

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )																
MM01	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, <b>Supplementary Planning Documents, other Development Plan Documents</b> , Masterplans, <del>Area Action Plans</del> and further site investigations...																
MM02	45	6.4	Delete 3 <sup>rd</sup> sentence and replace as follows (supercedes M25): <b>“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:</b> <table border="1" data-bbox="694 606 1601 1061"> <thead> <tr> <th>Location</th> <th>Site area (hectares)</th> <th>Comments</th> <th>Local Plan policy</th> </tr> </thead> <tbody> <tr> <td><b>Portfield Quarry (Glenmore Business Park)</b></td> <td><b>4.2</b></td> <td><b>Included in the Shopwyke SDL</b></td> <td><b>Policy 16</b></td> </tr> <tr> <td><b>Land at Tangmere Business Park</b></td> <td><b>1.7</b></td> <td><b>Included in the Tangmere Strategic Employment Land allocation</b></td> <td><b>Policy 19</b></td> </tr> <tr> <td><b>Ellis Square, Selsey</b></td> <td><b>2.2</b></td> <td><b>See Paragraph 13.9 (as amended by M89)</b></td> <td><b>-</b></td> </tr> </tbody> </table>	Location	Site area (hectares)	Comments	Local Plan policy	<b>Portfield Quarry (Glenmore Business Park)</b>	<b>4.2</b>	<b>Included in the Shopwyke SDL</b>	<b>Policy 16</b>	<b>Land at Tangmere Business Park</b>	<b>1.7</b>	<b>Included in the Tangmere Strategic Employment Land allocation</b>	<b>Policy 19</b>	<b>Ellis Square, Selsey</b>	<b>2.2</b>	<b>See Paragraph 13.9 (as amended by M89)</b>	<b>-</b>
Location	Site area (hectares)	Comments	Local Plan policy																
<b>Portfield Quarry (Glenmore Business Park)</b>	<b>4.2</b>	<b>Included in the Shopwyke SDL</b>	<b>Policy 16</b>																
<b>Land at Tangmere Business Park</b>	<b>1.7</b>	<b>Included in the Tangmere Strategic Employment Land allocation</b>	<b>Policy 19</b>																
<b>Ellis Square, Selsey</b>	<b>2.2</b>	<b>See Paragraph 13.9 (as amended by M89)</b>	<b>-</b>																
MM03	45		Insert new paragraphs as follows: <b>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.</b>  <b>6.6 Just under 9 hectares of new employment land is allocated in this Plan at the following locations:</b>																

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )												
			<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<sup>1</sup></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> <p><sup>1</sup> 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>	Location	Site area (hectares)	Comments	Local Plan policy	West of Chichester	6	Suitable for B1 uses <sup>1</sup>	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 <sup>1</sup>	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												
MM04	45	6.5	<p>Delete existing paragraph and replace as follows:</p> <p><del>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 employment sites. This will inform the allocation of employment sites in future Plan documents, including neighbourhood plans.</del></p> <p><b>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</b></p>												

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
			<b>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.</b>
MM05	47	Policy 3 The Economy and Employment Provision	Amend the beginning of the 2nd paragraph to read “ <b>Existing undeveloped employment allocations for Business Class (B1-B8) uses are shown on the Policies Map. In addition,</b> <del>To</del> to meet identified requirements ....”
MM06	47	Policy 3 The Economy and Employment Provision	Amend the final sentence of 2 <sup>nd</sup> paragraph as follows: “Additional employment <del>sites</del> <b>land</b> will be allocated <del>subject to further investigation of potential sites by the Council in the Site Allocation DPD.</del> ”
MM07	49	7.3-7.6	Delete the existing paragraphs and replace as follows: “ <b>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.</b>
			<b>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 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.”</b>
MM08	51	7.11	Delete paragraph

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
MM09	51		<p>Add new paragraph as follows after 7.10:</p> <p><b>The Council acknowledges that whilst accommodating a significant increase in housing provision the plan does not meet the current objectively assessed need for housing (OAN).</b></p> <p><b>A number of matters which remain uncertain now may, when resolved, enable housing provision to be increased. These include the government’s proposals for improvements to the A27 around Chichester, sewerage infrastructure, and the quantification of housing delivery within the South Downs National Park.</b></p> <p><b>For this reason 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.</b></p>
MM10	51	7.12	<p>Amend the first two sentences as follows:</p> <p><del>“In total,</del> the Local Plan makes provision to deliver <del>6,973</del> <b>7,388</b> homes over the period 2012-2029. This equates to an average housing delivery of approximately <del>410</del> <b>435</b> homes per year.”</p>
MM11	51	7.14	<p>Delete paragraph and proposed modification M28, and replace as follows:</p> <p><b>“The remaining housing provision will be met through 4,740 homes, comprising:</b></p> <ul style="list-style-type: none"> <li>• <b>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)</b></li> <li>• <b>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)</b></li> <li>• <b>860 homes to be brought forward on parish housing sites (see Policy 5).</b></li> </ul> <p><b>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 3,176 homes.</b></p>

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )																																																												
			<b>Table 7.1 shows the outstanding Local Plan requirement and housing supply position.”</b>																																																												
MM12	51-52	Table 7.1	<p>Delete existing and replace with updated table – see below (supercedes M29)</p> <table border="1"> <thead> <tr> <th></th> <th><i>East-West Corridor</i></th> <th><i>Manhood Peninsula</i></th> <th><i>North of Plan Area</i></th> <th><i>Plan Area total</i></th> </tr> </thead> <tbody> <tr> <td colspan="5"><b>Local Plan housing target</b></td> </tr> <tr> <td><b>Total Housing Provision 2012-2029</b></td> <td><b>6,156</b></td> <td><b>893</b></td> <td><b>339</b></td> <td><b>7,388</b></td> </tr> <tr> <td>less Homes built 2012-2014</td> <td>372</td> <td>129</td> <td>8</td> <td>509</td> </tr> <tr> <td><b>Remaining Local Plan housing requirement 2014-2029</b></td> <td><b>5,784</b></td> <td><b>764</b></td> <td><b>331</b></td> <td><b>6,879</b></td> </tr> <tr> <td colspan="5"><b>Housing land supply</b></td> </tr> <tr> <td colspan="5"><i>Existing housing commitments &amp; windfall allowance</i></td> </tr> <tr> <td>Planning permissions &amp; identified housing sites</td> <td>2,396</td> <td>589</td> <td>122</td> <td>3,107</td> </tr> <tr> <td>Small sites windfall allowance</td> <td>326</td> <td>171</td> <td>87</td> <td>584</td> </tr> <tr> <td>Total yield from existing sources</td> <td>2,722</td> <td>760</td> <td>209</td> <td>3,691</td> </tr> <tr> <td colspan="5"><i>Remaining housing to be provided through the Local Plan</i></td> </tr> <tr> <td>Large strategic allocations</td> <td>2,750</td> <td>0</td> <td>0</td> <td>2,750</td> </tr> </tbody> </table>		<i>East-West Corridor</i>	<i>Manhood Peninsula</i>	<i>North of Plan Area</i>	<i>Plan Area total</i>	<b>Local Plan housing target</b>					<b>Total Housing Provision 2012-2029</b>	<b>6,156</b>	<b>893</b>	<b>339</b>	<b>7,388</b>	less Homes built 2012-2014	372	129	8	509	<b>Remaining Local Plan housing requirement 2014-2029</b>	<b>5,784</b>	<b>764</b>	<b>331</b>	<b>6,879</b>	<b>Housing land supply</b>					<i>Existing housing commitments &amp; 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
	<i>East-West Corridor</i>	<i>Manhood Peninsula</i>	<i>North of Plan Area</i>	<i>Plan Area total</i>																																																											
<b>Local Plan housing target</b>																																																															
<b>Total Housing Provision 2012-2029</b>	<b>6,156</b>	<b>893</b>	<b>339</b>	<b>7,388</b>																																																											
less Homes built 2012-2014	372	129	8	509																																																											
<b>Remaining Local Plan housing requirement 2014-2029</b>	<b>5,784</b>	<b>764</b>	<b>331</b>	<b>6,879</b>																																																											
<b>Housing land supply</b>																																																															
<i>Existing housing commitments &amp; 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																																																											

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )														
			Allocations at settlement hubs	230	130	0	360										
			Parish housing sites	376	7	98	481										
			Total Strategic & Parish Housing	3,356	137	98	3,591										
			<b>Total Projected Housing Supply 2014-2029</b>	<b>6,078</b>	<b>897</b>	<b>307</b>	<b>7,282</b>										
			<i>Housing supply compared to Local Plan requirement</i>														
			<b>Housing Supply compared to Local Plan target</b>	<b>+294</b>	<b>+133</b>	<b>-24</b>	<b>+403</b>										
MM13	52	Policy 4 – Housing Provision	<p>Amend 1<sup>st</sup> and 2<sup>nd</sup> paragraphs as follows:  “Provision is made in the Plan to deliver a total of <del>6,973</del> <b>7,388</b> homes over the period 2012-2029. The broad distribution of housing across different parts of the Plan area is indicated in the table below.</p> <table border="1"> <thead> <tr> <th>Sub-Area</th> <th>Total housing provision 2012-2029</th> </tr> </thead> <tbody> <tr> <td>East-West Corridor</td> <td><del>5,824</del> <b>6,156</b></td> </tr> <tr> <td>Manhood Peninsula</td> <td><del>843</del> <b>893</b></td> </tr> <tr> <td>North of Plan Area</td> <td>339</td> </tr> <tr> <td>Plan Area total</td> <td><del>6,973</del> <b>7,388</b></td> </tr> </tbody> </table> <p>Strategic development sites <del>locations</del> <b>are identified allocated</b> in this Plan to accommodate <del>3,550</del> <b>3,250</b> homes over the Plan period (see Policies 15-18, <del>20 and 23-24</del>). Additional <b>strategic and</b> parish housing sites will be allocated in subsequent Development Plan Documents and neighbourhood plans in</p>					Sub-Area	Total housing provision 2012-2029	East-West Corridor	<del>5,824</del> <b>6,156</b>	Manhood Peninsula	<del>843</del> <b>893</b>	North of Plan Area	339	Plan Area total	<del>6,973</del> <b>7,388</b>
Sub-Area	Total housing provision 2012-2029																
East-West Corridor	<del>5,824</del> <b>6,156</b>																
Manhood Peninsula	<del>843</del> <b>893</b>																
North of Plan Area	339																
Plan Area total	<del>6,973</del> <b>7,388</b>																

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )												
			accordance with <del>Policy 5</del> <b>Policies 5, 20, 23 and 24).</b> ”												
MM14	54	Figure 7.1	Delete figure (supercedes M33)												
MM15	55	Table 7.2	Amend ‘Projected Phasing’ column to read “ <del>From 2014</del> <b>Pre-2019</b> ”												
MM16	55	Table 7.2	Amend parts of the table as follows: Table 7.2: Summary of Housing Locations and Sites identified in the Local Plan to 2029 <table border="1" data-bbox="698 539 1637 890"> <thead> <tr> <th>Location</th> <th>Number of homes (approximate)</th> </tr> </thead> <tbody> <tr> <td>East Wittering/Bracklesham</td> <td><del>400</del> <b>180</b></td> </tr> <tr> <td>West of Chichester city</td> <td><del>1,000</del> <b>1,250</b></td> </tr> <tr> <td><del>Strategic allocations sites</del> total</td> <td><del>3,550</del> <b>3,880</b></td> </tr> <tr> <td>Parish housing sites</td> <td><del>775</del> <b>860</b></td> </tr> <tr> <td>Total sites identified in the Local Plan</td> <td><del>4,325</del> <b>4,740</b></td> </tr> </tbody> </table>	Location	Number of homes (approximate)	East Wittering/Bracklesham	<del>400</del> <b>180</b>	West of Chichester city	<del>1,000</del> <b>1,250</b>	<del>Strategic allocations sites</del> total	<del>3,550</del> <b>3,880</b>	Parish housing sites	<del>775</del> <b>860</b>	Total sites identified in the Local Plan	<del>4,325</del> <b>4,740</b>
Location	Number of homes (approximate)														
East Wittering/Bracklesham	<del>400</del> <b>180</b>														
West of Chichester city	<del>1,000</del> <b>1,250</b>														
<del>Strategic allocations sites</del> total	<del>3,550</del> <b>3,880</b>														
Parish housing sites	<del>775</del> <b>860</b>														
Total sites identified in the Local Plan	<del>4,325</del> <b>4,740</b>														
MM17	57	7.28	Add new sentence to end of paragraph: <b>“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).”</b>												
MM18	57	7.29	Amend last sentence to read “... Site Allocation DPD. <del>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.</del> <b>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).</b> ”												
MM19	58	Policy 5 Parish Housing Sites 2012-2029	Amend part of table relating to Chichester city and amend footnote as follows: <table border="1" data-bbox="698 1300 1637 1367"> <thead> <tr> <th>Parish</th> <th>Indicative Housing Numbers</th> </tr> </thead> <tbody> <tr> <td>Chichester city<sup>#(1)</sup></td> <td><del>150</del> <b>235</b></td> </tr> </tbody> </table>	Parish	Indicative Housing Numbers	Chichester city <sup>#(1)</sup>	<del>150</del> <b>235</b>								
Parish	Indicative Housing Numbers														
Chichester city <sup>#(1)</sup>	<del>150</del> <b>235</b>														

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
			<del>1 Identified parish housing sites should be located within the defined settlement boundary.</del> <b>(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).</b>
MM22	68	8.9	Add the following text after the 1 <sup>st</sup> sentence to read <b>“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.”</b>
MM23	69	Policy 8 Transport and Accessibility	Add new paragraph after final paragraph to read <b>“Planned transport measures will involve consultation with all interested parties, including local residents and businesses.”</b>
MM24	72		Insert new paragraph 9.5 as follows: <b>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.</b>
MM25	76	10.12	Amend paragraph to read In order to encourage high quality development a number of methods <del>will</del> <b>may</b> be used <b>if appropriate</b> including Neighbourhood Plans, masterplans, <del>Area Action Plans</del> , development briefs and supplementary planning documents....
MM26	79	The East-West Corridor	Insert new introductory text before 12.1 to read <b>“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</b>



Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
			<p><b>built area to the West of Chichester, at Shopwyke, and at Westhampnett (including land north east of the city).</b></p> <p><b>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.”</b></p> <p><b>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).”</b></p> <p>The subsequent paragraph numbers in this section will need re-numbering.</p>
MM27	79	12.2	<p>Amend final sentence to read:  ... Detailed proposals for the city centre and other areas of change in the city <del>will</del><b>may</b> be brought forward through <b>Supplementary Planning Document(s) or Development Plan Document(s)</b> <del>Area Action Plan(s) or Development Brief(s).</del></p>
MM28	79	12.4	<p>Amend final sentence to read:  ... <b>If necessary</b>, the Council will explore the potential to develop and reshape this area further through the preparation of <del>the City Area Action Plan(s) and/or Development Briefs</del> <b>a Supplementary Planning Document or Development Plan Document which will set out a coordinated planning framework for the area.</b></p>
MM29	79	12.5	<p>Add sentence to end of paragraph:  <b>“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.”</b></p>
MM31	81	Policy 10 Chichester City	<p>Amend final paragraph of the Policy to read (supercedes M62):  <b>If necessary, the Council may prepare a Supplementary Planning Document(s) or Development</b></p>

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
		Development Principles	<b>Plan Document(s) which will set out a coordinated planning framework</b> <del>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 and environmental improvements and define areas within which specific uses are considered appropriate and will be supported.</del>
MM32	83	12.9	Amend paragraph as follows (supersedes M63): <del>“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., totalling</del> <b>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 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.</b> <del>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).”</del>
MM33	83	12.10-12.11	Delete the two paragraphs.
MM34	84	Policy 11 Chichester City Employment Sites	Amend 1 <sup>st</sup> paragraph as follows: <del>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</del> <b>Around 15-20 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.</b> <del>This will include</del> <b>includes</b> <del>employment land provided</del> <b>allocated</b> as part of the strategic development allocation West of Chichester City (Policy 15).
MM35	86	Policy 12 Water Resources in the	Delete and replace policy text as follows (supersedes M66): <del>Within the Apuldram Wastewater Treatment catchment area where there are environmental capacity</del>

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
		Apuldram Wastewater Catchment Area	<p><del>issues, new development will be required to conform to the following water reduction measures:</del></p> <ol style="list-style-type: none"> <li><del>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;</del></li> <li><del>2. Where possible, the installation of facilities/technologies designed to minimise water usage;</del></li> <li><del>3. No surface water from new development shall be discharged to the public foul or combined sewer systems; and</del></li> <li><del>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.</del></li> </ol> <p><b>Proposals for development in the catchment should be able to demonstrate no adverse impact on the water quality of Chichester Harbour.</b></p> <p><b>All proposals for new development in the catchment should conform to the following water management measures:</b></p> <ol style="list-style-type: none"> <li><b>1. All new homes should achieve the higher building regulations standard of 110 litres per person per day including external water use;</b></li> <li><b>2. No surface water from new development shall be discharged to the public foul or combined sewer system; and</b></li> <li><b>3. Where appropriate development should contribute to the delivery of identified actions to deliver infiltration reduction across the catchment.</b></li> </ol> <p><b>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.</b></p>
MM38	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 <b>to the west of the River Lavant</b> (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, <b>if necessary</b> the Council <b>may prepare a</b></p>

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
			<b>Supplementary Planning Document(s) or Development Plan Document(s)</b> <del>proposes to prepare an Area Action Plan,</del> which will set out a coordinated planning framework to guide future proposals and development in the area, and the rest of the city.
MM41	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 <del>have</del> <b>have a significant adverse impact on</b> the vitality or viability of the city centre.
MM42	93	Policy 14 Development at Chichester City North	Amend final paragraph to read (supercedes M73): <b>If necessary, the Council may prepare a Supplementary Planning Document(s) or Development Plan Document(s) which will set out a coordinated planning framework</b> 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 <b>the land west of the River Lavant that forms part of the Westhampnett/North East Chichester Strategic Development Location (see Policy 17).</b>
MM46	95	12.32	Amend 4 <sup>th</sup> 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 <b>1,250</b> homes will be delivered within the period to 2029.”
MM47	98	12.34	Amend 5th bullet point as follows: “..... improvements to the <del>St Paul’s Road/Sherborne Road junction</del> <b>local highway network as identified through a detailed Transport Assessment that will be required in support of any planning application for the site.</b> ”
MM48	99	Policy 15 West of Chichester Strategic Development Location	Amend 1 <sup>st</sup> bullet point as follows: “1,600 homes (of which 4,000 <b>1,250</b> should be delivered during the Plan period)”
MM49	102	12.36	Amend 2 <sup>nd</sup> sentence as follows:

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
			“... Planning permission (August 2013). However, the allocation also covers adjacent land to the north at Portfield Quarry which <b>was allocated in the 1999 Chichester District Local Plan for employment (Use Class B2) and currently</b> has permission for nearly 17,500m2 B8 warehousing.”
MM50	103	12.42	Amend paragraph as follows: <del>“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</del> <b>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.”</b>
MM51	103	12.43	Insert new paragraph and renumber subsequent paragraphs as follows: <b>“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 proposals would be integrated with the Shopwyke Lakes masterplan and other planned development on the site.”</b>
MM52	105	Policy 16 Shopwyke Strategic Development Location	Delete 1 <sup>st</sup> sentence of 2 <sup>nd</sup> paragraph: <del>“Development will be masterplanned in accordance with Policy 7.”</del>
MM53	105	Policy 16 Shopwyke Strategic Development	After 5 <sup>th</sup> bullet point in the second section add new bullet point as follows: <b>“Be planned to integrate with other proposed development within the site.”</b>

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
		Location	
MM55	108	12.49	Amend paragraph to read (supercedes M82): Development of the <b>land west of the River Lavant that forms part of the Westhampnett/North East Chichester Strategic Development Location (see Policy 17)</b> will need to be integrated with <del>development at the proposed Area Action Plan for Chichester City North (see Policy 14),</del> particularly in terms of green infrastructure and linked transport and access improvements on the east side of the city.
MM56	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).
MM58	115	Map 12.8	Exclude the Medical Centre in Malcolm Road <b>and Saxon Meadow in Church Lane</b> from the SDL (as shown on plan).
MM59	116	Policy 18 Tangmere Strategic Development Location	Amend 2 <sup>nd</sup> set of bullet point number 6 first sentence to read “.... west of Tangmere <b>providing a link with Tangmere Road.</b> Development ...”
MM60	118	12.59	Amend paragraph as follows: “There is potential for further expansion of the Chichester Business Park at Tangmere. <del>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.</del> <b>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.</b> 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. <b>Therefore, this Plan allocates the land for B1-B8 and similar employment generating uses.</b> ”
MM63	134	13.13	Amend 1 <sup>st</sup> sentence to read: “The Local Plan sets the requirement of around <del>400</del> <b>180</b> homes at East Wittering / Bracklesham.”
MM64	136	Policy 24 East	Amend 1 <sup>st</sup> bullet point as follows:

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
		Wittering and Bracklesham Strategic Development	" <del>400</del> <b>180</b> homes"
MM70	147	Policy 28 Edge & out of centre sites	Amend criterion 1: "The proposal does not <b>have a significant</b> adversely affect <b>impact on</b> the vitality and viability of the central shopping area, either as an individual development or cumulatively with similar existing or proposed developments"
MM78	154 - 157	Policy 32 Horticultural Development Areas	Amend existing text as follows:  <b>Horticultural Development</b>  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 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.  16.34 There are four designated HDAs (please refer to Section 21 Policies Map for further details): Tangmere; Runcton; Sidlesham and Highleigh; and Almodington.  16.35 Large-scale horticultural <del>operators</del> <b>glasshouses</b> 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

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
			<p>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 <del>operators</del> <b>glasshouses</b> 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 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 <del>operations</del> <b>glasshouse development</b> will occur in the Sidlesham and Almodington HDAs <b>to the same extent as at Tangmere or Runcton</b>. 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 <b>glasshouse</b> 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. <b>When it can be demonstrated that no suitable land within HDAs is available land outside HDAs may be considered.</b></p> <p>16.39 <b>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.</b></p> <p>16.40 <b>The policy for development outside HDAs requires applicants to demonstrate why the development cannot be located within an HDA. It is important therefore for the applicant to</b></p>



Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
			<p><b>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.</b></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><b>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) <a href="https://www.gov.uk/government/publications/arun-and-western-streams-catchment-abstraction-licensing-strategy">https://www.gov.uk/government/publications/arun-and-western-streams-catchment-abstraction-licensing-strategy</a> sets out the current situation within the Chichester District.</b></p> <p><b>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.</b></p> <p>Policy 32 Horticultural Development <b>Within HDAs</b></p>

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
			<p>Large scale horticultural <del>operations</del> <b>glasshouses</b> 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 <del>businesses</del> <b>glasshouses</b>.</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 <b>demonstrated that all the following criteria (1 – 7) have been met:</b></p> <ol style="list-style-type: none"> <li>1. There is no <del>material</del> <b>significant adverse</b> 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;</li> <li>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 <del>noise</del> sensitive properties or on the appearance of the site in the landscape;</li> <li>3. New planting <del>both on and offsite</del> is sufficient to benefit an improvement to the landscape and increases the potential for screening;</li> <li><b>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;</b></li> <li><b>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. <del>appropriate landscaping and screening</del> e.g. in order to mitigate the height and bulk of new horticultural structures;</b></li> <li><b>6. It can be demonstrated that adequate water resources are available or can be provided and appropriate water efficiency measures are included.</b></li> <li>7. Acceptable surface water drainage capacity exists or can be provided as part of the development including sustainable drainage systems or water retention areas.</li> </ol> <p><b>Outside HDAs</b>  Planning permission will be granted for new horticultural development proposals including the extension to existing Horticultural Development Areas <b>where the above (1-7) and following criteria (8-11) have</b></p>

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
			<p><b>been met:</b></p> <p>8. There is a <del>proven need</del> <b>horticultural justification</b> 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. <b>Necessary</b> <del>essential</del> infrastructure and services <del>related to the development</del> 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>
MM83	161	17.14	<p>Amend paragraph to read:</p> <p><b>17.14 Policy 34 takes into account guidance in NPPG, when considering the affordable housing thresholds. Guidance on the financial contributions associated with policy 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...</b></p>
MM84	162	New Paragraph 17.21	<p>Add additional paragraph to read:</p> <p><b>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.</b></p>
MM86	163	Policy 34 Affordable Housing	<p>Amend policy to read:</p> <p><del>On all residential development sites.</del> <b>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:</b></p> <ol style="list-style-type: none"> <li><b>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</b></li> </ol>

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
			<p><b>in exceptional circumstances only, the Council will seek a financial contribution to enable provision of affordable homes elsewhere within the district;</b></p> <p><b>2. On sites of 6 to 10 dwellings in areas designated as rural areas under section 157 (1) of the Housing Act 1985<sup>1</sup> the Council will seek a financial contribution for the provision of affordable dwellings as a commuted sum unless the developer makes onsite provision.</b></p> <p><del>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;...</del></p>
MM87	163	Policy 34 Affordable Housing	Amend 4 <sup>th</sup> bullet point: <del>In exceptional cases,</del> 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.
MM92	175	Policy 39 Transport, Accessibility and Parking	New paragraph inserted before last paragraph to read “ <b>Where development is likely to have an impact on an Air Quality Management Area, an air quality assessment will be required.</b> ”
MM93	178	Policy 40 Carbon Reduction Policy	Amend title “ <del>Carbon Reduction Policy</del> <b>Sustainable Design and Construction</b> ”
MM94	178	Policy 40 Carbon Reduction Policy	Replace criterion 2 as follows: “The proposal achieves a minimum of <b>110 litres per person per day including external water use</b> ; <del>Level 4 from 2013 to 2016; and Level 5 from 2016 in the Code for Sustainable Homes or equivalent national minimum standards, whichever are higher;</del>
MM95	178	Policy 40 Carbon Reduction Policy	Delete criterion 4.

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
MM96	181	19.12	Reword the 2nd sentence to read “.....green infrastructure network to <b>provide multiple functions and benefits to landscape quality, recreation and biodiversity. This can be achieved through habitat creation, new open spaces and good design. SuDS should be designed</b> to help cope with intense rainfall events <b>and to overcome any deterioration in water quality status.</b> ”
MM97	182	Policy 42 Flood Risk	Amend the penultimate paragraph to read “..... Water Management Plans, <b>South East River Basin Management Plan and</b> Catchment Flood ..... quality of watercourses have been identified by these plans and strategies <b>and in accordance with the overall objective of the Water Framework Directive</b> ”.
MM98	185	Policy 43 Chichester Harbour Area of Outstanding Natural Beauty (AONB)	Delete criterion 5 and replace as follows: “ <del>Consideration has been given to the requirements of the Chichester Harbour AONB Management Plan.</del> <b>The policy aims of the Chichester Harbour AONB Management Plan.</b> ”
MM100	195	19.46	Amend the 1st sentence to read “....our heritage assets. <b>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.</b> ”
MM101	195	19.46	Remove the following text from 19.46 and insert as a new paragraph 19.47 <b>“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 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.”</b>

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
MM102	195		<p>Insert new paragraphs numbered 19.48-19.49 after Proposed Modification M152 as follows:</p> <p><b>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 development proposals that would secure appropriate viable uses and the repair and maintenance of the asset.</b></p>
MM103	195		<p><b>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 discovered during the application process shall be submitted to the Chichester Historic Environment Record by the applicant.</b></p>
MM104	196	Policy 47 Heritage	<p>Delete the existing policy and replace as follows:</p> <p><b>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:</b></p> <p><b>1. The proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets including:</b></p> <ul style="list-style-type: none"> <li><b>- Monuments, sites and areas of archaeological potential or importance;</b></li> <li><b>- Listed buildings including buildings or structures forming part of the curtilage of the listed building;</b></li> <li><b>- Buildings of local importance, including locally listed and positive buildings;</b></li> <li><b>- Historic buildings or structures/features of local distinctiveness and character;</b></li> </ul>

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
			<p>- <b>Conservation Areas; and</b>  - <b>Historic Parks or Gardens, both registered or of local importance and historic landscapes.</b></p> <p><b>2. Development respects distinctive local character and sensitively contributes to creating places of a high architectural and built quality;</b>  <b>3. Development respects existing designed or natural landscapes; and</b>  <b>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.</b></p>
MM105	196		<p>Add the supporting guidance text as follows:  <b>Policy 47 Supporting Guidance</b>  <b>Proposals affecting designated and undesignated heritage assets and their settings should demonstrate that they meet the following guidance:</b></p> <p><b>a. The use of traditional, local materials and adherence to local building techniques and details, where appropriate;</b>  <b>b. The conservation of features and elements that contribute to the special interest of a heritage asset, including structures forming part of the curtilage, in particular the structural integrity and historic plan-form of listed buildings and historic building groups;</b>  <b>c. Appropriate use of the heritage asset that is compatible with the conservation of its significance;</b>  <b>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;</b>  <b>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);</b>  <b>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</b></p>

Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
			<p>evaluation. The recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ, or excavation;</p> <p><b>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</b></p> <p><b>h. The condition of an historic building resulting from deliberate damage and neglect will not be taken into account in any decision.</b></p> <p><b>Further detail will be set out in a forthcoming Historic Environment Action Plan/Strategy.</b></p>
MM109	200	Policy 49 Biodiversity	Amend 2nd criterion to read “.....biodiversity is avoided <del>and</del> <b>or</b> mitigated”.
MM114	208	Policy 52 Green Infrastructure	Amend first paragraph to read “..... green infrastructure, <del>address “any deficits in local green infrastructure provision and protect and .....</del> ”.
MM115	212	20.8	Amend final sentence to read: Where appropriate, other specific allocations and enhancements will be identified in the relevant <del>Area Action Plans</del> ; Neighbourhood Plans; Site Allocation DPD; <b>Supplementary Planning Documents</b> and the Green Infrastructure Strategy.
MM118	247	Glossary	Delete: Area Action Plans
MM120	259	Appendix A – Green Infrastructure A.2	Delete paragraph A.2 and replace as follows: <b>“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.</b>
MM123	299	Appendix 4 Housing	Update Figure D.1 to reflect updated housing supply (see below)



Modification Number	Local Plan Page No	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
		Trajectory	
MM124	299	Appendix 4 Housing Trajectory	Update Figure D.2 to reflect updated housing supply (see below)
MM127	314	Monitoring Framework	Delete Table 2: Monitoring Framework and replace as follows:

## Updated Appendix D – Housing Trajectory

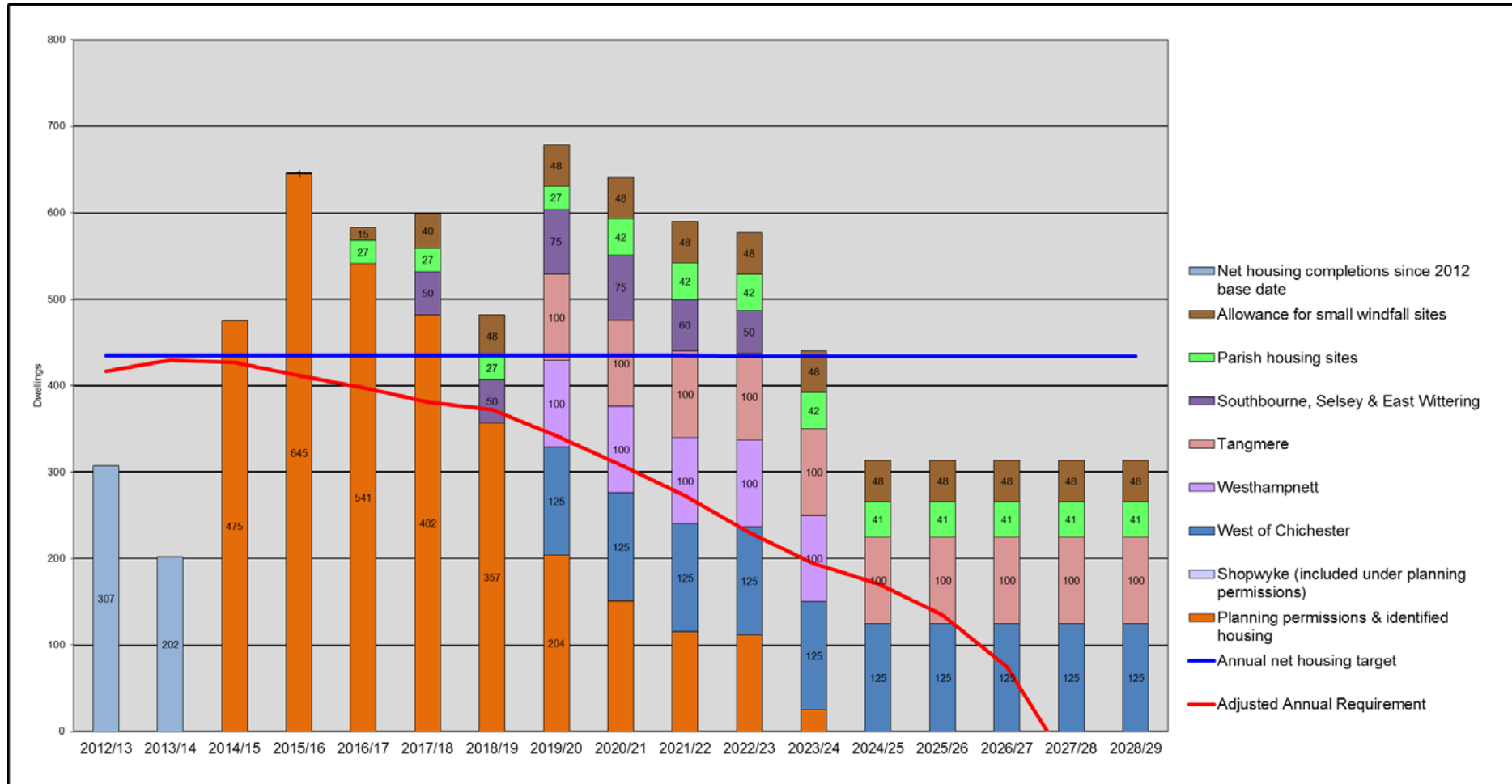
### Figure D.1: Indicative Housing Delivery and Phasing 2012-2029

	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	2019-29	2012-29
<b>Local Plan Area net housing requirement</b>																				
Annual net housing target	435	435	435	435	435	435	435	435	435	435	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			
<b>Local Plan Housing Provision</b>																				
<b>Existing Housing Provision</b>																				
Net housing completions since 2012 base date	307	202																509	0	509
Planning permissions & identified housing			475	645	541	482	357	204	151	115	112	25	0	0	0	0	0	2500	607	3107
Allowance for small windfall sites				1	15	40	48	48	48	48	48	48	48	48	48	48	48	104	480	584
<b>Additional Housing Provision</b>																				
Shopwyke (included under planning permissions)																		0	0	0
West of Chichester								125	125	125	125	125	125	125	125	125	125	0	1250	1250
Westhampnett								100	100	100	100	100						0	500	500
Tangmere								100	100	100	100	100	100	100	100	100	100	0	1000	1000
Southbourne, Selsey & East Wittering						50	50	75	75	60	50							100	260	360
Parish housing sites					27	27	27	27	42	42	42	42	41	41	41	41	41	81	400	481
<b>Total Projected Housing Supply</b>	<b>307</b>	<b>202</b>	<b>475</b>	<b>646</b>	<b>583</b>	<b>599</b>	<b>482</b>	<b>679</b>	<b>641</b>	<b>590</b>	<b>577</b>	<b>440</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>3294</b>	<b>4497</b>	<b>7791</b>
<b>Housing Supply Position</b>																				
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			
<b>Adjusted Annual Requirement</b>	<b>417</b>	<b>430</b>	<b>427</b>	<b>411</b>	<b>398</b>	<b>381</b>	<b>372</b>	<b>342</b>	<b>308</b>	<b>273</b>	<b>230</b>	<b>195</b>	<b>171</b>	<b>135</b>	<b>75</b>	<b>-45</b>	<b>-403</b>			
<b>Five Year Housing Land Supply</b>																				
Adjusted five year housing requirement (+ buffer)	2764	3043	2995	2742	2564	2366	2309	2015	1766	1579	1408	1400								
Projected five year housing supply (Existing Housing Provision only)	2199	2604	2381	1934	1541	1179	847	643	492	377	265	240								
<b>Five Year Housing Surplus/Shortfall</b>	<b>-565</b>	<b>-439</b>	<b>-614</b>	<b>-808</b>	<b>-1023</b>	<b>-1187</b>	<b>-1462</b>	<b>-1372</b>	<b>-1274</b>	<b>-1202</b>	<b>-1143</b>	<b>-1160</b>								
Projected five year housing supply (including Additional Housing Provision)	2505	2785	2989	2984	2991	2969	2927	2562	2235	1959	1696	1570								
<b>Five Year Housing Surplus/Shortfall</b>	<b>-259</b>	<b>-258</b>	<b>-6</b>	<b>242</b>	<b>427</b>	<b>603</b>	<b>618</b>	<b>547</b>	<b>469</b>	<b>380</b>	<b>288</b>	<b>170</b>								

#### Notes

Shopwyke Strategic Allocation and sites allocated in Kirdford Neighbourhood Plan now included under Planning permissions & identified housing  
 Southbourne, Selsey & East Wittering figure reduced by 280 dwellings following permissions already granted that will contribute to meeting strategic housing numbers:  
 Park Farm, Selsey (50 units), Beech Ave, Bracklesham (50 units), Garsons Road, Southbourne (70 units), Land NW of Park Road, Selsey (100 of 110 units)  
 Parish housing sites figures reduced by 379 dwellings following sites allocated in approved Kirdford Neighbourhood Plan and permissions already granted that will contribute to meeting parish housing numbers:

Figure D.2: Housing Trajectory 2012-2029



**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
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"> <li>Chichester city AAP</li> <li>Site Allocations DPD</li> <li>Neighbourhood Plans</li> <li>Masterplans</li> <li>Development Management process</li> <li>Economic Development Strategy</li> </ul>	<ul style="list-style-type: none"> <li>Chichester DC</li> <li>West Sussex CC</li> <li>Parish and Town Councils</li> <li>Developers &amp; landowners</li> <li>Coast to Capital LEP</li> <li>West Sussex Growers Association</li> <li>Developers &amp; local businesses</li> </ul>
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.		
Chichester City Primary and Secondary frontages	Percentage Chichester City primary and	No more than:	Either target being exceeded by 10% will trigger a review		

	secondary frontages in non-retail uses	<ul style="list-style-type: none"> <li>• 25% total primary frontages in non-retail uses</li> <li>• 75% total secondary frontages in non-retail uses</li> </ul>	of the Chichester Centre Retail Policy.		
--	--	--	---	--	--

<b>Housing and Neighbourhoods</b>					
<b>Strategic objective</b>		<b>Linked Local Plan Policies</b>			
<b>ALL</b>		<b>1, 2, 6, 7, 10, 14, 15, 16, 17, 18, 20, 21, 23, 24, 25, 40, 52</b>			
<b>3.20</b>		<b>4, 5, 33, 34, 35, 36, 37, 46</b>			
<b>3.21</b>		<b>4, 5, 33, 34, 35, 36, 37</b>			
<b>3.22</b>		<b>4, 5, 33, 34, 35, 36, 37</b>			
<b>Ref</b>	<b>Indicator</b>	<b>Target</b>	<b>Trigger</b>	<b>Implementation/ Delivery</b>	<b>Responsible Agencies</b>
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"> <li>• Local Plan strategic allocations</li> <li>• Neighbourhood Plans</li> <li>• Masterplans</li> </ul>	<ul style="list-style-type: none"> <li>• Chichester DC</li> <li>• Parish Councils</li> <li>• RSLs</li> <li>• Homes &amp; Communities Agency</li> <li>• Developers &amp; landowners</li> <li>• Infrastructure providers</li> </ul>
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.		
Housing developed in Parishes	New homes built each year (net) by Parish	In line with Policy 5	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"> <li>Local Plan Parish housing numbers</li> <li>Chichester city AAP</li> <li>Site Allocations DPD</li> <li>Neighbourhood Plans</li> <li>Sites coming forward through the development management process</li> </ul>	
Windfall housing developed	New homes built each year (net) on small sites (less than 6 homes)	In line with Table 7.1		<ul style="list-style-type: none"> <li>Sites coming forward through the development management process</li> </ul>	<ul style="list-style-type: none"> <li>Chichester DC</li> <li>Parish Councils</li> <li>RSLs</li> <li>Developers &amp; landowners</li> <li>Infrastructure providers</li> </ul>
Gypsy, Traveller and Travelling Showpeople pitches and plots	Net additional Gypsy, Traveller and Travelling Showpeople pitches and plots granted planning permission each year	<p>Appropriate quantitative and qualitative land supply deliverable in five years at any one time.</p> <p>Provide by 2029</p> <ul style="list-style-type: none"> <li>59 net pitches for Gypsies &amp; travellers in line with Table 17.1</li> <li>18 net plots for travelling show people in line with Table 17.2</li> </ul>	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. Legal requirement to undertake a GTAA every 5 years.	<ul style="list-style-type: none"> <li>Site allocations DPD</li> <li>Sites coming forward through the development management process</li> </ul>	<ul style="list-style-type: none"> <li>Chichester DC</li> <li>West Sussex CC</li> <li>Gypsy, Traveller &amp; Travelling Showpeople's organisations</li> <li>Developers &amp; landowners</li> </ul>

Affordable homes built	Affordable homes built each year by type and as a percentage of all homes built	<ul style="list-style-type: none"> <li>30% of total completions to 2029 (excluding rural exception sites).</li> <li>Tenure mix affordable/social rented &amp; intermediate housing as set out in SHMA</li> </ul>	Monitor delivery of 30% threshold and review with a viability study if not achieved on a minimum of 50% of applications permitted.	<ul style="list-style-type: none"> <li>Local Plan strategic allocations and Parish housing numbers</li> <li>Chichester city AAP</li> <li>Site Allocations DPD</li> <li>Neighbourhood Plans</li> <li>Masterplans</li> <li>Sites coming forward through the development management process</li> </ul>	<ul style="list-style-type: none"> <li>Chichester DC</li> <li>Parish Councils</li> <li>RSLs</li> <li>Homes &amp; Communities Agency</li> <li>Developers &amp; landowners</li> <li>Infrastructure providers</li> </ul>
------------------------	---	--	--	---	---

## 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"> <li>Actions of wildlife trust and stakeholders.</li> <li>Green Infrastructure Strategy</li> </ul>	<ul style="list-style-type: none"> <li>Chichester DC</li> <li>West Sussex CC</li> <li>Sussex Wildlife Trust</li> <li>Sussex Biodiversity Records Centre</li> </ul>
Green infrastructure	Preparation of Green Infrastructure Strategy  (see also biodiversity and open space indicators)	Preparation of Green Infrastructure Strategy by 2014.		<ul style="list-style-type: none"> <li>Green Infrastructure Strategy</li> <li>Site Allocations DPD</li> <li>Chichester city AAP</li> <li>Strategic Sites Masterplans</li> <li>IDP</li> <li>Neighbourhood Plans</li> <li>Plan</li> </ul>	<ul style="list-style-type: none"> <li>Chichester DC</li> <li>West Sussex CC</li> <li>Sussex Wildlife Trust</li> <li>Parish &amp; Town Councils</li> <li>Developer &amp; landowners</li> </ul>

				<ul style="list-style-type: none"> <li>Development management process</li> </ul>	
Recreational Disturbance Mitigation	<p>Visitor numbers and activities impacting on recreational disturbance within:</p> <ul style="list-style-type: none"> <li>Chichester Harbour SPA</li> <li>Pagham Harbour SPA</li> <li>Medmerry compensatory habitat</li> </ul>	<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 information and strategic approach to mitigation.</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>	<ul style="list-style-type: none"> <li>Solent Disturbance &amp; Mitigation Project Phase III report</li> <li>Pagham Harbour LNR Management Plan</li> <li>Green Infrastructure Strategy</li> <li>Site Allocations DPD</li> <li>Chichester city AAP</li> <li>Strategic Sites Masterplans</li> <li>IDP</li> <li>Neighbourhood Plans Plan</li> <li>Development management process</li> </ul>	<ul style="list-style-type: none"> <li>Chichester DC</li> <li>West Sussex CC</li> <li>Neighbouring local authorities</li> <li>Natural England</li> <li>RSBP</li> <li>Parish &amp; Town Councils</li> <li>Developer &amp; landowners</li> </ul>
Air Quality Management Areas	Air Quality Management Areas Nitrogen Dioxide levels	Monitor Nitrogen Dioxide levels across Chichester City and its environs.	Monitor trajectory over a three year period. If there is an increase in pollutant concentration then review causes of increase.	<ul style="list-style-type: none"> <li>Local Plan strategic allocations and Parish housing numbers</li> <li>Sites coming forward through the development management process</li> </ul>	<ul style="list-style-type: none"> <li>Chichester DC</li> </ul>
Conservation Areas	Conservation Areas with Character Appraisals	Eight year rolling programme to review three Conservation Areas per year.	Monitor delivery and review if less than three Conservation Areas reviewed per year.	<ul style="list-style-type: none"> <li>Conservation Area Appraisals review timetable</li> </ul>	<ul style="list-style-type: none"> <li>Chichester DC</li> </ul>
CO <sub>2</sub> emissions	<p>Carbon dioxide emissions</p> <ul style="list-style-type: none"> <li>Total &amp; by sector</li> <li>per capita</li> </ul>	<ul style="list-style-type: none"> <li>Reduce total emissions by 80% by 2050 (UK target)</li> <li>Reduce per capita carbon dioxide emissions (from 2011 levels)</li> </ul>	<p>Monitor trajectory over a three year period. If there is an increase in emissions then review effectiveness and application of Local Plan policy.</p>	<ul style="list-style-type: none"> <li>Site Allocations DPD</li> <li>Chichester city AAP</li> <li>Strategic Sites Masterplans</li> <li>Green Infrastructure Strategy</li> <li>IDP</li> <li>Neighbourhood Plans</li> <li>Local Transport Plan</li> <li>Development management</li> </ul>	<ul style="list-style-type: none"> <li>Chichester DC</li> <li>West Sussex CC</li> <li>Parish &amp; Town Councils</li> <li>Developers &amp; landowners</li> </ul>



				process	
--	--	--	--	---------	--

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