

Chichester Local Plan: Key Policies Pre-submission 2014-2029

Proposed Modifications

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1 . Introduction

1 Introduction

- 1.1 The final scheduled session on the examination in to the Chichester Local Plan: Key Policies Pre-submission 2014-2029 was held on the 3rd December. The Council is consulting on the Proposed Modifications it considers are required to make the Plan sound.
- 1.2 Any minor changes required on the basis of accuracy, clarity or for updating purposes will be included in the adopted version of the Chichester Local Plan.
- 1.3 The Proposed Modifications to the Chichester Local Plan: Key Policies Pre-submission 2014-2029, incorporate CD-02a Schedule of Proposed Main Modifications to the Pre-submission Local Plan, these are referenced for example as (M51) and suggested modifications arising from debate at the examination. These consolidated proposed modifications are referenced for example as PM113.
- 1.4 Anyone wishing to comment on the Proposed Modifications should confine their comments to the Proposed Modifications as set out in this schedule. It is important to note this consultation does not provide an opportunity to raise other matters which should have been raised during the earlier rounds of public consultation or at the hearings.
- 1.5 The Proposed Modifications consultation runs for six weeks from **8 January 2015 until 5.00pm Thursday 19 February 2015**. Anyone wishing to submit representations should do so either by email to planningpolicy@chichester.gov.uk or if you do not have internet access, response forms can be collected at any of the Council offices and returned to: Planning Policy, Chichester District Council, East Pallant House, 1 East Pallant House, Chichester PO19 1TY, by no later than **5.00pm on Thursday 19 February 2015**.

2 Sustainability Appraisal

2.1 Substantial changes have been proposed to the Chichester Local Plan: Key Policies Pre-submission 2014-2029 through Proposed Modifications, but they do not deviate from the range of options previously assessed. Most of the changes are either to supporting text rather than to the Policies or are minor and non-material amendments and clarifications of Policies. Those Proposed Modifications that are more substantial changes are listed below.

2.2 The options assessed in the Sustainability Appraisal are broad in nature – assessing possible approaches to the policy rather than the bullet-point-by-bullet-point detail of the policy. In all cases the material changes to policy wording either do not push the policy out of the assessed approach or in some cases change it to another option that has already been assessed.

In more detail:

2.3 Policy 4 – Housing Provision. The addition of 415 homes to the overall provision takes the option towards the top end of the assessed range for Option 1 (4a), but the revised policy remains within that option.

2.4 Policy 5 – Parish Housing sites. The addition of 85 houses to the Chichester City Indicative Housing Number moves the policy from Option 2 to Option 1 in the Sustainability Appraisal, but does not require any additional work.

2.5 Policy 11 – Chichester City Employment Sites. The change from “up to 15Ha” to “Around 15-20 Ha” of employment land is not sufficient to change the policy from the assessed Option 1 approach.

2.6 Policy 12 – Water Resources in the Apuldram Wastewater Treatment Catchment. The changes to the policy shift the policy from the assessed Option 2 to Option 3 with associated environmental dis-benefits, but does not require any additional work.

2.7 Policy 15 – West of Chichester Strategic Development Location. The increase of 250 homes within the plan period shifts the policy option from the assessed Option 1 to the assessed Option 3, with the associated increased benefits and dis-benefits, but does not require any additional work.

2.8 Policy 24 – East Wittering and Bracklesham Strategic Development. The change from 100 homes to 180 takes the policy to slightly more than the range that was assessed in Option 1, but as the other options assessed were for much greater numbers the revised policy falls well within the range of housing numbers assessed through the sustainability appraisal process and reports.

2 . Sustainability Appraisal

- 2.9** Policy 32 – Horticultural Development. These changes are a clarification of the working of the policy and do not change the policy from the assessed Option 2 approach.
- 2.10** Policy 34 – Affordable Housing. The changes to the detailed wording reflect changes to national guidance that could not be ignored. However the overall level of affordable housing asked for remains at 30% so the revised policy remains within the assessed Option 2 approach.
- 2.11** Policy 40 – Carbon Reduction Policy. The changes to the policy reduce the environmental benefits of the policy and move the profile of impacts closer to Option 3, but overall the policy remains just within the approach outlined in the assessed Option 1.
- 2.12** Policy 47 – Heritage. The various changes to the wording do not alter the Sustainability Appraisal option or assessment for this policy.

3 Chapter 1: Introduction

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Chapter 1: Introduction					
Main PM01	10	1.20	Amend paragraph to read: In addition to Neighbourhood Plans, the implementation of this Plan relies on a number of future documents including the Site Allocation DPD, Supplementary Planning Documents, other Development Plan Documents, Masterplans, Area Action Plans and further site investigations...	Clarification	Arising from debate at examination

4 Chapter 6: The Economy

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)								
Chapter 6: The Economy													
Main	45	6.4	<p>Delete 3rd sentence and replace as follows (supercedes M25):</p> <p>“Some provision towards meeting this requirement already exists in the form of outstanding planning permissions and employment land allocations carried forward from the 1999 Local Plan. These are shown on the Policies Map and include:</p> <p>Table 4.1</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Site area (hectares)</th> <th>Comments</th> <th>Local Plan policy</th> </tr> </thead> <tbody> <tr> <td>Portfield Quarry (Glenmore Business Park)</td> <td>4.2</td> <td>Included in the Shopwyke SDL</td> <td>Policy 16</td> </tr> </tbody> </table>	Location	Site area (hectares)	Comments	Local Plan policy	Portfield Quarry (Glenmore Business Park)	4.2	Included in the Shopwyke SDL	Policy 16	To clarify where employment sites referred to are carried forward from 1999 Local Plan	Arising from debate at examination
Location	Site area (hectares)	Comments	Local Plan policy										
Portfield Quarry (Glenmore Business Park)	4.2	Included in the Shopwyke SDL	Policy 16										

4 . Chapter 6: The Economy

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	45		<p>Land at 1.7 Tangmere Business Park</p> <p>Included in the Tangmere Strategic Employment Land allocation 19</p> <p>Ellis Square, Selsey 2.2 See Paragraph 13.9 (as amended by PM65) -</p>	To clarify where employment sites referred to are carried forward from 1999 Local Plan	Arising from debate at examination
PM03			<p>Insert new paragraphs as follows:</p> <p>6.5 Taking account of the employment land and floorspace already available or with planning permission and allowing for a small amount of new employment provision within the National Park area, there is an estimated requirement for to identify around 25 hectares of new employment land in the Plan area, comprising around 5 hectares of land for office development and around 20 hectares for industrial and warehousing uses.</p>		

4 . Chapter 6: The Economy

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)												
			<p>6.6 Just under 9 hectares of new employment land is allocated in this Plan at the following locations:</p> <p>Table 4.2</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Site area (hectares)</th> <th>Comments</th> <th>Local Plan policy</th> </tr> </thead> <tbody> <tr> <td>West of Chichester</td> <td>6</td> <td>Suitable for B1 uses ¹</td> <td>Policy 15</td> </tr> <tr> <td>Tangmere Strategic Employment Land (part)</td> <td>2.8</td> <td>New land allocated in addition to 1.7 hectares carried forward from 1999 Local Plan. Suitable for B1-B8 uses.</td> <td>Policy 19</td> </tr> </tbody> </table>	Location	Site area (hectares)	Comments	Local Plan policy	West of Chichester	6	Suitable for B1 uses ¹	Policy 15	Tangmere Strategic Employment Land (part)	2.8	New land allocated in addition to 1.7 hectares carried forward from 1999 Local Plan. Suitable for B1-B8 uses.	Policy 19		
Location	Site area (hectares)	Comments	Local Plan policy														
West of Chichester	6	Suitable for B1 uses ¹	Policy 15														
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Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
			<p>¹ The specific mix of B1 floorspace will be determined at the masterplanning/ detailed planning stage, and could include floorspace suitable for office, research and development and/or light industrial uses.</p>		
Main	45	6.5	<p>Delete existing paragraph and replace as follows:</p> <p>To meet these requirements, the Area-Based Policies make provision for new employment land to be brought forward around Chichester city and at the settlement hubs. This includes sites already assessed in the ELR Update, together with other sites that may have potential for employment. Where possible, the Plan aims to provide new employment land in conjunction with, or close to, proposed new housing. This is both for reasons of sustainability and to ensure that identified employment sites are brought forward for development. Specific provision is made to deliver employment land and floorspace in conjunction with the strategic housing allocations West of Chichester city and at Tangmere. The Council has commissioned a study to assess the suitability, viability and desirability of potential</p>	Clarification	Arising from debate at examination

4 . Chapter 6: The Economy

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
			<p>employment sites. This will inform the allocation of employment sites in future Plan documents, including neighbourhood plans.</p> <p>The remaining requirement for around 16 hectares of employment land will be met through sites to be identified in the Site Allocation DPD. Following the recommendations of the ELR Update, it is intended to identify new sites for office development (Use Classes B1a and B1b) and the majority of new land for industrial/warehousing (Use Classes B1c, B2 and B8) within or close to Chichester city (see Policy 11). This reflects the Plan development strategy which focuses the majority of planned housing in the Chichester area, and also the ELR assessment of potential locations that might be considered for future employment development. This Plan also makes provision for bringing forward additional employment land at East Wittering/Bracklesham, subject to investigation of potential sites (see Policy 24). The requirement for additional employment sites in other locations will be kept under review.</p>		

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	PM05 (M26)	47	Policy 3 The Economy and Employment Provision	Amend the beginning of the 2 nd paragraph to read “Existing undeveloped employment allocations for Business Class (B1-B8) uses are shown on the Policies Map. In addition, To meet identified requirements”	Reasons of clarity	Officer
Main	PM06	47	Policy 3 The Economy and Employment Provision	Amend the final sentence of 2 nd paragraph as follows: “Additional employment sites land will be allocated subject to further investigation of potential sites by the Council in the Site Allocation DPD.”	Clarification	Arising from debate at examination

5 Chapter 7: Housing and Neighbourhoods

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck-through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Chapter 7: Housing and Neighbourhoods					
Main	49	7.3-7.6	<p>Delete the existing paragraphs and replace as follows:</p> <p>“Future housing requirements for Chichester District were assessed in the Coastal West Sussex Strategic Housing Market Assessment (SHMA) 2012, and this assessment has been further refined and updated through subsequent work commissioned by the Sussex coastal authorities. The most recent figures are set out in the ‘Review of Objectively Assessed Housing Need in light of 2012-based Subnational Population Projections’ (August 2014). This identifies an objectively assessed need for 560 to 575 homes per year in Chichester District.</p> <p>Part of this identified housing requirement for the District will be met in the South Downs National Park, which lies outside the Local Plan area. The level of future housing in the National Park is not yet known, but will be determined by the National Park Authority in a separate Local Plan. Housing delivery in the National Park area of the District has</p>	To reflect updated evidence on OAN presented in Appendix 1 of the Council’s Local Plan Examination Statement on Matter 5 – Housing Supply	Officer

5 . Chapter 7: Housing and Neighbourhoods

5 . Chapter 7: Housing and Neighbourhoods

				averaged around 70 homes per year over the past decade. Based on this assumption, the remaining objectively assessed need can be estimated at 505 homes per year.”			
Main	PM08	51	7.11	Delete paragraph	Equivalent wording incorporated into paragraph 7.4	Officer	
Main	PM09	51		<p>Add new paragraph as follows after 7.10:</p> <p>Whilst accommodating a significant increase in housing provision the Council acknowledges that the plan does not meet the current objectively assessed need for housing (OAN). The estimation of OAN has varied considerably and it was only after the Council had agreed the ‘Local Plan: preferred approach’ that OAN increased above the housing provision in the plan. The Council considered that it should continue with the plan that had been agreed to provide the certainty for the distribution of development and associated investment and to facilitate the production of neighbourhood plans in conformity with the Local Plan. The Council will review the Local Plan within five years to aim to ensure that OAN is met. Initial priorities are to progress the Site Allocation DPD and support the identification of sites through neighbourhood plans. When the Council reviews the Local Plan it will be able to take into account</p>	To enable the Plan to be found sound whilst not meeting full objectively assessed need for housing	Arising from debate at the examination	

5 . Chapter 7: Housing and Neighbourhoods

Main	PM10	51	7.12	<p>increased certainty around infrastructure provision, including the government's proposals for improvements to the A27 around Chichester and sewerage infrastructure, the estimation of OAN and the quantification of housing delivery within the South Downs National Park.'</p> <p>Amend the first two sentences as follows:</p> <p>"In total, the Local Plan makes provision to deliver 6,973 7,388 homes over the period 2012-2029. This equates to an average housing delivery of approximately 410 435 homes per year."</p>	To reflect the conclusions of the Council's Evidence Audit	Officer		
Main	PM11	51	7.14	<p>Delete paragraph and proposed modification M28, and replace as follows:</p> <p>"The remaining housing provision will be met through 4,740 homes, comprising:</p> <ul style="list-style-type: none"> ● 3,250 homes at the Strategic Development Locations (SDLs) allocated at West of Chichester, Shopwyke, Westhampnett/North East Chichester and Tangmere (see Policies 15-18) ● 630 homes on strategic sites to be identified at the settlement hubs of East Wittering/Bracklesham, Selsey and Southbourne (see Policies 20, 23 and 24) ● 860 homes to be brought forward on parish housing sites (see Policy 5). 	To reflect the Evidence Audit and update the housing supply figures	Officer		

5 . Chapter 7: Housing and Neighbourhoods

Main	PM12	51-52	Table 7.1	<p>Identified housing supply will be assessed against the Local Plan housing requirement starting from a base date of 1 April 2012. Since this date, some strategic and parish housing sites have gained planning permission and are now classed as existing housing commitments. This has reduced the remaining requirement for housing to be provided in the Local Plan to 3,188 homes. Table 7.1 shows the outstanding Local Plan requirement and housing supply position.”</p>	<p>To reflect the Evidence Audit and update the housing supply figures</p>	Officer														
				<p>Delete existing and replace with updated table – (supercedes M29)</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;"><i>East-West Corridor</i></td> <td style="text-align: center;"><i>Manhood Peninsula</i></td> <td style="text-align: center;"><i>North of Plan Area</i></td> <td style="text-align: center;"><i>Plan total</i></td> </tr> <tr> <td style="text-align: center;">6,156</td> <td style="text-align: center;">893</td> <td style="text-align: center;">339</td> <td style="text-align: center;">7,388</td> </tr> </table> <p>Local Plan housing target</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">Total Housing Provision 2012-2029</td> <td style="text-align: center;">less Homes built 2012-2014</td> </tr> <tr> <td style="text-align: center;">372</td> <td style="text-align: center;">129</td> </tr> <tr> <td style="text-align: center;">8</td> <td style="text-align: center;">509</td> </tr> </table>	<i>East-West Corridor</i>	<i>Manhood Peninsula</i>	<i>North of Plan Area</i>	<i>Plan total</i>	6,156	893	339	7,388	Total Housing Provision 2012-2029	less Homes built 2012-2014	372	129	8	509		
<i>East-West Corridor</i>	<i>Manhood Peninsula</i>	<i>North of Plan Area</i>	<i>Plan total</i>																	
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Total Housing Provision 2012-2029	less Homes built 2012-2014																			
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5 . Chapter 7: Housing and Neighbourhoods

Remaining Local Plan housing requirement 2014-2029	5,784	764	331	6,879				
<i>Housing land supply</i>								
<i>Existing housing commitments & windfall allowance</i>								
Planning permissions & identified housing sites	2,396	589	122	3,107				
Small sites windfall allowance	326	171	87	584				
Total yield from existing sources	2,722	760	209	3,691				
<i>Remaining housing to be provided through the Local Plan</i>								
Large strategic allocations	2,750	0	0	2,750				
Allocations at settlement hubs	230	130	0	360				

5 . Chapter 7: Housing and Neighbourhoods

Main	PM13	52	Policy 4 – Housing Provision	Amend 1 st and 2 nd paragraphs as follows: “Provision is made in the Plan to deliver a total of 6,973 7,388 homes over the period 2012-2029. The broad distribution of housing across different parts of the Plan area is indicated in the table below.	To reflect the conclusions of the Council's Evidence Audit	Officer																				
				<table border="1"> <tr> <td>Parish housing sites</td> <td>376</td> <td>7</td> <td>98</td> <td>481</td> </tr> <tr> <td>Total Strategic & Parish Housing</td> <td>3,356</td> <td>137</td> <td>98</td> <td>3,591</td> </tr> <tr> <td>Total Projected Housing Supply</td> <td>6,078</td> <td>897</td> <td>307</td> <td>7,282</td> </tr> </table> <p>2014-2029</p> <p><i>Housing supply compared to Local Plan requirement</i></p> <table border="1"> <tr> <td>Housing Supply compared to Local Plan target</td> <td>+294</td> <td>+133</td> <td>-24</td> <td>+403</td> </tr> </table>	Parish housing sites	376	7	98	481	Total Strategic & Parish Housing	3,356	137	98	3,591	Total Projected Housing Supply	6,078	897	307	7,282	Housing Supply compared to Local Plan target	+294	+133	-24	+403		
Parish housing sites	376	7	98	481																						
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Housing Supply compared to Local Plan target	+294	+133	-24	+403																						

5 . Chapter 7: Housing and Neighbourhoods

Main	PM16	55	Table 7.2	<p>Amend parts of the table as follows:</p> <p>Table 7.2: Summary of Housing Locations and Sites identified in the Local Plan to 2029</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Location</th> <th style="width: 50%;">Number of homes (approximate)</th> </tr> </thead> <tbody> <tr> <td>East Wittering/Bracklesham</td> <td style="text-align: center;">400 180</td> </tr> <tr> <td>West of Chichester city</td> <td style="text-align: center;">1,000 1,250</td> </tr> <tr> <td>Strategic allocations sites total</td> <td style="text-align: center;">3,550 3,880</td> </tr> <tr> <td>Parish housing sites</td> <td style="text-align: center;">775 860</td> </tr> <tr> <td>Total sites identified in the Local Plan</td> <td style="text-align: center;">4,325 4,740</td> </tr> </tbody> </table>	Location	Number of homes (approximate)	East Wittering/Bracklesham	400 180	West of Chichester city	1,000 1,250	Strategic allocations sites total	3,550 3,880	Parish housing sites	775 860	Total sites identified in the Local Plan	4,325 4,740	<p>Figures duplicates trajectory in Appendix D</p>	Officer
Location	Number of homes (approximate)																	
East Wittering/Bracklesham	400 180																	
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Parish housing sites	775 860																	
Total sites identified in the Local Plan	4,325 4,740																	
Main	PM17	57	7.28	<p>Add new sentence to end of paragraph:</p> <p>“Housing sites for Chichester city will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the settlement boundary by the A27).”</p>	<p>To reflect the conclusions of the Council's Evidence Audit</p>	Officer												

5 . Chapter 7: Housing and Neighbourhoods

Main	PM18 (M36)	57	7.29	<p>Amend last sentence to read “... Site Allocation DPD. In some cases, suitable sites of 6+ dwellings may come forward as planning applications. Where such sites are permitted, the requirement for additional housing in the parish will be reduced accordingly:-</p> <p>Developments of 6 or more dwellings that are permitted will be counted against the parish housing numbers. Developments of less than 6 dwellings will not count against the parish numbers as they are already taken into consideration in the Small Sites Windfall Allowance (see paragraph 7.13).”</p>	<p>Reasons of clarity</p>	<p>LPPS261 (Bosham Association) LPPS157 (Bosham Parish Council) LPPS155 (Bosham Parish Neighbourhood Plan Project Team) LPPS11 (Mrs Alice Smith)</p>				
Main	PM19	58	Policy 5 Parish Housing Sites 2012-2029	<p>Amend part of table relating to Chichester city and amend footnote as follows:</p> <table border="1" data-bbox="805 824 938 1525"> <tr> <td>Parish</td> <td>Indicative Housing Numbers</td> </tr> <tr> <td>Chichester city^{^(1)}</td> <td>150 235</td> </tr> </table> <p>1 Identified parish housing sites should be located within the defined settlement boundary: (1) Suitable sites will be allocated through the Site Allocation DPD and may include sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the settlement boundary by the A27).</p>	Parish	Indicative Housing Numbers	Chichester city ^{^(1)}	150 235	<p>To reflect the conclusions of the Council's Evidence Audit</p>	<p>Officer</p>
Parish	Indicative Housing Numbers									
Chichester city ^{^(1)}	150 235									

5 . Chapter 7: Housing and Neighbourhoods

Main	PM20 (M39)	61 and 62	7.36	Delete paragraph 7.36 and bulleted list and replace with The Council has produced a design protocol which sets out the processes and tools available to deliver locally distinctive, high quality sustainable, safe and attractive developments. The protocol contains advice on planning concept statements which inform the masterplanning process.	Reasons of clarity	Officer
Main	PM21 (M41)	63	7.38	Delete paragraph	Reasons of clarity	LPPS283 (Bloor Homes) LPPS252 (Linden Homes and Miller Strategic)
Main	PM22 (M49)	68	8.9	Add the following text after the 1 st sentence to read “New development proposed in the Local Plan will present opportunities to fund or deliver elements of the Strategic Transport Infrastructure package. Appendix A of this Plan sets out general guiding principles for the design of cycling and pedestrian infrastructure, as well as specific design considerations for the Strategic Development Locations.”	Reasons of clarity	LPPS446 (West Sussex County Council)
Main	PM23 (M51)	69	Policy 8 Transport and Accessibility	Add new paragraph after final paragraph to read “Planned transport measures will involve consultation with all interested parties, including local residents and businesses.”	Reasons of clarity	LPPS209 (Park Holidays UK)

6 Chapter 9: Strategic Infrastructure

6 . Chapter 9: Strategic Infrastructure

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Chapter 9: Strategic Infrastructure						
Main	PM24 (M56)	72		<p>Insert new paragraph 9.5 as follows:</p> <p>Although there is currently capacity for additional secondary school children in the Chichester locality, it is likely that an additional 3,000 homes would generate the need for a new secondary school (6 forms of entry). This would be required within the Plan period. There may be a need therefore to secure a site for a new secondary school within the Plan period.</p>	Reasons of clarity	LPPS438 (West Sussex County Council)

7 Chapter 10: The Environment

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Chapter 10: The Environment						
Main	PM25	76	10.12	Amend paragraph to read In order to encourage high quality development a number of methods will may be used if appropriate including Neighbourhood Plans, masterplans, Area Action Plans; development briefs and supplementary planning documents....	Clarification	Arising from debate at examination

8 Chapter 12: The East-West Corridor

8 . Chapter 12: The East-West Corridor

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Chapter 12: The East-West Corridor					
Main	79	The East-West Corridor	<p>Insert new introductory text before 12.1 to read</p> <p>“The East-West Corridor is the main focus for new development proposed in the Local Plan. Compared to other parts of the Plan area, the Corridor has better transport connections and greater access to facilities. Located at the centre of the East-West Corridor, Chichester City is the Plan area’s largest and most sustainable settlement, serving the needs of a wide catchment area extending outside the District. The Plan seeks to accommodate new growth within and around the city and to enhance its role as a sub-regional centre and visitor destination. However, it is recognised that new development needs to be planned sensitively with special regard to the city’s historic environment and setting, whilst also addressing key infrastructure constraints, particularly in terms of wastewater treatment capacity and transport. The Plan allocates land for strategic development that will extend the existing built area to the West of</p>	Reasons of clarity	Officer

8 . Chapter 12: The East-West Corridor

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
			<p>Chichester, at Shopwyke, and at Westhampnett (including land north east of the city).</p> <p>The Plan also seeks to develop the roles of Tangmere and Southbourne as Settlement Hubs, acting as secondary service centres for their respective local areas. The Plan allocates land west of Tangmere for strategic expansion of the village, and also provides for strategic development at Southbourne. This planned growth will expand the villages physically and help to enhance their range of facilities.’</p> <p>The new strategic developments planned for the East-West Corridor provide opportunities to achieve wider infrastructure improvements that will benefit the whole area, including a coordinated network of green infrastructure and sustainable transport routes (see also Appendix A).’</p>		

8 . Chapter 12: The East-West Corridor

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
			The subsequent paragraph numbers in this section will need re-numbering.		
Main PM27	79	12.2	Amend final sentence to read: ... Detailed proposals for the city centre and other areas of change in the city will may be brought forward through Supplementary Planning Document(s) or Development Plan Document(s) Area Action Plan(s) or Development Brief(s) .	Clarification	Arising from debate at examination
Main PM28	79	12.4	Amend final sentence to read: ... If necessary , the Council will explore the potential to develop and reshape this area further through the preparation of the City Area Action Plan(s) and/or Development Briefs a Supplementary Planning Document or Development Plan Document which will set out a coordinated planning framework for the area.	Clarification	Arising from debate at examination

8 . Chapter 12: The East-West Corridor

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	79	12.5	Add sentence to end of paragraph: “Opportunities for new housing development will be identified through the Site Allocations DPD, which will allocate suitable sites within or on the edge of the city to meet the housing requirement identified in Policy 5.”	To reflect the conclusions of the Council's Evidence Audit	Officer
Main	81	Policy 10 Chichester City Development Principles	Amend first bullet point to read “.... its role as a shopping/visitor destination and a place to live.”	Reasons of clarity	LPPS296 (PMB Holdings)
Main	81	Policy 10 Chichester City Development Principles	Amend final paragraph of the Policy to read (supercedes M62): If necessary, the Council may prepare a Supplementary Planning Document(s) or Development Plan Document(s) which will set out a coordinated planning framework The Council will prepare Area Action Plan(s) and Development Briefs covering Chichester city centre and other areas of change in the city, which will identify development sites, transport	Clarification	Arising from debate at examination

8 . Chapter 12: The East-West Corridor

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
			and environmental improvements and define areas within which specific uses are considered appropriate and will be supported.		
PM32	83	12.9	Amend paragraph as follows (supersedes M63): “Following the recommendations of the ELR Update, the Local Plan makes provision to identify the majority of planned additional employment land and floorspace (see Policy 3) within or close to the city. totaling This reflects the Plan development strategy which focuses the majority of planned housing in the Chichester area, and also the ELR assessment of potential locations that might be considered for future employment development. It is proposed to allocate up to 5 hectares of land suitable for office uses (B1a and B1b) and up to 20 10-15 hectares of land for industrial/warehousing uses (Use Classes B1c, B2 and B8) within or close to the city. This will include 6 hectares of employment land within the West of Chichester SDL which is allocated for B1 uses (see Policy 15). The specific mix of B1 floorspace will be determined at the masterplanning/ detailed	Clarification	Arising from debate at examination

8 . Chapter 12: The East-West Corridor

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
			<p>planning stage and could include floorspace suitable for office, research and development and/or light industrial uses. Further employment sites will be identified and allocated through the Site Allocation DPD. It is envisaged that it may be possible to meet some of this requirement, particularly new office floorspace, through development of vacant plots and redevelopment/intensification on the city's existing industrial estates (primarily in the Southern Gateway/Terminus Road area). There is also potential to deliver some new employment land in conjunction with the proposed strategic housing allocation West of Chichester city (see Policy 15)."</p>		
Main	83	12.10-12.11	Delete the two paragraphs.	Clarification	Arising from debate at examination
Main	84	Policy 11 Chichester City Employment Sites	Amend 1 st paragraph as follows: Up to 15 hectares of new employment land suitable for Business Class (B1-B8) uses will be brought forward in Chichester city and the surrounding area, of which Around 15-20	Clarification	Arising from debate at examination

8 . Chapter 12: The East-West Corridor

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	86	Policy 12 Water Resources in the Apuldram Wastewater Catchment Area	<p>hectares of additional employment land will be allocated within or close to Chichester city, including up to 5 hectares suitable for B1 Office uses and 10-15 hectares of land suitable for light industrial/warehousing uses. This will include includes employment land provided allocated as part of the strategic development allocation West of Chichester City (Policy 15).</p> <p>Delete and replace policy text as follows (supersedes M66):</p> <p>Within the Apuldram Wastewater Treatment catchment area where there are environmental capacity issues, new development will be required to conform to the</p> <p>following water reduction measures:</p> <p>1. New housing development will be required to meet the Code for Sustainable Homes Level 5 water requirements or equivalent replacement national minimum standards, whichever are higher. Where this is proved to be not viable, the minimum acceptable level will be Level 4;</p>	To avoid referring to a third party document	Arising from debate at examination

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
			<p>2. Where possible, the installation of facilities/technologies designed to minimise water usage;</p> <p>3. No surface water from new development shall be discharged to the public foul or combined sewer systems; and</p> <p>4. All proposals for residential development of 6 or more dwellings will need to demonstrate through a drainage assessment that they will not result in a significant net increase in flows to the sewer network.</p> <p>Proposals for development in the catchment should be able to demonstrate no adverse impact on the water quality of Chichester Harbour.</p> <p>All proposals for new development in the catchment should conform to the following water management measures:</p> <p>1. All new homes should achieve the higher building regulations standard of 110 litres per person per day including external water use;</p>		

8 . Chapter 12: The East-West Corridor

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
			<p>2. No surface water from new development shall be discharged to the public foul or combined sewer system; and</p> <p>3. Where appropriate development should contribute to the delivery of identified actions to deliver infiltration reduction across the catchment.</p> <p>Planning permission will be granted for development where the provision of water infrastructure is not considered detrimental to the water environment, including existing abstractions, river flows, water quality, fisheries, amenity and nature conservation.</p>		
Main	89	Map 12.3	Amend title as follows “ ... Infrastructure Package – Indicative ”	Clarification	Arising from debate at examination
Main	90	Policy 13 Chichester City Transport Study	Amend 1 st bullet point to read “ travel choices, including but not limited to travel plans”	Reasons of clarity	LPPS441 (West Sussex County Council)

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	91	12.26	<p>Amend paragraph to read:</p> <p>The Council considers that the principles set out in the 'Sites at Chichester City North Development Brief' should be extended further to encompass other potential sites in the north-east of the city. In particular, there is potential to link future development in the area with planned new development north-east of Chichester city to the west of the River Lavant (see Policy 17: Westhampnett/North East Chichester Strategic Development Location). There is also the opportunity to link with potential development opportunities across the city. To facilitate this, if necessary the Council may prepare a Supplementary Planning Document(s) or Development Plan Document(s) proposes to prepare an Area Action Plan, which will set out a coordinated planning framework to guide future proposals and development in the area, and the rest of the city.</p>	Clarification	Arising from debate at examination

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	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	PM39 (M71)	93	Policy 14 Development at Chichester City North	Amend 5 th bullet point to read “ ..College Lane which provides an appropriate visual and functional arrival point for the main University entrance; ”	Reasons of clarity	LPPS217 (University of Chichester)
Main	PM40 (M72)	93	Policy 14 Development at Chichester City North	Delete 2 nd paragraph and replace with “ In accordance with the guidelines as set out in the ‘Chichester City North Development Brief’ sites are allocated for the following land uses: ”	Reasons of clarity	Officer
Main	PM41	93	Policy 14 Development at Chichester City North	Amend last bullet point to read: Land at Barnfield Drive - Retail and employment uses (Use Classes A1, B1, B2 and B8) subject to a flood risk assessment and a landfill gas risk assessment. Proposed retail uses should meet an identified need or shortfall, complement existing facilities in the city centre and not have a significant adverse impact on the vitality or viability of the city centre.	To comply with NPPF	LPPS 349 (Brookhouse)

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Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	93	Policy 14 Development at Chichester City North	Amend final paragraph to read (supercedes M73): If necessary, the Council may prepare a Supplementary Planning Document(s) or Development Plan Document(s) which will set out a coordinated planning framework based on the vision set out in this policy, linking the development of identified sites at Chichester City North with the wider area to the north-east of Chichester city and the rest of the city, including proposed development, green infrastructure, transport and access improvements associated with the land west of the River Lavant that forms part of the Westhampnett/North East Chichester Strategic Development Location (see Policy 17).	Clarification	Arising from debate at examination
Main	95	12.31	Insert new sentence after 3 rd sentence as follows: “ and a primary school. The specific mix of B1 floorspace will be determined at the masterplanning/ detailed planning stage, and could include floorspace suitable for office, research and development and/or light industrial uses. ”	Clarification	Arising from debate at examination

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	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	PM44 (M74)	95	12.31	Amend the last sentence to read “ south of the site to enable access to the A27.”	Reasons of clarity	LPPS269 (Linden Homes & Miller Strategic Ltd)
Main	PM45 (M75)	95	12.32	Amend the 3 rd sentence “Old Broyle Road to Westgate, subject to further testing as part of an access strategy” 1 which would have some benefits for traffic flows in the wider area including a reduction in traffic using Sherborne Road. Given the...	Reasons of clarity	LPPS269 (Linden Homes & Miller Strategic Ltd) LPPS (West Sussex County Council, Mr. D. Hemmings)
Main	PM46	95	12.32	Amend 4 th sentence as follows: “Given the likelihood that current wastewater capacity constraints will prevent any development until after 2019, it is considered likely that no more than 4,000 1,250 homes will be delivered within the period to 2029.”	To reflect the conclusions of the Council’s Evidence Audit	Officer

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	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	PM47 (M76)	98	12.34	Amend 5th bullet point as follows: “ improvements to the St Paul’s Road/Sherborne Road junction- local highway network as identified through a detailed Transport Assessment that will be required in support of any planning application for the site. ”	To update text based on recent transport modelling	LPPS269 (Linden Homes & Miller Strategic Ltd)
Main	PM48	99	Policy 15 West of Chichester Strategic Development Location	Amend 1 st bullet point as follows: “1,600 homes (of which 1,000 1,250 should be delivered during the Plan period)”	To reflect the conclusions of the Council’s Evidence Audit	Officer
Main	PM49	102	12.36	Amend 2 nd sentence as follows: “ Planning permission (August 2013). However, the allocation also covers adjacent land to the north at Portfield Quarry which was allocated in the 1999 Chichester District Local Plan for employment (Use Class B2) and currently has permission for nearly 17,500m ² B8 warehousing.”	Clarification	Arising from debate at examination

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Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	103	12.42	<p>Amend paragraph as follows:</p> <p>“There are two existing Local Plan employment allocations within the strategic development site, the Portfield Quarry site (currently marketed as Glenmore Business Park) and a small area of land adjacent to the A27 within the Shopwyke Lakes application. The Employment Land Review Update 2013 considers that the Glenmore Business Park site benefits from a strong location adjacent to the A27. The site is seen as suitable for B1 and B2 uses. There is also potential to provide small scale B1 employment uses (such as an enterprise hub) elsewhere within the Shopwyke development. As previously noted, the land at Portfield Quarry (currently marketed as Glenmore Business Park) is an existing employment allocation carried forward from the 1999 Local Plan. The land is identified as suitable for B1 and/or B2 Business uses.”</p>	Clarification	Arising from debate at examination

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Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
PM51	103	12.43	<p>Insert new paragraph and renumber subsequent paragraphs as follows:</p> <p>“The majority of land within the boundary of the strategic allocation is covered by the Shopwyke Lakes planning permission, which was preceded by detailed masterplanning. Land uses on the remaining areas of the site will be reviewed as part of the Site Allocations DPD. Planning applications will be required to demonstrate how any Shopwyke Lakes masterplan and other planned development on the site.”</p>	To clarify that the masterplanning requirement does not apply to the remaining land available for development within the SDL	Arising from debate at examination
PM52	105	Policy 16 Shopwyke Strategic Development Location	<p>Delete 1st sentence of 2nd paragraph:</p> <p>“Development will be masterplanned in accordance with Policy 7.”</p>	To clarify that the masterplanning requirement does not apply to the remaining land available for development within the SDL	Arising from debate at examination

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	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	PM53	105	Policy 16 Shopwyke Strategic Development Location	After 5 th bullet point in the second section add new bullet point as follows: “Be planned to integrate with other proposed development within the site.”	To clarify that the masterplanning requirement does not apply to the remaining land available for development within the SDL	Arising from debate at examination
Main	PM54 (M80)	105	Policy 16 Shopwyke Strategic Development Location	Add new paragraph at the end of the policy: Development will be dependent on the provision of infrastructure for adequate wastewater conveyance and treatment to meet strict environmental standards.	To be consistent with other strategic development location policies	LPPS469 (Southern Water)
Main	PM55	108	12.49	Amend paragraph to read (supercedes M82): Development of the land west of the River Lavant that forms part of the Westhampnett/North East Chichester Strategic Development Location (see Policy 17) will need to be integrated with development at the proposed Area Action Plan for Chichester City North (see Policy 14), particularly in terms	Clarification	Arising from debate at examination

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Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
			of green infrastructure and linked transport and access improvements on the east side of the city.		
Main PM56 (M83)	109	Map 12.7	Amend site boundary to exclude Old Place House and neighbouring properties on north side of Madgwick Lane (as shown on plan).	Reasons of clarity	LPPS449 (Commercial Estates Group)
Main PM57 (M85)	114	12.57	Amend 7 th bullet to read “ Conservation Area), and the heritage of the Aviation Museum and potential archaeological/heritage assets of the surrounding area;	Reason of clarity	Officer
Main PM58 (M86)	115	Map 12.8	Exclude the Medical Centre in Malcolm Road and Saxon Meadow in Church Lane from the SDL (as shown on plan).	Typographical Correction	Officer
Main PM59 (M87)	116	Policy 18 Tangmere Strategic Development Location	Amend 2 nd set of bullet point number 6 first sentence to read “ ... west of Tangmere providing a link with Tangmere Road. Development ...”	Reasons of clarity	LPPS136 (Church Commissioners for England and Seaward Properties Ltd)

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	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	PM60	118	12.59	<p>Amend paragraph as follows:</p> <p>“There is potential for further expansion of the Chichester Business Park at Tangmere. through development of 4.5 hectares of land, comprising a combination of sites with existing planning permission, undeveloped land allocated in the 1999 Local Plan and other land currently being marketed: Around 1.7 hectares of land allocated in the 1999 Chichester District Local Plan for B1 uses remains undeveloped. In addition, there is a further 2.8 hectares of available land on plots within the perimeter of the business park. The Employment Land Review Update 2013 recommended that consolidating and expanding the existing business park would be preferable to seeking to deliver new employment sites in conjunction with residential development to the west of the village. This would have the benefit of delivering a greater critical mass as a business location and also enable commercial traffic movements to access the A27 directly from Meadow Way, rather than through residential areas. Therefore, this Plan allocates the land for B1-B8 and similar employment generating uses.”</p>	Clarification	Arising from debate at examination

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	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	PM61 (M88)	121	Policy 19 Tangmere Strategic Employment Land	Amend policy to read “ is allocated for B1-B8 and similar employment generating uses in the form of an	Reasons of clarity	LPPS118 (SE Coast Ambulance Services NHS Foundation Trust)

9 Chapter 13: Manhood Peninsula

9 . Chapter 13: Manhood Peninsula

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck-through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Chapter 13: Manhood Peninsula						
Main	PM62 (M89)	130	13.9	Add a new sentence at the end of the paragraph to read “ ... of the site. However, in view of the Council's commitment to promoting economic regeneration for Selsey and the Manhood Peninsula, preference will be given to Business Class Uses. Alternatively, a mix of Business Class Uses and other employment generating uses may be acceptable if this is shown to be more viable. ”	Reasons of clarity	Officer
Main	PM63	134	13.13	Amend 1 st sentence to read: “The Local Plan sets the requirement of around 400 180 homes at East Wittering / Bracklesham.”	To reflect the conclusions of the Council's Evidence Audit	Officer

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	PM64	136	Policy 24 East Wittering and Bracklesham Strategic Development	Amend 1 st bullet point as follows: “ 400 180 homes”	To reflect the conclusions of the Council’s Evidence Audit	Officer

10 Chapter 16: The Economy

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Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)		
Chapter 16: The Economy					
Mān PM65 (M92)	141	16.5	Amend 2 nd sentence “in delivering new employment generating business class (B1-B8) uses.”	Reasons of clarity	Officer
Mān PM66 (M93)	141	16.6	Amend 2 nd sentence to read “business uses, excluding retail. ”	Reasons of clarity	Officer
Mān PM67	142	16.7	Insert new paragraph after 16.7 as follows: 16.8 Given the limited opportunities for employment uses with direct access to water, particular scrutiny will be given to the marketing evidence for marine related employment sites with the aim of preserving these uses.	To prevent the loss of marine employment sites with access to water.	Arising from debate at examination
Mān PM68 (M95)	142	Policy 26 Existing Employment Sites	Amend 2 nd paragraph to read: “Existing employment sites that are well located and commercially attractive will be retained for Business (B1-B8) or similar Sui-Generis uses to safeguard their contribution to the local economy. Planning permission will be granted for alternative uses on land or floorspace currently or previously in employment generating uses where the following criterion is met: 1. It has been demonstrated (in terms of the evidence requirements accompanying this policy) that the site is no longer required and is unlikely to be re-used or redeveloped for employment uses.”	Reasons of clarity	LPPS101 (Mr S Jupp) LPPS205 (Elizabeth Lawrence)

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons of clarity	
Mān PM69 (M96)	142	Policy 26 Existing Employment Sites	Delete 3 rd paragraph and criteria: Planning permission will be granted for alternative uses on land or floorspace currently or previously in Business (B1-B8) or similar Sui Generis uses where the following criterion is met: 1. It has been demonstrated (in terms of the evidence requirements accompanying this policy) that the site is no longer required and is unlikely to be re-used or redeveloped for Business (B1-B8) or similar uses.	Reasons of clarity	LPPS101 (Mr S Jupp) LPPS205 (Elizabeth Lawrence)
Mān PM70	147	Policy 28 Edge & out of centre sites	Amend criterion 1: “The proposal does not have a significant adversely affect impact on the vitality and viability of the central shopping area, either as an individual development or cumulatively with similar existing or proposed developments”	To comply with NPPF	LPPS 349 (Brookhouse) LPPS263 (Prudential Assurance Company Ltd)
Mān PM71 (M100)	148	New paragraph after 16.18	Add new paragraph to read “ Local centres for Selsey and East Wittering will be defined either in Neighbourhood Plans being prepared by the town and parish councils or in a Site Allocation Document. In accordance with the sequential approach, preference will be given to proposals located within these local centres. Further information may be sought from applicants to show how proposals will contribute to their vitality and viability and confirm their shopping function. ”	Reasons of clarity	Officer

10 . Chapter 16: The Economy

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck-through and additional text shown in bold)		
Mān	PM72 (M102)	149	Policy 29 Settlement Hubs and Village Centres	Amend 1 st paragraph to read “...Wittering and Selsey are of an appropriate scale and conform to the shopping function of the centre“	To be consistent with Policy 2	LPPS22 (Musgrave Retail Partners GB)
Mān	PM73 (M104)	151	Policy 30 Built Tourist and Leisure Development	Delete and reword 2nd paragraph to read “Additionally, new tourism buildings including bed and breakfast, self-catering and hotel facilities in the countryside should: In the countryside planning permission will be granted for new tourism buildings including bed and breakfast, self catering and hotel facilities where the above and following criteria have been met:	Reasons of clarity	Officer
Mān	PM74 (M106)	153	Para 16.32	Delete and reword para 16.32 as follows: 16.32 Applicants will be required to provide evidence of need to demonstrate a high demand on existing sites and justification for new sites (guidance is set out in Appendix 5). 16.32 Applications for new caravan or camping sites will be required to provide evidence of need and justification for location. Applications for the intensification/alteration of existing caravan or camping sites should provide evidence of high demand (guidance is set out in Appendix 5).	Reasons of clarity	LPPS212 (Park Holidays UK) LPPS102 (Mr S Jupp)

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck-through and additional text shown in bold)		
Mān PM75 (M107)	153	Policy 31 Caravan and Camping Sites	Amend 1 st paragraph as follows (incorporates M107): "Proposals for caravan, camping and chalet sites and associated facilities and intensification /alterations to existing sites will be granted, unless there is an Article 4 direction, where it can"	To correct error	LPPS212 (Park Holidays UK) LPPS102 (Mr S Jupp) and Officer
Mān PM76 (M108)	153	Policy 31 Caravan and Camping Sites	Add the following to criterion 1 in first paragraph "... need; and require a rural location. "	Reasons of clarity	Officer
Mān PM77 (M109)	153	Policy 31 Caravan and Camping Sites	Delete and replace penultimate paragraph in order to retain touring caravan sites the change of use to static caravans will be refused; unless it can be demonstrated that there is demand, in the interests of maintaining an adequate supply of touring pitches. In the interests of maintaining an adequate supply of touring caravan pitches proposals for a change of use to static caravan pitches should be accompanied by an assessment of supply and demand.	Reasons of clarity	LPPS212 (Park Holidays UK)
Mān PM78	154 - 157	Policy 32 Horticultural Development Areas	Amend existing text as follows (supercedes M110-117): Horticultural Development 16.33 To ensure that the District's horticultural industry remains nationally and internationally competitive, it is important that sufficient suitable sites are available. To support this activity, the Council has	Clarification of approach	Arising from debate at examination

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck-through and additional text shown in bold)		
				<p>designated Horticultural Development Areas (HDAs) in the countryside, where glasshouses and related facilities, including packhouses, may be allowed and the impact of their large size and bulk is minimised.</p> <p>16.34 There are four designated HDAs (please refer to Section 21 Policies Map for further details):</p> <p>Tangmere;</p> <p>Runcton;</p> <p>Sidlesham and Highleigh; and</p> <p>Almodington.</p> <p>16.35 Large-scale horticultural operators glasshouses at Tangmere and Runcton are characterised by major expanses of large buildings, which have good access to the main road network. Their businesses supply large supermarkets, garden centres and food chains, and are required to adapt and improve constantly to maintain this market. Consequently, operators seek to increase production volume, with larger premises to achieve the economies of scale required to remain viable. The Council considers that the HDAs should remain available for growing and packing horticultural products and other process directly related to the preparation of vegetable and salad products, such as washing and shredding. Other related processes, including cooking, which do not require a countryside setting, should be located on industrial estates.</p> <p>16.36 Smaller scale horticultural operators glasshouses will be focused within the existing HDAs at Sidlesham and Almodington. This is due to the nature of the land as former Land Settlement Areas formed in</p>		

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck-through and additional text shown in bold)		
				<p>the 1930s, which were later designated as Horticultural Development Areas in 1992. Many of the horticultural businesses located in these areas are smaller scale. However the patchwork nature of the landholdings makes land assembly, and therefore expansion, difficult. These areas are further from the A27 than the Tangmere and Runcton HDAs and are less well served by the road network.</p> <p>16.37 It is not expected that large scale operations glasshouse development will occur in the Sidlesham and Almodington HDAs to the same extent as at Tangmere or Runcton. The principle to be followed in the Local Plan is therefore to reinforce the use of the Sidlesham and Almodington areas for smaller scale horticultural / market garden operations rather than larger scale glasshouse development.</p> <p>16.38 It is acknowledged that additional land may be required by the horticultural industry to expand further through the plan period. The preferred approach for horticultural development is for land within existing HDAs to be used first and if not possible, land adjacent to an HDA. When it can be demonstrated that no suitable land within HDAs is available land outside HDAs may be considered.</p> <p>16.39 Policy 32 is divided into two parts, the first part applies to land designated as an HDA where in principle horticultural development is acceptable. The second part of the policy is a criteria based policy which applies to new horticultural development outside HDAs including extensions. The criteria in the first part of the policy apply to applications outside HDAs in addition to those in the second part.</p>		

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck-through and additional text shown in bold)		
				<p>16.40 The policy requires applicants to demonstrate why the development cannot be located within an HDA. It is important therefore for the applicant to provide reasons why the new development cannot be located within an HDA. For example, why the land within HDAs is not available for development. This may need to be substantiated with evidence such as an enquiry log including how it was followed up and why it was unsuccessful i.e. whether the marketing price was realistic or; where proportionate extensions are proposed to an existing horticultural site outside an HDA.</p> <p>16.41 Where it can be demonstrated that development within HDAs is hindered, particularly at Runcton and Tangmere, the Council will where appropriate use its compulsory purchase powers to ensure that the expansion of the horticultural and associated industry is not frustrated.</p> <p>16.42 When considering the proposals for new development outside HDAs including; packhouses and polytunnels, attention will be given to transport and accessibility, visual impact on the landscape and the amenity of local residents. In addition that soil, water, air noise and light pollution levels are minimised and mitigated.</p> <p>16.43 Water resources are managed by the Environment Agency through a Catchment Abstraction Management Strategy (CAMS) approach. This assesses how much water is available in each catchment, how much is allocated to people and how much is needed to sustain the environment. The Arun and Western Streams Abstraction Licensing Strategy (March 2013) https://www.gov.uk/government/publications/arun-and</p>		

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck-through and additional text shown in bold)		
				<p>-western-streams-catchment-abstraction-licensing-strategy sets out the current situation within the Chichester District.</p> <p>16.44 Any future applications for abstraction licences will be considered in accordance with this Strategy, taking into account the needs of the environment and existing abstractors are met. Any proposals for horticultural development should consider any potential impact on water resources and consider mitigation measures to reduce its impact and maintain security of supply.</p> <p>Policy 32</p> <p>Horticultural Development</p> <p>Within HDAs</p> <p>Large scale horticultural operations glasshouses will continue to be focused within the existing horticultural development areas at Tangmere and Runcton. The Sidlesham and Almodington horticultural development areas will continue to be the focus for smaller scale horticultural businesses glasshouses.</p> <p>Within designated Horticultural Development Areas (HDAs), as shown on the Policies Map, planning permission will be granted for new glasshouse, packhouse and polytunnel development where it can be demonstrated that all the following criteria (1 – 7) have been met:</p> <p>1. There is no material significant adverse increase in noise levels resulting from machinery usage, vehicle movement, or other activity on the site, which would be likely to unacceptably disturb occupants of nearby noise sensitive properties or be likely to cause unacceptable harm to the enjoyment of the countryside;</p>		

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck-through and additional text shown in bold)		
				<p>2. The proposal does not generate unacceptable levels of soil, water, odour or air pollution and there is no significant adverse impact resulting from artificial lighting on the occupants of nearby noise sensitive properties or on the appearance of the site in the landscape;</p> <p>3. New planting both on and offsite is sufficient to benefit an improvement to the landscape and increases the potential for screening;</p> <p>4. Adequate vehicular access arrangements exist or will be provided from the site to the road network to safely accommodate vehicle movements without detriment to highway safety or result in unacceptable harm to residential amenity;</p> <p>5. The height and bulk of development, either individually or cumulatively, does not damage the character or appearance of the surrounding countryside, and mitigation measures are included to address any detrimental effects i.e. appropriate landscaping and screening e.g. in order to mitigate the height and bulk of new horticultural structures;</p> <p>6. It can be demonstrated that adequate water resources are available or can be provided and appropriate water efficiency measures are included.</p> <p>7. Acceptable surface water drainage capacity exists or can be provided as part of the development including sustainable drainage systems or water retention areas.</p> <p style="text-align: center;">Outside HDAs</p>		

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck-through and additional text shown in bold)		
				<p>Planning permission will be granted for new horticultural development proposals including the extension to existing Horticultural Development Areas where the above (1-7) and following criteria (8-11) have been met:</p> <p>8. There is a proven-need horticultural justification for the development and it can be demonstrated that the proposal cannot be accommodated within existing HDAs;</p> <p>9. The land is sufficiently well drained, level and of a quality to be suitable for horticultural development;</p> <p>10. Necessary essential infrastructure and services related to the development are available or will be provided; and</p> <p>11. The proposal is not located within open countryside and ensures that long views across substantially open land are retained.</p>		

11 Chapter 17: Housing and Neighbourhoods

11 . Chapter 17: Housing and Neighbourhoods

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Chapter 17: Housing and Neighbourhoods					
Main	PM79 (M118)	159	17.8 Insert new sentence "The SHMA concludes that to help overcome unaffordability and retain younger households, new market housing should be 'focused to a slightly greater degree on smaller properties'. The SHMA"	Reasons of clarity	Officer
Main	PM80 (M119)	159	17.9 Older persons' housing Amend the final sentence to read " Sheltered, assisted living and extra care housing ..."	Reasons of clarity	Officer
Main	PM81 (M121)	160	Policy 33 New Residential Development Amend first paragraph "...residential development, including extension and replacement dwellings "	Reasons of clarity	Officer
Main	PM82 (M122)	161	17.12 Amend the final sentence to read " Council's housing register and the SHMA. "	Reasons of clarity	Officer
Main	PM83	161	17.14 Amend paragraph to read: 17.14 Policy 34 takes into account guidance in NPPG, when considering the affordable housing thresholds. Guidance on the financial contributions associated with policy	To reflect changes made to the NPPG (28 th November 2014)	Changes to planning guidance

11 . Chapter 17: Housing and Neighbourhoods

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	162	New Paragraph 17.21	<p>34 is set out in the Planning Obligations and Affordable Housing SPD and/or the Community Infrastructure Levy as appropriate. In considering the affordable housing thresholds and contributions the Council must take account of the NPPF and the likely impact of the thresholds and proportions of the affordable housing proposed on housing delivery and the provision of infrastructure. The Local Plan Viability Report has considered the total level of developer contributions...”</p> <p>Add additional paragraph to read: 17.21 The Council will be alert to, and not permit any benefit to be gained from, the artificial or contrived subdivision of a site in order to circumvent the affordable housing threshold identified in policy 34. If the Council believes there is a reasonable expectation of adjoining land coming forward for housing development, it will take the whole site area into account when calculating the affordable housing requirement.</p>	To reflect changes made to the NPPG (28 th November 2014) which may lead to the subdivision of potential sites	Changes to planning guidance

11 . Chapter 17: Housing and Neighbourhoods

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	165	17.28	Amend last sentence "...must not generate excessive profit for the"	Typographical correction	Officer
Main	163	Policy 34 Affordable Housing	Amend policy to read: On all residential development sites: A 30% affordable housing contribution will to be sought as part of residential development where there is a net increase of dwellings. This can be delivered through the following approaches: 1. On all sites of 11 dwellings or more, affordable dwellings should be provided on site. Commuted sums will only be accepted in exceptional circumstances. If it can be demonstrated that affordable housing may not be appropriate, development of affordable dwellings on another site may be considered. If this is not achievable, as a last resort and in exceptional circumstances only, the Council will seek a financial contribution to enable provision of affordable homes elsewhere within the district; 2. On sites of 6 to 10 dwellings in areas designated as rural areas under section	To reflect changes made to the NPPG (28th November 2014)	Changes to planning guidance

11 . Chapter 17: Housing and Neighbourhoods

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
			<p>157 (1) of the Housing Act 1985 ⁰the Council will seek a financial contribution for the provision of affordable dwellings as a commuted sum unless the developer makes onsite provision.</p> <p>The affordable homes should be provided on site. Commuted sums will only be accepted on sites where there is a net increase of 5 dwellings or less, or in exceptional circumstances. If it can be demonstrated that affordable housing may not be appropriate, development of affordable dwellings on another site may be considered. If this is not achievable, as a last resort and in exceptional circumstances only, the Council will seek a financial contribution to enable provision of affordable homes elsewhere within the district;...</p>		

Within the whole of the Plan area with the exception of Chichester City and Stockbridge, Southbourne (north of the A259), Selsey and East Wittering

11 . Chapter 17: Housing and Neighbourhoods

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	PM87	163	Policy 34 Affordable Housing	Amend 4 th bullet point: In exceptional cases; Where a commuted sum is accepted, the payment should reflect the cost of providing the number, type and size of affordable dwellings which would have been provided on-site.	To reflect changes made to the NPPG (28th November 2014)	Changes to planning guidance
Main	PM88 (M126)	167	Table 17.1	Delete second row defining public/private and total the yearly private/public requirement as follows 2012-2017 = 37 2018-2022 = 11 2023-2027 = 11	Reasons of clarity	Officer
Main	PM89 (M127)	169	Policy 36 Planning for Gypsies, Travellers and Travelling Showpeople	Amend criterion 1 to read “ such settlements or close with good access to major roads”	Reasons of clarity	Officer

11 . Chapter 17: Housing and Neighbourhoods

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	PM90 (M128)	169	Policy 36 Planning for Gypsies, Travellers and Showpeople	Amend criterion 4 to read “..... of landscape, historical historic environment or nature conservation protection.”	Reasons of clarity	Officer
Main	PM91	169	Policy 36 Planning for Gypsies, Travellers and Showpeople	Amend criterion 6 to read “... should not dominate the nearest settled or Gypsy, Traveller and Travelling Showpeople communities. community ”	Equality	Member/Officer

12 Chapter 18: Transport, Access and Communications

12 . Chapter 18: Transport, Access and Communications

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck-through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Chapter 18: Transport, Access and Communications						
Main	PM92 (M134)	175	Policy 39 Transport, Accessibility and Parking	New paragraph inserted before last paragraph to read " Where development is likely to have an impact on an Air Quality Management Area, an air quality assessment will be required. "	Reasons of clarity	LPPS443 (West Sussex County Council)

13 Chapter 19: The Environment

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Chapter 19: The Environment					
Main	PM93 (M137)	178 Policy 40 Carbon Reduction Policy	Amend title “Carbon Reduction Policy Sustainable Design and Construction ”	Reasons of clarity	LPPS479 (Environment Agency)
Main	PM94	178 Policy 40 Carbon Reduction Policy	Replace criterion 2 as follows: “The proposal achieves a minimum of 110 litres per person per day including external water use ; Level-4 from 2013 to 2016; and Level 5 from 2016 in the Code for Sustainable Homes of equivalent national minimum standards, whichever are higher;”	To avoid referring to a third party document	Arising from debate at examination
Main	PM95	178 Policy 40 Carbon Reduction Policy	Delete criterion 4.	To avoid referring to a third party document	Arising from debate at examination
Main	PM96 (M139)	181 19.12	Reword the 2nd sentence to read “green infrastructure network to provide multiple functions and benefits to landscape quality, recreation and biodiversity. This can be achieved through habitat creation, new open	Reasons of clarity	LPPS480 (Environment Agency)

13 . Chapter 19: The Environment

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)	
Main	PM97 (M141)	182	Policy 42 Flood Risk	spaces and good design. SuDS should be designed to help cope with intense rainfall events and to overcome any deterioration in water quality status.”		
Main	PM98	185	Policy 43 Chichester Harbour Area of Outstanding Natural Beauty (AONB)	Amend the penultimate paragraph to read “ Water Management Plans, South East River Basin Management Plan and Catchment Flood quality of watercourses have been identified by these plans and strategies and in accordance with the overall objective of the Water Framework Directive ”.	LPPS480 (Environment Agency)	
Main	PM99 (M147)	189	Policy 45 Development in the Countryside	Delete criterion 5 and replace as follows: “Consideration has been given to the requirements of the Chichester Harbour AONB Management Plan: The policy aims of the Chichester Harbour AONB Management Plan. ”	Reasons of clarity In response to Chichester Harbour Conservancy representations	Arising from debate at examination
Main	PM99 (M147)	189	Policy 45 Development in the Countryside	Amend the final paragraph to read “Retail development in the countryside will be strictly controlled: Applications for retail development in the countryside will be considered where it has been demonstrated that the appropriate	Reasons of clarity	LPPS36 (The Garden Centre Group)

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	PM100 (M151)	195	19.46	<p>sequential and/or impact assessments have been undertaken. Local/small scale farm shops will be</p> <p>Amend the 1st sentence to read “....our heritage assets. Other tools include conservation area character appraisals, management proposals and local heritage at risk register. The Council has in place a programme for regularly reviewing the conservation area character appraisals, implementing Article 4 Directions and processes for identifying and recording undesignated heritage assets as part of the appraisal process and also through the planning process.”</p>	Reasons of clarity	LPPS77 (English Heritage) Officer
Main	PM101 (M152)	195	19.46	<p>Remove the following text from 19.46 and insert as a new paragraph 19.47</p> <p>“A study, “The Future Growth of Chichester: landscape and visual amenity considerations” (2005) assesses how major development around Chichester city might be accommodated without an unacceptable impact on landscape character, or the setting of the city. An urban fringe landscape character assessment and the identification</p>	Clarification	Arising from debate at examination and M152

13 . Chapter 19: The Environment

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
			<p>of priority views into and out of Chichester forms the basis of the study. The Council will be undertaking a range of other actions, including plans and studies to help guide the future development of significant sites and areas. We will work closely with the City, Town and Parish Councils to assess the heritage impact of development; this work will help inform any Development Plan Document(s), Supplementary Planning Document(s), development briefs, masterplans and Neighbourhood Plans which may be prepared.”</p>		
Main	195		<p>Insert new paragraphs numbered 19.48-19.49 after Proposed Modification M152 as follows:</p> <p>19.48 The Council will implement Article 4 Directions where the special character of conservation areas is threatened. It will also monitor buildings or other heritage assets at risk through neglect, decay or other threats as a basis for proactively seeking appropriate solutions and will consider positively</p>	In response to English Heritage Representations	Arising from debate at examination

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	195		<p>development proposals that would secure appropriate viable uses and the repair and maintenance of the asset.</p> <p>19.49 Applications likely to affect a heritage asset, or its setting, should be supported by a description of the asset's historic, architectural and archaeological significance with an appropriate level of detail relating to the likely impact of the proposal on that interest. A site analysis identifying the qualities which contribute to local character, including development patterns, history, geology, transportation links, its natural landscape and views, and how these can contribute to the quality and sustainability of the proposed development should also be provided. Where alterations are permitted, there should be appropriate recording of those parts of the heritage asset or its setting affected by the works and conditions may be imposed to secure this. Historical information</p>	In response to English Heritage Representations	Arising from debate at examination

13 . Chapter 19: The Environment

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	196	Policy 47 Heritage	<p>discovered during the application process shall be submitted to the Chichester Historic Environment Record by the applicant.</p> <p>Delete the existing policy and replace as follows: The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of Conservation Area appraisals and management plans and other strategies, and new development which recognises, respects and enhances the local distinctiveness and character of the area, landscape and heritage assets will be supported. Planning permission will be granted where it can be demonstrated that all the following criteria have been met and supporting guidance followed:</p> <p>1. The proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets including:</p> <p>- Monuments, sites and areas of archaeological potential or importance;</p>	In response to English Heritage Representations	Arising from debate at examination

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
			<ul style="list-style-type: none"> - Listed buildings including buildings or structures forming part of the curtilage of the listed building; - Buildings of local importance, including locally listed and positive buildings; - Historic buildings or structures/features of local distinctiveness and character; - Conservation Areas; and - Historic Parks or Gardens, both registered or of local importance and historic landscapes. <p>2. Development respects distinctive local character and sensitively contributes to creating places of a high architectural and built quality;</p> <p>3. Development respects existing designed or natural landscapes; and</p>		

13 . Chapter 19: The Environment

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	196		<p>4. The individual identity of settlements is maintained, and the integrity of predominantly open and undeveloped character of the area, including the openness of the views in and around Chichester and Pagham Harbours, towards the city, the Cathedral, local landmarks and the South Downs National Park, is not undermined.</p> <p>Add the supporting guidance text as follows: Policy 47 Supporting Guidance Proposals affecting designated and undesignated heritage assets and their settings should demonstrate that they meet the following guidance: a. The use of traditional, local materials and adherence to local building techniques and details, where appropriate; b. The conservation of features and elements that contribute to the special interest of a heritage asset, including structures forming</p>	In response to English Heritage Representations	Arising from debate at examination

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
			<p>part of the curtilage, in particular the structural integrity and historic plan-form of listed buildings and historic building groups;</p> <p>c. Appropriate use of the heritage asset that is compatible with the conservation of its significance;</p> <p>d. The location, form, scale, massing, density, height, layout, roofscape, landscaping, use and external appearance of developments within conservation areas should conserve and enhance the special historic and architectural interest of the conservation area;</p> <p>e. Development involving substantial harm to or loss of designated heritage assets will only be granted in exceptional circumstances (wholly exceptional circumstances for designated assets of the highest significance);</p> <p>f. Proposals for development involving ground disturbance in areas of known archaeological potential will need a desk based archaeological assessment and may also require field evaluation. The recording and</p>		

13 . Chapter 19: The Environment

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
			<p>publication of results will be required and in appropriate cases, the Council may also require preservation in situ, or excavation;</p> <p>g. Proposals affecting a non-designated heritage asset (including where identified through the planning process) should not harm its special interest and development involving substantial harm will be resisted unless significant public benefit has been clearly and convincingly demonstrated in accordance with the requirements of the NPPF; and</p> <p>h. The condition of an historic building resulting from deliberate damage and neglect will not be taken into account in any decision.</p> <p>Further detail will be set out in a forthcoming Historic Environment Action Plan/Strategy.</p>		
Main	198	Policy 48 Natural Environment	<p>Delete criterion 1 and amend as follows: There is no adverse impact on:</p>	Typographical error	Officer

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
			<p>-The openness of the views in and around the coast, designated environmental areas and the setting of the South Downs National Park;</p> <p>-The tranquil and rural character of the area; and</p> <p>-Development recognises distinctive local landscape character and sensitively contributes to its setting and quality;</p> <p>There is no adverse impact on:</p> <p>- The openness of the views in and around the coast, designated environmental areas and the setting of the South Downs National Park; and</p> <p>- The tranquil and rural character of the area.</p> <p>2. Development recognises distinctive local landscape character and sensitively contributes to its setting and quality;</p>		

13 . Chapter 19: The Environment

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	PM107 (M156)	198	Policy 48 Natural Environment	Amend 2nd criterion to read “ and site, and public amenity and through detailed design.”	Typographical correction	Officer
Main	PM108 (M157)	198	Policy 48 Natural Environment	Amend 4 th criterion to read “settlements is not diminished undermined .”	Reasons of clarity	LPPS108 (Mr S Jupp)
Main	PM109 (M158)	200	Policy 49 Biodiversity	Amend 2nd criterion to read “biodiversity is avoided and or mitigated”.	Factual amendment	LPPS253 (Sunley Group) LPPS329 (Linden Homes and Miller Strategic)
Main	PM110 (M159)	202	Policy 50 Development and Disturbance of Birds in Chichester and Langstone Harbours	Amend first sentence to read “ Langstone Harbours SPA either alone or in-combination with other developments and will need to be”	Reasons of clarity	LPPS110 (Mr S Jupp) Officer

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
		Special Protection Areas			
Main PM111 (M160)	202	Policy 50 Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas	Amend last paragraph to read “ Zone of Influence might require individual further assessment under the ”	Reasons of clarity	Officer
Main PM112 (M161)	203	Policy 51 Development and Disturbance of Birds in Pagham Harbour Special Protection Area	Amend first sentence to read “ Pagham Harbour SPA either alone or in-combination with other developments and will need to be ”	Reasons of clarity	LPPS110 (Natural England)

13 . Chapter 19: The Environment

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Main	PM113 (M162)	203	Policy 51 Development and Disturbance of Birds in Pagham Harbour Special Protection Area	Amend last paragraph to read “ Zone of Influence might require individual further assessment under the”]	Reasons of clarity	Officer
Main	PM114 (M166)	208	Policy 52 Green Infrastructure	Amend first paragraph to read “ green infrastructure, address any deficits in local green infrastructure provision and protect and”	Reasons of clarity	LPPS407 (Commercial Estates Group)

14 Chapter 20: Health and Well Being

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Chapter 20: Health and Well Being					
Main	212	20.8	Amend final sentence to read: Where appropriate, other specific allocations and enhancements will be identified in the relevant Area Action Plans ; Neighbourhood Plans; Site Allocation DPD; Supplementary Planning Documents and the Green Infrastructure Strategy.	Clarification	Arising from debate at examination
Main	213	Policy 54 Open Space, Sport and Recreation	Amend 5 th paragraph to read "New or improved facilities should be provided, to the standard of 3.65ha per 1,000 population (3.55ha in rural areas) , in accordance with the provision detailed standards and methodology set out in the Chichester Open Space Study, Infrastructure Delivery Plan and Community Infrastructure Levy Charging Schedule Planning Obligations Supplementary Planning Document ."	Reasons of clarity	Officer

15 Chapter 22: Glossary

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Chapter 22: Glossary						
Main	PM117	247	Glossary	Add: Chichester Local Buildings List: includes buildings of local interest identified using recognised criteria.	To correct omission	Officer
Main	PM118	247	Glossary	Delete: Area Action Plans	No longer referenced in the Local Plan	Arising from debate at examination
Main	PM119	250	Glossary	Add: Historic Environment Record: this is the Historic Environment Record (HER) for Chichester District. It is an index to the known archaeological sites and finds, historic buildings, designed and historic landscapes, parks and gardens and scheduled monuments.	To correct omission	Officer

16 Appendix A: Green Infrastructure

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Appendix 1 : Green Infrastructure						
Main	PM120	259	Appendix A – Green Infrastructure A.2	Delete paragraph A.2 and replace as follows: “This appendix is not intended to constitute formal development plan policy. The purpose of this Appendix is to provide guidance as to issues and approaches that should be considered through the development of masterplans and in planning applications. It identifies existing green infrastructure (GI), considers what enhancements or introductions could be made and recommends how the overall GI strategy might be delivered.	Clarification	Arising from debate at examination
Main	PM121 (M205)	277	Map A.8	Update the cycle mapping data from WSCC (as shown on plan).	Typographical correction	LPPS447 (WSCC)

17 Appendix C: Evidence Base Studies

17 . Appendix C: Evidence Base Studies

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Appendix 3: Evidence Base Studies					
Main PM122	294	Appendix 3 Evidence Base Studies	Add " <u>Review of Objectively Assessed Housing Need in light of 2012-based Subnational Population Projections (2014)</u> "	New evidence	Officer

18 Appendix D: Housing Trajectory

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Appendix 4: Housing Trajectory						
Main	PM123	299	Appendix 4 Housing Trajectory	Update Figure D.1 to reflect updated housing supply (see below)	To reflect updated evidence	Officer
Main	PM124	299	Appendix 4 Housing Trajectory	Update Figure D.2 to reflect updated housing supply (see below)	To reflect updated evidence	Officer

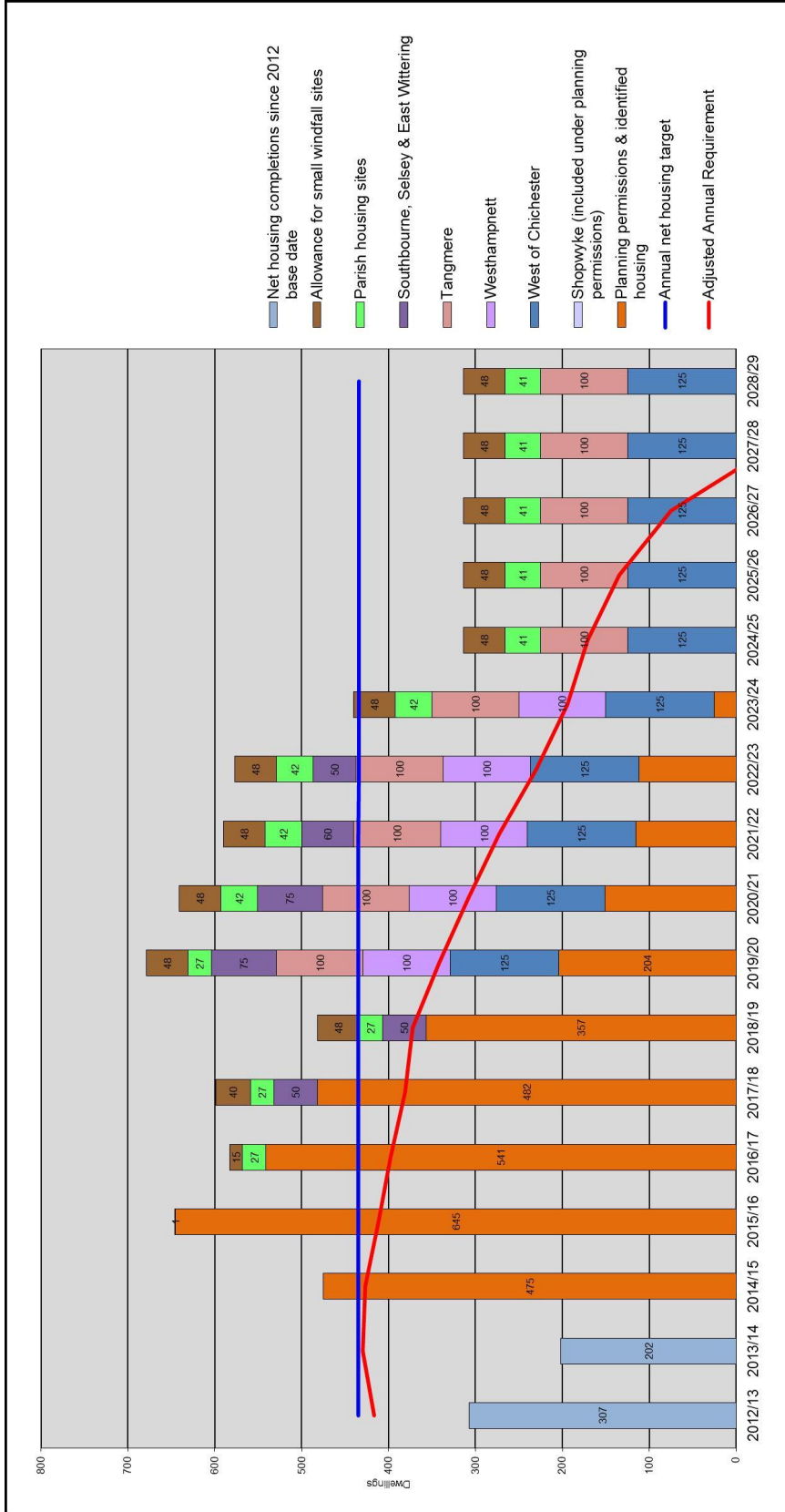
18 . Appendix D: Housing Trajectory

Figure D.1: Indicative Housing Delivery and Phasing 2012-2029

	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	2026-27	2027-28	2028-29	2012-19	2019-22	2022-29
Local Plan Area net housing requirement																				
Annual net housing target	435	435	435	435	435	435	435	435	435	434	434	434	434	434	434	434	434	3045	4343	7388
Cumulative net housing requirement	435	870	1305	1740	2175	2610	3045	3480	3915	4350	4784	5218	5652	6086	6520	6954	7388			
Local Plan Housing Provision																				
Existing Housing Provision																				
Net housing completions since 2012 base date	307	202																509	0	509
Planning permissions & identified housing			475	645	541	482	357	204	151	112	25	0	0	0	0	0	0	2800	607	3107
Allowance for small windfall sites			1	15	40	48	48	48	48	48	48	48	48	48	48	48	48	104	480	584
Additional Housing Provision																				
Shorevike (included under planning permissions)																		0	0	0
West of Chichester																		0	1250	1250
Westhampton																		0	500	500
Tangmere																		0	1000	1000
Southbourne, Seisley & East Wittering																		100	260	360
Parish housing sites																		81	400	481
Total Projected Housing Supply	307	202	475	646	583	599	482	679	641	590	577	440	314	314	314	314	314	3294	4497	7791
Housing Supply Position																				
Cumulative net completions	307	509	984	1630	2213	2812	3294	3973	4614	5204	5781	6221	6535	6849	7163	7477	7791			
Monitoring position above/below housing requirement	-128	-361	-321	-110	38	202	249	493	699	854	997	1003	883	763	643	523	403			
Adjusted Annual Requirement	417	430	427	411	386	381	372	342	308	273	230	196	171	135	75	46	-403			
Five Year Housing Land Supply																				
Adjusted five year housing requirement (+ buffer)	2764	3043	2995	2742	2564	2366	2209	2015	1766	1579	1408	1400								
Projected five year housing supply (Existing Housing Provision only)	2199	2604	2381	1934	1541	1179	847	643	482	377	265	240								
Five Year Housing Surplus/Shortfall	-565	-439	-614	-808	-1023	-1187	-1462	-1372	-1274	-1202	-1143	-1160								
Projected five year housing supply (including Additional Housing Provision)	2505	2785	2969	2984	2991	2969	2927	2562	2235	1959	1686	1570								
Five Year Housing Surplus/Shortfall	-259	-258	-6	242	427	603	618	547	469	380	288	170								

Notes
 Shorevike Strategic Allocation and sites allocated in Kirkford Neighbourhood Plan now included under Planning Permissions & Identified Housing
 Southbourne, Seisley & East Wittering figure reduced by 280 dwellings following permissions already granted that will contribute to meeting strategic housing numbers.
 Park Farm, Seisley (50 units), Beech Ave, Brackisham (50 units), Lansons Road, Southbourne (70 units), Land NW of Park Road, Seisley (100 of 110 units)
 Parish housing sites figures reduced by 319 dwellings following sites allocated in approved Kirkford Neighbourhood Plan and permissions already granted that will contribute to meeting parish housing numbers.

Figure D.2: Housing Trajectory 2012-2029



19 Appendix E: Appropriate Marketing Guidance

19 . Appendix E: Appropriate Marketing Guidance

	Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Appendix 5: Appropriate Marketing Guidance						
Main	PM125 (M240)	302	E.9	Amend to read “....required for new permanent occupational dwellings to....”	Reasons of clarity	LPPS105 (Mr S Jupp)
Main	PM126 (M241)	303	E.10	Delete “and” and replace with “ or ” between the two bullet points.	Typographical correction	LPPS105 (Mr S Jupp)

20 Appendix G: Monitoring Framework

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as struck-through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep number as appropriate)
Appendix 7: Monitoring Framework					
Main	PM127	314	Monitoring Framework	Delete Table 2: Monitoring Framework and replace as follows:	Enhancement of monitoring framework Arising from debate at examination

Table 2: Monitoring Framework

Strategic objective					
Linked Local Plan Policies					
ALL	1, 2, 6, 7, 10, 14, 15, 16, 17, 18, 20, 21, 23, 24, 25, 40, 52				
3.16	3, 11, 13, 19, 22, 26, 27, 28, 30, 31, 32, 46				
3.17	3, 11, 19, 26, 30, 32				
3.18	3, 11, 19, 26, 27, 28, 29, 30				
3.19	3, 11, 19, 26, 30, 47				
Ref	Indicator	Target	Trigger	Implementation / Delivery	Responsible Agencies

20 . Appendix G: Monitoring Framework

	Employment land availability	Amount of additional employment land (B uses) developed by type	Total 25 ha employment land to include approx. 5 ha office space & 20 ha industrial warehousing space by 2029.	Failure to provide for sufficient deliverable land supply or adequate range of sites as defined in Policies 11, 14, 15, 16, 19 and 24. Development of 70% or more of the the allocation would lead to an update of the Employment Land Review (ELR)	<ul style="list-style-type: none"> Chichester city AAP Site Allocations DPD Neighbourhood Plans 	<ul style="list-style-type: none"> Chichester DC West Sussex CC Parish and Town Councils Developers & landowners Coast to Capital LEP West Sussex Growers Association Developers & local businesses
Horticultural development	Amount of large scale glasshouse developments permitted	100% in accordance with Policy 32	Insufficient land remains within the existing HDAs to accommodate large scale glasshouses.	<ul style="list-style-type: none"> Masterplans Development Management process Economic Development Strategy 	<ul style="list-style-type: none"> Developers & landowners Coast to Capital LEP West Sussex Growers Association Developers & local businesses 	
Chichester City Primary and Secondary frontages	Percentage Chichester City primary and secondary frontages in non-retail uses	<ul style="list-style-type: none"> No more than: <ul style="list-style-type: none"> 25% total primary frontages in non-retail uses 75% total secondary frontages in non-retail uses 	Either target being exceeded by 10% will trigger a review of the Chichester Centre Retail Policy.	<ul style="list-style-type: none"> Economic Development Strategy 	<ul style="list-style-type: none"> Developers & local businesses 	

20 . Appendix G: Monitoring Framework

Housing and Neighbourhoods		Linked Local Plan Policies					Responsible Agencies
Strategic objective	Indicator	Target	Trigger	Implementation/ Delivery			
ALL		1, 2, 6, 7, 10, 14, 15, 16, 17, 18, 20, 21, 23, 24, 25, 40, 52					
3.20		4, 5, 33, 34, 35, 36, 37, 46					
3.21		4, 5, 33, 34, 35, 36, 37					
3.22		4, 5, 33, 34, 35, 36, 37					
Ref	Indicator	Target	Trigger	Implementation/ Delivery	Responsible Agencies		
Housing development	New homes built each year (net)	Appropriate quantitative and qualitative land supply deliverable in five years at any one time.	Failure to demonstrate a 5 year housing land supply for 2 consecutive years would trigger the need for an Interim Policy or a review of the Chichester Local Plan.	<ul style="list-style-type: none"> Local Plan strategic allocations Neighbourhood Plans Masterplans 	<ul style="list-style-type: none"> Chichester DC 		
Housing developed on strategic sites	New homes built each year (net) by strategic sites & Settlement Hubs	In line with Table 7.2	Housing starts delayed beyond assumptions in housing trajectory would trigger the need to consider alternative methods of infrastructure delivery.				

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Housing and Neighbourhoods	
<p>Housing developed in Parishes</p> <p>New homes built each year (net) by Parish</p>	<p>In line with Policy 5</p> <p>Failure to demonstrate a 5 year housing land supply for 2 consecutive years would trigger the need for an Interim Policy or a review of the Chichester Local Plan.</p> <p>Local Plan Parish housing numbers</p> <ul style="list-style-type: none"> Chichester city AAP Site Allocations DPD Neighbourhood Plans Sites coming forward through the development management process
<p>Windfall housing developed</p> <p>New homes built each year (net) on small sites (less than 6 homes)</p>	<p>In line with Table 7.1</p> <p>Sites coming forward through the development management process</p> <ul style="list-style-type: none"> Chichester DC Parish Councils RSLs Developers & landowners Infrastructure providers
<p>Gypsy, Traveller and Travelling Showpeople pitches and plots</p> <p>Net additional Gypsy, Traveller and Travelling Showpeople pitches and plots granted planning</p>	<p>Appropriate quantitative and qualitative land supply deliverable in five years at any one time.</p> <p>Failure to demonstrate a 5 year supply for 2 consecutive years would trigger the need for an Interim Policy or a review of the Chichester Local Plan.</p> <p>Site allocations DPD</p> <p>Sites coming forward through</p> <ul style="list-style-type: none"> Chichester DC West Sussex CC

Housing and Neighbourhoods		
<p>permission each year</p>	<p>Provide by 2029</p> <ul style="list-style-type: none"> 59 net pitches for Gypsies & travellers in line with Table 17.1 18 net plots for travelling show people in line with Table 17.2 <p>Legal requirement to undertake a GTAA every 5 years.</p>	<p>the development management process</p> <ul style="list-style-type: none"> Gypsy, Traveller & Travelling Showpeople's organisations Developers & landowners
<p>Affordable homes built</p> <p>Affordable homes built each year by type and as a percentage of all homes built</p>	<ul style="list-style-type: none"> 30% of total completions to 2029 (excluding rural exception sites). Tenure mix affordable/social rented & intermediate housing as set out in SHIMA <p>Monitor delivery of 30% threshold and review with a viability study if not achieved on a minimum of 50% of applications permitted.</p>	<ul style="list-style-type: none"> Local Plan strategic allocations and Parish housing numbers Chichester city AAP Site Allocations DPD Neighbourhood Plans Masterplans Sites coming forward through <ul style="list-style-type: none"> Chichester DC Parish Councils RSLs Homes & Communities Agency Developers & landowners Infrastructure providers

20 . Appendix G: Monitoring Framework

Housing and Neighbourhoods					the development management process
Environment					
Strategic objective			Linked Local Plan Policies		
ALL			1, 2, 6, 7, 10, 14, 15, 16, 17, 18, 20, 21, 23, 24, 25, 40, 52		
3.23			4, 5, 12, 22, 30, 31, 32, 33, 34, 35, 36, 37, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 53		
3.24			12, 13, 22, 30, 33, 34, 35, 37, 41, 42, 44, 45, 46, 47, 49, 50, 51		
3.25			12, 22, 30, 41, 44, 45, 46, 49, 50, 51		
Ref	Indicator	Target	Trigger	Implementation/ Delivery	Responsible Agencies
SSSI condition	Proportion of SSSIs in favourable or unfavourable recovering condition	Natural England target: 95% of area of SSSIs in favourable or recovering condition	Comparison of previous target to initiate further investigation of decline in percentage.	<ul style="list-style-type: none"> • Actions of wildlife trust and stakeholders. • Green Infrastructure Strategy 	<ul style="list-style-type: none"> • Chichester DC • West Sussex CC • Sussex Wildlife Trust • Sussex Biodiversity Records Centre

Environment	
Green infrastructure	<p>Preparation of Green Infrastructure Strategy (see also biodiversity and open space indicators)</p> <p>Preparation of Green Infrastructure Strategy by 2014.</p> <p>Green Infrastructure Strategy</p> <ul style="list-style-type: none"> • Green Infrastructure Strategy • Site Allocations DPD • Chichester city AAP • Strategic Sites Masterplans • IDP • Neighbourhood Plans • Plan • Development management process <p>Chichester DC</p> <ul style="list-style-type: none"> • West Sussex CC • Sussex Wildlife Trust • Parish & Town Councils • Developer & landowners
Recreational Disturbance Mitigation	<p>Visitor numbers and activities impacting on recreational disturbance within:</p> <ul style="list-style-type: none"> • Chichester Harbour SPA • Pagham Harbour SPA <p>Maintain or reduce levels and types of use by visitors to the harbours.</p> <p>Pagham Harbour SPA and Medmerry compensatory habitat - develop baseline</p> <p>Chichester Harbour SPA - evidence of mitigation programme failing to prevent an increase in current levels of disturbance. The Mitigation Action Plan will be reviewed through the Solent Recreation Mitigation Project.</p> <p>Solent Disturbance & Mitigation Project Phase III report</p> <ul style="list-style-type: none"> • Pagham Harbour LNR Management Plan <p>Chichester DC</p> <ul style="list-style-type: none"> • West Sussex CC • Neighbouring local authorities • Natural England • RSBP • Parish & Town Councils

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Environment					
	<ul style="list-style-type: none"> Medmerry compensatory habitat 	<p>information and strategic approach to mitigation.</p>		<ul style="list-style-type: none"> Green Infrastructure Strategy Site Allocations DPD Chichester city AAP Strategic Sites Masterplans IDP Neighbourhood Plans Plan Development management process <ul style="list-style-type: none"> Developer & landowners 	
Air Quality Management Areas	<p>Air Quality Management Areas Nitrogen Dioxide levels</p>	<p>Monitor Nitrogen Dioxide levels across Chichester City and its environs.</p>	<p>Monitor trajectory over a three year period. If there is an increase in pollutant concentration then review causes of increase.</p>	<ul style="list-style-type: none"> Local Plan strategic allocations and Parish housing numbers Sites coming forward through the development management process <ul style="list-style-type: none"> Chichester DC 	
Conservation Areas	<p>Conservation Areas with</p>	<p>Eight year rolling</p>	<p>Monitor delivery and review if less than three</p>	<ul style="list-style-type: none"> Conservation Area Appraisals review timetable <ul style="list-style-type: none"> Chichester DC 	

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Environment				
	Character Appraisals	programme to review three Conservation Areas per year.	Conservation Areas reviewed per year.	
CO ₂ emissions	<ul style="list-style-type: none"> Carbon dioxide emissions Total & by sector per capita 	<ul style="list-style-type: none"> Reduce total emissions by 80% by 2050 (UK target) Reduce per capita carbon dioxide emissions (from 2011 levels) 	<ul style="list-style-type: none"> Monitor trajectory over a three year period. If there is an increase in emissions then review effectiveness and application of Local Plan policy. 	<ul style="list-style-type: none"> Site Allocations DPD Chichester city AAP Strategic Sites Masterplans Green Infrastructure Strategy IDP Neighbourhood Plans Local Transport Plan Development management process
				<ul style="list-style-type: none"> Chichester DC West Sussex CC Parish & Town Councils Developers & landowners

Strategic Infrastructure	
Strategic objective	Linked Local Plan Policies

20 . Appendix G: Monitoring Framework

Strategic Infrastructure						
Ref	Indicator	Target	Trigger	Implementation/ Delivery	Responsible Agencies	
ALL		1, 2, 6, 7, 10, 14, 15, 16, 17, 18, 20, 21, 23, 24, 25, 40, 52				
3.31		8, 9, 13, 22, 39				
3.32		8, 9, 13, 22, 39				
3.33		8, 9, 13, 22, 39				
3.34		9, 39				
3.35		9, 12, 22, 42				
3.36		9, 12, 22, 42				
Risk of Flooding	Number of planning applications approved contrary to advice given by the Environment Agency on flood risk issues	No planning applications to be approved contrary to advice given by the Environment Agency on flood risk issues.	Monitor number of planning applications to be approved contrary to advice given by the Environment Agency on flood risk issues.	<ul style="list-style-type: none"> Local Plan strategic allocations and Parish housing numbers Sites coming forward through the development management process 	<ul style="list-style-type: none"> Chichester DC 	
Water quality	Number of planning applications approved contrary to advice given by the	No planning applications to be approved contrary to advice given by the	Monitor number of planning applications to be approved contrary			

Strategic Infrastructure			
	Environment Agency on water quality issues	Environment Agency on water quality issues	to advice given by the Environment Agency on water quality issues.

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