objected to two planning applications in the District on the grounds of water quality during 2011-12. However, additional information provided during the application process meant that the EA removed their objections to both applications prior to permission being granted.

Flood Risk

5.64 Four applications were objected to on flood risk grounds. However, three of these applications were refused planning permission, and the other application was withdrawn.

Indicator E2

Change in areas of biodiversity importance

5.65 Monitoring of change in areas of biodiversity importance by the Council is supported by the work of the Sussex Biodiversity Record Centre (SBRC). The District Biodiversity Report prepared by the SBRC is available on the Council's website at <http://www.chichester.gov.uk/stats>. This information will continue to be reviewed annually to identify any changes in priority habitats and species, and any change in designated areas.

5.66 The tables in Figures 5.4 and 5.5 provide a measure of the impact that permitted planning applications during the 2011-2012 monitoring period had on designated sites and habitats within the District.

5 . Monitoring Policy Performance

5.67 As this is a measure of change against permitted planning applications, habitats are not necessarily affected in a detrimental way. Some permitted development included will be of very minor impact, and other development may indeed serve to enhance the habitat either directly or through the operation of planning agreements signed in conjunction with the planning permission.

5.68 In terms of the change in overall size of various habitats, it is not possible to draw conclusions on a yearly basis as the habitat areas are only surveyed periodically. In addition, several of the designations overlap with each other and therefore it is not possible to use this data to calculate any 'total' quantity of protected sites, or indeed the total area of impact.

Figure 5.4 Statistical breakdown of planning applications with code of commencement within designated sites in Chichester District between 1st April 2011 and 31st March 2012 (Source: SBRC)

Chichester District area (ha)		81187.3	Area of planning applications with code of commencement 2011/2012 (ha)		11.3	(77 sites)		
West Sussex area (ha)		202361.6	% of Chichester infringed by planning applications		0.01			
Designated sites and reserves		Area of designation / reserve in West Sussex (ha)	% of West Sussex	Area of designation / reserve in Chichester (ha)	% of Chichester	Area of designation / reserve in Chichester infringed by planning applications (ha)	% of designation / reserve in Chichester infringed by planning applications	Number of planning applications within designation / reserve
Inter-national	Ramsar	3723.9	1.8	3065.2	3.8	0.0	0.0	0
	Special Area of Conservation (SAC)	3667.8	1.8	3186.1	3.9	0.0	0.0	0
	Special Protection Area (SPA)	3745.5	1.9	3086.7	3.8	0.0	0.0	0
National	Area of Outstanding Natural Beauty (AONB)	25957.8	12.8	5959.5	7.3	1.1	0.0	9
	National Nature Reserve (NNR)	221.8	0.1	221.8	0.3	0.0	0.0	0
	National Park	81247.9	40.1	54613.7	67.3	2.8	0.0	25
	Site of Special Scientific Interest (SSSI)	8310.7	4.1	5682.1	7.0	0.0	0.0	0
Local	Country Park	320.5	0.2	88.7	0.1	0.0	0.0	0
	Local Nature Reserve (LNR)	2044.3	1.0	1516.3	1.9	0.0	0.0	0
	Notable Road Verge	136.1	0.1	77.2	0.1	0.0	0.0	0
	Regionally Important Geological Site (RIGS)	1518.0	0.8	820.2	1.0	0.0	0.0	0
	Site of Nature Conservation Importance (SNCI)	10569.1	5.2	4663.4	5.7	0.0	0.0	0
Reserve / Property	Environmental Stewardship Agreement *	71893.4	35.5	32313.8	39.8	0.0	0.0	0
	National Trust	5107.6	2.5	2371.2	2.9	0.0	0.0	0
	RSPB Reserve	559.8	0.3	85.5	0.1	0.0	0.0	0
	Sussex Wildlife Trust Reserve	739.4	0.4	603.2	0.7	0.0	0.0	0
	Woodland Trust	67.9	0.0	15.0	0.0	0.0	0.0	0

* This only applies to 'live' Environmental Stewardship Agreements. Environmental Stewardship Agreements include: Entry Level Stewardship, Entry Level plus Higher Level Stewardship, Higher Level Stewardship, Organic Entry Level plus Higher Level Stewardship and Organic Entry Level Stewardship.

All statistics are based on information held at the Sussex Biodiversity Record Centre as at 01/11/12. Note that designated sites may overlap therefore the totals shown in the designated site table do not necessarily reflect the total percentage of the district covered by designated sites. Please inform us if you believe the data shown to be inaccurate.

5 . Monitoring Policy Performance

Figure 5.5 Statistical breakdown of planning applications with code of commencement within designated habitats in Chichester District between 1st April 2011 and 31st March 2012 (Source: SBRC)

Chichester District area (ha)	81187.3	Area of planning applications with code of commencement 2011/2012 (ha)				11.3	(77 sites)	
West Sussex area (ha)	202361.6	% of Chichester infringed by planning applications				0.01		
Habitat *	Area of habitat in West Sussex (ha)	% of West Sussex	Area of habitat in Chichester (ha)	% of Chichester	Area of habitat in Chichester infringed by planning applications (ha)	% of habitat in Chichester infringed by planning applications	Number of planning applications within habitat	
Ancient woodland	21364.8	10.6	10557.2	13.0	0.5	0.00	2	
Coastal & floodplain grazing marsh	4388.8	2.2	1346.2	1.7	0.0	0.00	0	
Coastal saltmarsh	357.0	0.2	329.3	0.4	0.0	0.00	0	
Coastal sand dunes	31.5	0.0	20.9	0.0	0.0	0.00	0	
Coastal vegetated shingle	76.8	0.0	24.3	0.0	0.0	0.00	0	
Deciduous woodland	21691.8	10.7	10990.2	13.5	0.8	0.01	8	
Ghyll woodland	1992.7	1.0	0.0	0.0	0.0	0.00	0	
Intertidal chalk	0.0	0.0	0.0	0.0	0.0	0.00	0	
Intertidal mudflat	1758.9	0.9	1479.9	1.8	0.0	0.00	0	
Lowland calcareous grassland	2736.0	1.4	1032.8	1.3	0.0	0.00	0	
Lowland dry acid grassland	20.3	0.0	20.2	0.0	0.0	0.00	0	
Lowland fen	194.7	0.1	54.9	0.1	0.0	0.00	0	
Lowland heathland	1499.4	0.7	1024.5	1.3	0.0	0.00	0	
Lowland meadow	20.3	0.0	7.5	0.0	0.0	0.00	0	
Maritime cliff and slope	0.0	0.0	0.0	0.0	0.0	0.00	0	
Reedbed	60.1	0.0	39.0	0.0	0.0	0.00	0	
Traditional orchard	200.0	0.1	95.4	0.1	0.0	0.00	0	
Other #	Number of records in West Sussex	Number of records in Chichester		Number of records within a 500m buffer of planning applications				
Protected species	8546	3265		170				
Bats	4835	2175		157				
Notable birds ^o	39267	20357		1395				
Biodiversity Action Plan species	49331	25309		3138				
Rare species	33567	17029		1142				
Invasive alien species	5057	1852		143				
Black poplar	16	8		3				
Ancient Tree Hunt (ATH) records	1004	338		35				
Tree Register (TROB) records	378	201		13				
Saline lagoon	10	7		1				

* Changes in habitat extent year on year may well be a reflection of improved datasets and should not be assumed to be habitat expansion or contraction. Many habitat datasets overlap with one another, e.g. lowland meadow may be classed as grazing marsh and recorded in both inventories. Ancient Tree Hunt and Tree Register of the British Isles datasets include a degree of overlap (i.e. on occasion the same tree may be recorded in both datasets). [#] Protected species does not include bat, bird, badger or otter records. Rare and BAP species does not include bat, bird or otter records. ^o The Sussex Notable Bird Inventory is based on a list of 56 bird species that are particularly scarce or vulnerable to development in Sussex. Please see species list at end of report for more information.

Indicator (Local)

Condition of Sites of Special Scientific Interest in Chichester District

5.69 The SBRC monitor the condition of Sites of Special Scientific Interest (SSSI). The pie charts in Figures 5.6 and 5.7 enable comparisons between District and County SSSI.

5.70 In Chichester District, 51% of the 217 designated SSSI are considered to be in a favourable condition. The remaining 49% are considered to be in an unfavourable condition.

5.71 Of the SSSI categorised as unfavourable, 5 sites are considered to be declining, compared to 99 sites that are categorised as recovering. A further 2 sites have no change to their unfavourable condition.

5.72 Opportunities offered through the planning system as a consequence of nearby development to maintain and enhance the condition of SSSI should be used to continue the recovery process.

5 . Monitoring Policy Performance

5.73 The Council's policies seek to protect designated sites and habitats from the harmful effects of development. It is considered that the Local Plan (1999) Saved Policies provide adequate protection for sites of nature conservation importance from the threat of inappropriate development, but this will continue to be monitored.

Figure 5.6 Chichester District SSSI Unit Condition (Source: SBRC)

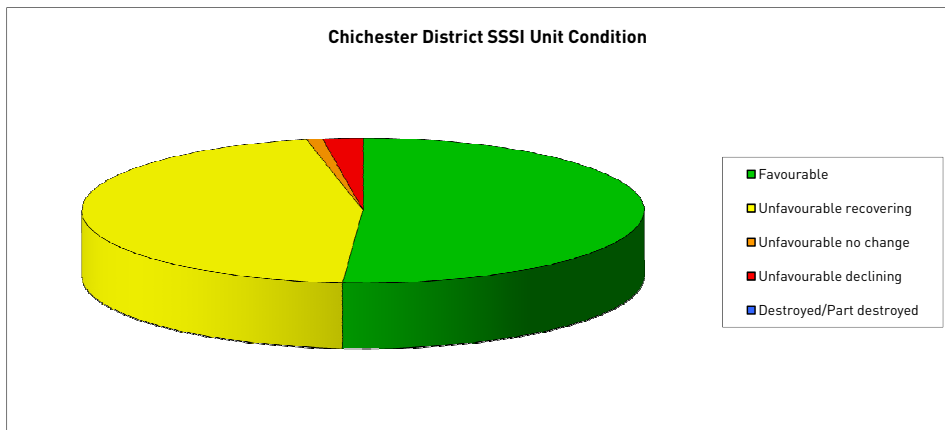
Chichester District SSSI Unit Condition

SSSI Units in Chichester District = 217

Condition	No of Units	% of Units
Favourable	111	51.15
Unfavourable recovering	99	45.62
Unfavourable no change	2	0.92
Unfavourable declining	5	2.30
Destroyed/Part destroyed	0	0.00



Based on information derived from the Natural England SSSI GIS dataset
Prepared on 14/11/2012



5 . Monitoring Policy Performance

Figure 5.7 West Sussex SSSI Unit Condition (Source: SBRC)

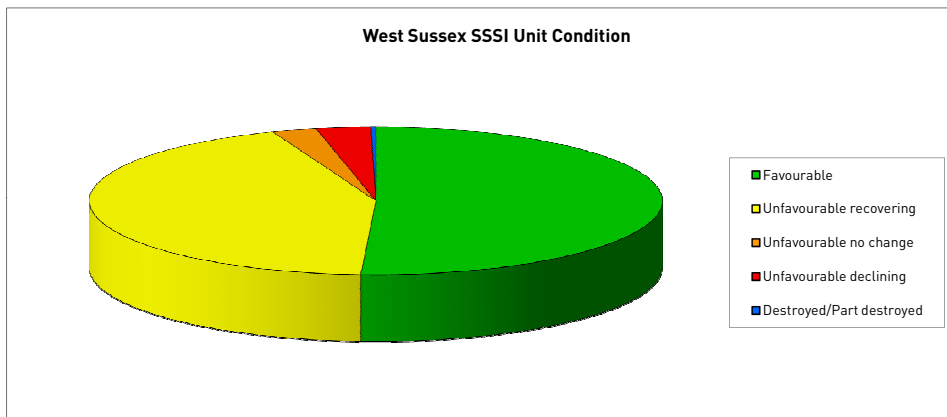
West Sussex SSSI Unit Condition

SSSI Units in West Sussex = 358

Condition	No of Units	% of Units
Favourable	182	50.84
Unfavourable recovering	155	43.30
Unfavourable no change	9	2.51
Unfavourable declining	11	3.07
Destroyed/Part destroyed	1	0.28



Based on information derived from the Natural England SSSI GIS dataset
Prepared on 14/11/2012



6 Development Management

Planning Applications

6.1 On 1 April 2011 the South Downs National Park Authority became the local planning authority for the area of the South Downs National Park. As a result, the data contained in this section **does not include** planning applications made within the area of Chichester District covered by the South Downs National Park.

Table 6.1 Planning applications 2011-2012 (Source: CDC)

Total Applications	Approved	Refused	Withdrawn	Never Valid
1,964	1,353	279	98	234
Percentage	68.89%	14.21%	4.99%	11.91%

6.2 The total number of planning applications determined in Chichester District within 13 weeks decreased by 36% from 2010-11 to 2011-12. The reduction in the total number of planning applications is a result of the South Downs National Park Authority becoming the local planning authority for a large area in the north of Chichester District (see Map 2.1, Page 8).

Table 6.2 Planning applications decided within the 8 and 13 week target 2010-2012 (Source: CDC)

	Major applications ⁽¹⁾			Minor applications ⁽²⁾			Other applications ⁽³⁾			Total
	National Target 60%			National Target 65%			National Target 80%			
	Total	13 wks or less	%13 wks or less	Total	8 wks or less	% 8 wks or less	Total	8 wks or less	% 8 wks or less	
2010-2011	31	18	58%	463	259	56%	1,731	1,288	74%	2,225
2011-2012	25	16	64%	322	180	56%	1,081	783	72%	1,428

1. e.g. 10 or more dwellings, commercial (more than 1000 sqm)

2. e.g. 1-9 dwellings, commercial (less than 1000 sqm)

3. e.g. Householder, changes of use

6.3 The percentage of major applications determined within 13 weeks was higher than in the previous monitoring year, meeting the national target of 60%. However the percentage of minor applications determined within 8 weeks remained the same as in 2010-11, meaning the national target of 65% was not met.

6 . Development Management

6.4 Although there was a reduction of 650 applications in the 'Other' category, the percentage of applications determined within the 8 week target fell from 2010-11. This performance did not meet the national target of 80% of such applications to be determined within 8 weeks.

6.5 It should be noted that this data does not include certain types of planning applications; e.g. Applications to carry out work to trees with preservation orders, non-material amendments, and prior notification applications.

Planning Appeals

6.6 The outcome of appeals against refusals of planning permission provides information on the support given by Planning Inspectors to Council decisions.

Table 6.3 Planning appeal decisions 2010-2012 (Source: CDC)

Appeal decisions	Allowed		Dismissed/Upheld		Withdrawn		Part Allowed/Dismissed		Total
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage	
2010/2011	23	24%	61	64%	11	12%	0	0%	95
2011/2012	35	33%	57	54%	8	8%	5	5%	105

Planning Obligations

6.7 New development often creates a need for additional infrastructure or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment. Planning obligations are the mechanism used to secure these measures.

6.8 Infrastructure is typically delivered through planning obligations secured via Section 106 (S106) agreements. Between 1 April 2011 and 31 March 2012, eight S106 agreements were signed. Table 6.4 shows the financial contributions due against these agreements.

Table 6.4 Financial contributions secured via S106 agreements 2011-2012 (Source: CDC)

To Chichester District Council	Payments Due
CCTV	£0.00
Public Art	£6,200.00
Recycling	£1,625.95

6 . Development Management

To Chichester District Council	Payments Due
Leisure	£28,537.00
Community Facilities	£322,171.00
Affordable Housing	£75,200.00
Public Open Space	£14,600.00
Chichester Harbour SPA	£0.00
Total	£448,333.95
To West Sussex County Council	Payments Due
Sustainable Transport	£0.00
Highways	£0.00
Total Access Demand (TAD)	£257,559.00
Education	£322,542.00
Civic Amenity	£3,606.00
Libraries	£31,528.00
Total	£615,235.00
All Financial Contributions Total	£1,063,568.95

6.9 The total amount of £1,063,568.95 secured through S106 agreements comprises the financial contributions from the four developments granted planning permission shown in Table 6.4.

Table 6.5 S106 agreements with financial contributions 2011-2012 (Source: CDC)

Site	Application	Financial Contribution
Windmill Park, Halnaker, Boxgrove	31 dwellings	£149,590.95
Selsey Tram, St Georges Drive, Donnington	22 dwellings	£221,581.00
Chichester Food Park, Bognor Road, Chichester	Horticultural Packhouse	£117,172.00
Former Airfield Hangar Area, Aviation Museum, Tangmere	Mixed use, including 160 dwellings	£573,325.00

6 . Development Management

6.10 There were also four S106 agreements with non-financial contributions that were granted planning permission, as listed in Table 6.5.

Table 6.6 S106 agreements with non-financial contributions 2011-2012 (Source: CDC)

Site	Application
The Woolstaplers, Chichester	26 dwellings
Decoy Farm House, Oving	3 holiday units
11 Manor Farm Court, Selsey North	3 dwellings
Berryrose Garden Cottage, Sidlesham	Replacement dwelling

7 . Appendix 1 - Schedule of Saved Local Plan (1999) Policies

7 Appendix 1 - Schedule of Saved Local Plan (1999) Policies

Table 7.1 Policies saved from the Chichester District Council Local Plan First Review 1999

Policy Number	Policy Title/Purpose
RE1	Development in the Rural Area generally
RE4	Areas of Outstanding Natural Beauty - Chichester Harbour and Sussex Downs: Protection of Landscape Character
RE5	North-Eastern Part of District
RE6	Strategic Gaps
RE7	Nature Conservation - Designated Sites
RE8	Nature Conservation - Non-designated Sites
RE11 A	Horticultural Development: Areas for Horticultural Development
RE11 B	Horticultural Development Elsewhere
RE12	Rural Diversification
RE14	Conversions in the Rural Area
RE15	Major Institutions
RE17	Community Facilities in the Rural Area
RE19	Removal of Agricultural Workers' Dwelling Conditions
RE21	Safeguarding Existing Travelling Showpeople's Sites
RE23	Safeguarding Existing Gypsy Sites
RE28	Historic Parks and Gardens
RE29	Telecommunications Development
C1	Waterside Management
C2	Intertidal Structures
C3	Managed Realignment
C4	Reclamation and Dredging
C5	Resident Fleet
C6	Moorings to Deep Water/Dry Berth Transfers

7 . Appendix 1 - Schedule of Saved Local Plan (1999) Policies

Policy Number	Policy Title/Purpose
C7	Boatyards and Marinas
C8	Thorney Island
C9	Sea Defence and Coast Protection Works
C10	Access for Coast Protection and Sea Defence Works
C11	Harsh Marine Environment Setback Line
C12	Coastal Path
BE1	Settlement Policy Areas
BE2	Loss of Community Facilities
BE3	Archaeology
BE4	Buildings of Architectural or Historic Merit
BE5	Alterations to Listed Buildings
BE6	Conservation Areas
BE9	Advertisements
BE11	New Development
BE12	Alterations, Extensions and Conversions
BE13	Town Cramming
BE14	Wildlife Habitat, Trees, Hedges and Other Landscape Features
BE16	Energy Conservation
TR3	Existing Car Parks - Chichester Conservation Area
TR4	Park and Ride
TR5	Other Existing Car Parks
TR6	Highway Safety
TR8	Catering for Cyclists and Pedestrians
TR9	Public Transport
TR10	Highway Safeguarding
TR12	Chichester to Midhurst Disused Railway Line

7 . Appendix 1 - Schedule of Saved Local Plan (1999) Policies

Policy Number	Policy Title/Purpose
TR13	Roadside Facilities
H1	Dwelling Requirement
H3	Polluted Sites
H4	Size and Density of Dwellings
H5	Open Space Requirements
H6	Maintenance of Open Space
H8	Social and Low Cost Housing in Settlement Policy Areas
H9	Social Housing in the Rural Area
H10	Loss of Dwellings
H11	Residential Caravans
H12	Replacement Dwellings and Extensions in the Rural Area
B1	Floorspace Provision
B5	Rural Area - New Build and Extension
B6	Redevelopment of Authorised Uses
B8	Safeguarding Business Floorspace
B9	Airport Related Development
S1	Chichester Shopping Centre - Additional Retail Floorspace
S2	Chichester - Primary Shopping Frontage
S3	Chichester - Secondary Shopping Frontage
S4	Out-of-centre sites - Chichester
S6	East Wittering, Midhurst, Petworth and Selsey Shopping Centres
R2	Provision of Facilities in Rural Areas
R3	Existing and Allocated Open Space
R4	Public Rights of Way and Other Paths
R5	Chichester Canal and Wey & Arun Canal
R6	Equestrian Facilities

7 . Appendix 1 - Schedule of Saved Local Plan (1999) Policies

Policy Number	Policy Title/Purpose
R8	Noisy Sports
T1	Accommodation and Facilities
T3	Provision in Rural Areas
T4	Provision in Areas of Outstanding Natural Beauty
T6	Occupancy Periods for Holiday Accommodation
T7	Touring Caravans and Tented Camping
T9	Change of Use from Touring to Static Holiday Caravan Sites
T10	Winter Storage of Touring Units

8 . Appendix 2 - Housing Trajectories

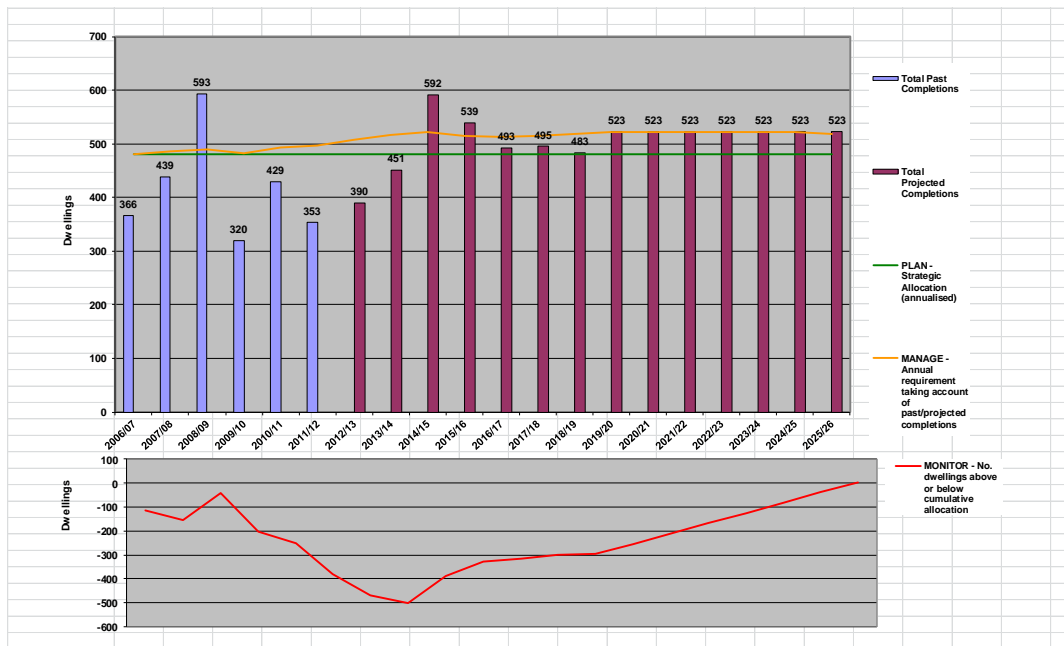
8 Appendix 2 - Housing Trajectories

Figure 8.1 Chichester District Housing Trajectory 2006-2026 (as at 31 March 2012).
Source: WSCC/CDC

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Past Completions - Sites 6 or more units	264	384	480	240	315	266														
Past Completions - Sites less than 6 units	102	55	113	80	114	87														
Projected Completions - Identified sites 6+ units							272	370	519	466	419	377	110	0	0	0	0	0	0	0
Projections Completions - Identified sites less than 6 units							118	81	54	8	1	0	0	0	0	0	0	0	0	0
Projections Completions - Windfall sites less than 6 units							0	0	19	65	73	73	73	73	73	73	73	73	73	73
Sites to be identified through Local Plan												45	300	450	450	450	450	450	450	450
Total Past Completions	366	439	593	320	429	353														
Total Projected Completions							390	451	592	539	493	495	483	523	523	523	523	523	523	523
Cumulative Completions	366	805	1398	1718	2147	2500	2890	3341	3933	4472	4965	5460	5943	6466	6989	7512	8035	8558	9081	9604
PLAN - Strategic Allocation (annualised)	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480
- Cumulative requirement	480	960	1440	1920	2400	2880	3360	3840	4320	4800	5280	5760	6240	6720	7200	7680	8160	8640	9120	9600
MONITOR - No. dwellings above or below cumulative allocation	-114	-155	-42	-202	-253	-380	-470	-499	-387	-328	-315	-300	-297	-254	-211	-168	-125	-82	-39	4
MANAGE - Annual requirement taking account of past/projected completions	480	486	489	482	493	497	507	516	522	515	513	515	518	522	522	522	522	522	521	519

8 . Appendix 2 - Housing Trajectories

Figure 8.2 Chichester District Housing Trajectory Charts 2006-2026 (as at 31 March 2012). Source: WSCC/CDC



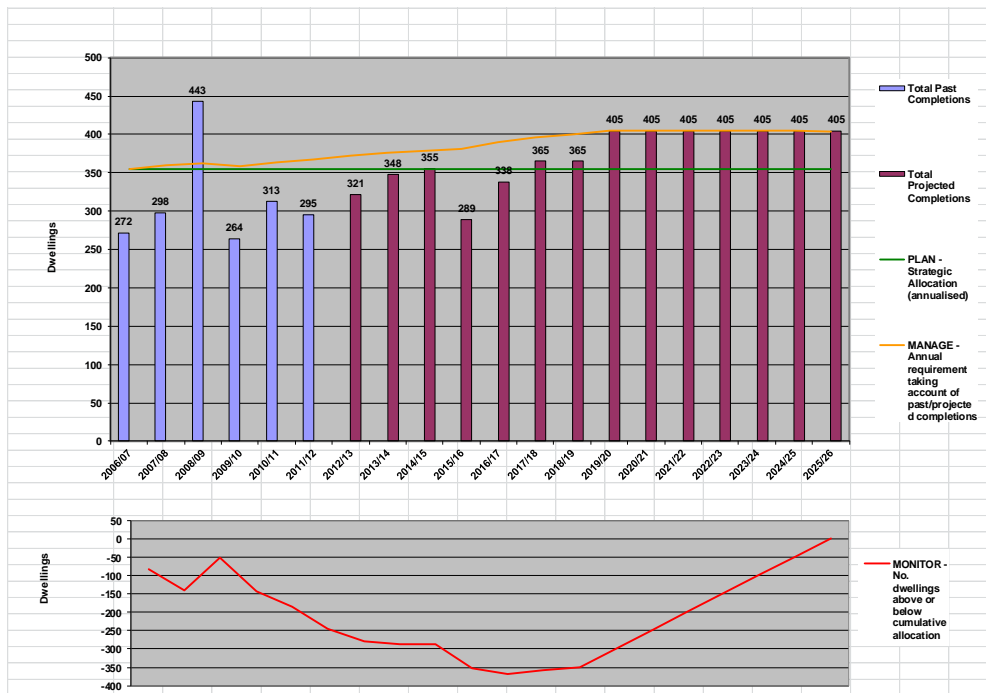
8 . Appendix 2 - Housing Trajectories

Figure 8.3 Chichester District: Sussex Coast sub-area Housing Trajectory 2006-2026 (as at 31 March 2012). Source: WSCC/CDC

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Past Completions - Sites 6 or more units	209	262	372	214	244	249														
Past Completions - Sites less than 6 units	63	36	71	50	69	46														
Projected Completions - Identified sites 6 + units							244	295	316	250	298	281	110	0	0	0	0	0	0	0
Projections Completions - Identified sites less than 6 units							77	53	35	5	1	0	0	0	0	0	0	0	0	0
Projections Completions - Windfall sites less than 6 units							0	0	4	34	39	39	40	40	40	40	40	40	40	40
Sites to be identified through Local Plan											0	45	215	365	365	365	365	365	365	365
Total Past Completions	272	298	443	264	313	295														
Total Projected Completions							321	348	355	289	338	365	365	405	405	405	405	405	405	405
Cumulative Completions	272	570	1013	1277	1590	1885	2206	2554	2909	3198	3536	3901	4266	4671	5076	5481	5886	6291	6696	7101
PLAN - Strategic Allocation (annualised)	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355
Cumulative Requirement	355	710	1065	1420	1775	2130	2485	2840	3195	3550	3905	4260	4615	4970	5325	5680	6035	6390	6745	7100
MONITOR - No. dwellings above or below cumulative allocation	-83	-140	-52	-143	-185	-245	-279	-286	-286	-352	-369	-369	-349	-299	-249	-199	-149	-99	-49	1
MANAGE - Annual requirement taking account of past/projected completions	355	359	363	358	364	367	373	376	379	381	390	396	400	405	405	405	405	405	405	404

8 . Appendix 2 - Housing Trajectories

Figure 8.4 Chichester District: Sussex Coast sub-area Housing Trajectory Charts 2006-2026 (as at 31 March 2012). Source: WSCC/CDC



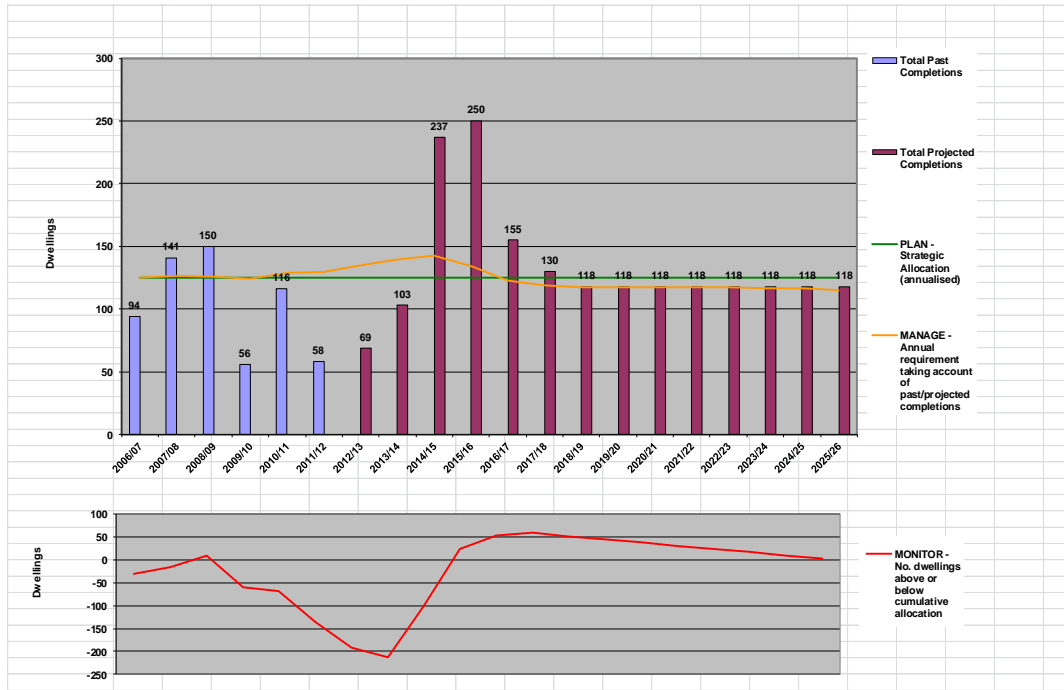
8 . Appendix 2 - Housing Trajectories

Figure 8.5 Chichester District: Rest of West Sussex sub-area Housing Trajectory 2006-2026 (as at 31 March 2012). Source: WSCC/CDC

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Past Completions - Sites 6 or more units	55	122	108	26	71	17														
Past Completions - Sites less than 6 units	39	19	42	30	45	41														
Projected Completions - Identified sites 6 + units							28	75	203	216	121	96	0	0	0	0	0	0	0	0
Projections Completions - Identified sites less than 6 units							41	28	19	3	0	0	0	0	0	0	0	0	0	0
Projections Completions - Windfall sites less than 6 units							0	0	15	31	34	34	33	33	33	33	33	33	33	33
Sites to be identified through LDF											0	0	85	85	85	85	85	85	85	85
Total Past Completions	94	141	150	56	116	58														
Total Projected Completions							69	103	237	250	155	130	118	118	118	118	118	118	118	118
Cumulative Completions	94	235	385	441	557	615	684	787	1024	1274	1429	1559	1677	1795	1913	2031	2149	2267	2385	2503
PLAN - Strategic Allocation (annualised)	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125
Cumulative requirement	125	250	375	500	625	750	875	1000	1125	1250	1375	1500	1625	1750	1875	2000	2125	2250	2375	2500
MONITOR - No. dwellings above or below cumulative allocation	-31	-15	10	-59	-66	-135	-191	-213	-101	24	54	59	52	45	38	31	24	17	10	3
MANAGE - Annual requirement taking account of past/projected completions	125	127	126	124	129	130	135	140	143	134	123	119	118	118	118	117	117	117	117	115

8 . Appendix 2 - Housing Trajectories

Figure 8.6 Chichester District: Rest of West Sussex sub-area Housing Trajectory Charts 2006-2026 (as at 31 March 2012). Source: WSCC/CDC



9 Glossary

Adoption: The final confirmation of a development plan or Local Development Document as having statutory status

Affordable Housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

- **Social rented housing** is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
- **Affordable rented housing** is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
- **Intermediate housing** is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing
- Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

Allocations: Sites identified for specific uses, such as housing, employment or community facilities.

Areas of Outstanding Natural Beauty (AONB): Areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their landscapes. AONB landscapes range from rugged coastline to water meadows to gentle lowland and upland moors. Natural England has a statutory power to designate land as AONB under the Countryside and Rights of Way Act 2000.

Biodiversity: The totality of genes, species, and ecosystems of a region.

Community Infrastructure Levy (CIL): A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Conservation Area: An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas Act) 1990. There is a statutory duty to preserve or enhance the character, appearance, or setting of these areas.

9 . Glossary

Development Management: The local planning authority team responsible for processing and determining planning applications, along with other applications including works to trees, advertisements and listed buildings.

Development Plan: This includes adopted Local Plans, neighbourhood plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

Development Plan Document (DPD): Formal plans that set out policies for a particular geographical area. They are subject to public consultation and a Sustainability Appraisal. They must also be considered at independent examination and obtain Council approval before they can be adopted.

Greenfield: An undeveloped site, especially one being evaluated and considered for commercial development or exploitation.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Infrastructure: The basic physical and organisational structures and facilities (e.g. Buildings, roads, and power supplies) necessary for development to take place.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites

Local Enterprise Partnership: A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the **development plan documents** adopted under the Planning and Compulsory Purchase Act 2004.

Neighbourhood Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant permission for a specific development proposal or classes of development.

Neighbourhood Plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Planning obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Priority habitats and species: Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Special Protection Areas: Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Windfall sites: Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Chichester District Council



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