

Appendix – Schedule of MMs to Site Allocation Development Plan Document

The modifications below are expressed either in the conventional form of strikethrough for deletions with revisions or additions of text in bold, or by specifying the modification in words. The page numbers and paragraph numbering below refer to the submission SA Plan and do not take account of the deletion or addition of text.

Modification Number	SD01 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					
MM1	3	Para 1.13	Amendment to Settlement Boundaries 1.13 The DPD reviews the Settlement Boundaries from the Chichester District Local Plan (adopted 1999), with the exception of parishes where a neighbourhood plan has been undertaken that allocates sites for housing undertaking a neighbourhood plan and parishes with a strategic development location. The Site Allocation Methodology and Assessment Document provide further information on the process.	Clarity and in response to Examination Hearing	Examination hearings
MM2	4	Para 1.15	Local Centres 1.15 The Chichester Local Plan states in paragraph 16.19 that local centres for East Wittering and Selsey will be defined either in a Neighbourhood Plan or Site Allocation DPD. The Selsey emerging Neighbourhood Plan defines local centres and is at an advanced stage of its preparation.	Clarity and in response to Examination Hearing	Examination hearings
MM3	7	Para 1.38	1.38 Where either (a) a parish council has decided not to prepare a neighbourhood plan; (b) a 'made' neighbourhood plan does not identify housing sites or (c) the Pre-Submission stage of a neighbourhood plan has had not yet been reached by January 2017, the DPD includes site(s) for that parish. However, if progress continues to be made on a neighbourhood plan and the Pre-submission stage is undertaken and has been completed by the end of January 2017, then the sites may be removed from the Submission DPD through the	Clarity and in response to Examination Hearing	Examination hearings

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			Modification process. This will enable neighbourhood plans to take this process forward. The Council can therefore have confidence that neighbourhood plans are taking the process of delivering housing forward and can also demonstrate a five year housing land supply.																
MM4	7-9	Paras 1.44 / 1.45	<p>1.44 How the housing numbers used within the DPD have arisen: Policy 5 of the Chichester Local Plan seeks delivery of small scale housing sites and includes an indicative parish number of dwellings to be identified within individual parishes to ensure the delivery of a total of 860 dwellings on parish housing sites of housing in the Plan period. The parish number can be delivered through a neighbourhood plan or the DPD. Where planning applications have been granted permission for 6+ units these are taken off the parish housing number. Table 1.1 indicates how the housing numbers for each parish are being met.</p> <p>Table 1.1 Local Plan housing provision and delivery by parish</p> <table border="1"> <thead> <tr> <th><i>Parish</i></th> <th><i>Local Plan Parish Indicative housing numbers</i></th> <th><i>Planning permission counting towards parish numbers</i></th> <th><i>Additional housing sites identified in NP</i></th> <th><i>Housing sites proposed in Site Allocation DPD</i></th> <th><i>Total housing provision identified</i></th> <th><i>Current status of NP</i></th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	<i>Parish</i>	<i>Local Plan Parish Indicative housing numbers</i>	<i>Planning permission counting towards parish numbers</i>	<i>Additional housing sites identified in NP</i>	<i>Housing sites proposed in Site Allocation DPD</i>	<i>Total housing provision identified</i>	<i>Current status of NP</i>								Clarity and in response to Examination Hearing	Examination hearings
<i>Parish</i>	<i>Local Plan Parish Indicative housing numbers</i>	<i>Planning permission counting towards parish numbers</i>	<i>Additional housing sites identified in NP</i>	<i>Housing sites proposed in Site Allocation DPD</i>	<i>Total housing provision identified</i>	<i>Current status of NP</i>													

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			Birdham	50	70	-	-	70	Made July 2016		
			Bosham	50	0	0	50	50	Made Nov 2016		
			Boxgrove	25	22	To be determined	22 ¹	22	Early stages - not yet submitted to CDC		
			Chichester city	235	245	-	177 ¹	245	No NP in preparation		
			Chidham & Hambrook	25	114	-	-	114	Made Sept 2016		
			Donnington	50	137	NA	-	137	No NP in preparation		
			Fishbourne	50	49	15	-	64	Made March 2016		
			Hunston	25	18	NA	7	25	No NP in preparation		
			Kirdford	60	0	60	-	60	Made July 2014		

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			Loxwood	60	43	17	-	60	Made July 2015		
			Lynchmere	10	0	NA	-	0	No NP in preparation		
			North Mundham	25	48	NA			No NP in preparation		
			Plaistow & Ifold	10	0	To be determined	10	10	Early stages - not yet submitted to CDC		
			Southbourne (excl village)	50	55	-	-	55	Made Dec 2015		
			West Wittering	50	50	To be determined	-	50	Early stages - not yet submitted to CDC		
			Westbourne	25	16	12	-	28	Examination in progress (Dec 2017)		

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			<table border="1" data-bbox="622 384 1543 480"> <tr> <td data-bbox="622 384 770 480">Wisborough Green</td> <td data-bbox="770 384 884 480">60</td> <td data-bbox="884 384 1034 480">57</td> <td data-bbox="1034 384 1167 480">11</td> <td data-bbox="1167 384 1296 480">-</td> <td data-bbox="1296 384 1431 480">68</td> <td data-bbox="1431 384 1543 480">Made July 2016</td> </tr> </table> <p data-bbox="622 517 1574 651"><i>Notes: Table includes parishes where an indicative housing requirement is set in Local Plan Policy 5. ¹ Proposed DPD allocations already have planning permission.</i></p> <p data-bbox="622 719 1547 922">1.45 As shown in the table, the housing requirement has been met in the majority of parishes either in ‘made’ neighbourhood plans, those that have reached an advanced stage or through planning permissions granted. Taking account of the housing already identified from these sources, the Site Allocation DPD allocates sites to meet the outstanding requirements as set out below.</p> <p data-bbox="622 959 1160 1023">Bosham Parish Land at Highgrove Farm - 50 dwellings</p> <p data-bbox="622 1059 1160 1123">Boxgrove Parish Land west of The Street – 22 dwellings</p> <p data-bbox="622 1160 1574 1394">Chichester City Adjacent Tesco Petrol Station, Fishbourne Road – 134 student flats¹ Bartholomew’s, Bognor Road – 57 dwellings 117 The Hornet – 35 dwellings Shopwyke Strategic Development Location, Oving – 85 dwellings (in addition to 500 already allocated in Chichester Local Plan Key Policies Policy 16)</p>	Wisborough Green	60	57	11	-	68	Made July 2016		
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			<p>Hunston Parish Land South of Reedbridge Farm – 7 dwellings</p> <p>Plaistow and Ifold Parish Land North of Little Springfield Farm – 10 dwellings</p> <p>¹ These provide specialist accommodation for students and are not counted towards meeting the parish housing requirement for Chichester city.</p> <p>Table 1.1 below provides a schedule of planning permissions and other identified sites of 6 or more net dwellings within the parishes identified in paragraph 1.11. These sites are grouped into three categories:</p> <ul style="list-style-type: none"> • Sites of 6 or more dwellings with an outstanding planning permission, or with a Planning Committee resolution to permit, or prior approval for change of use to residential; • Sites allocated in the adopted Chichester Local Plan, or in neighbourhood plans that have been formally made or have completed the Submission (Regulation 16) stage; and • Other identified deliverable sites within defined Settlement Boundaries with potential for 6 or more dwellings identified in the SHLAA 2014. 		
MM5	9-11	Para 1.45	<p>1.45 There is no allocation for Lynchmere. This is because no suitable sites have been identified in that Parish. However, Chichester Local Plan Policy 5 sets out an indicative housing number only and through neighbourhood plans, planning permissions granted for 6+ dwellings and these allocations, the total number of dwellings required on parish housing sites in the</p>	Clarity and in response to Examination Hearing	Examination hearings

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			<p>Plan period will be exceeded.</p> <p>1.45 Table 1.1 also shows how parishes which are not producing a neighbourhood plan or are not at Pre-submission stage are contributing to the delivery of housing within the Local Plan area. Further information on overall parish delivery, including neighbourhood plans, is available in the Council's 5-year Housing Land Supply.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p style="text-align: center;">Table 1.1 Local Plan Housing Provision by Parish - not undertaking a neighbourhood plan or at pre-submission stage (August 2015)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Parish</th> <th style="width: 15%;">Local Plan Housing Figure</th> <th style="width: 25%;">Planning permissions since 1 April 2012 counting towards parish numbers (number of dwellings indicated)</th> <th style="width: 10%;">Total housing identified to date</th> <th style="width: 10%;">Remaining housing to be identified in Site Allocations DPD</th> <th style="width: 20%;">Comment</th> </tr> </thead> <tbody> <tr> <td>East Wittering & Bracklesham</td> <td style="text-align: center;">180</td> <td>Land north east of</td> <td style="text-align: center;">- - - 186</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> </tbody> </table> </div>	Parish	Local Plan Housing Figure	Planning permissions since 1 April 2012 counting towards parish numbers (number of dwellings indicated)	Total housing identified to date	Remaining housing to be identified in Site Allocations DPD	Comment	East Wittering & Bracklesham	180	Land north east of	- - - 186	-	-		
Parish	Local Plan Housing Figure	Planning permissions since 1 April 2012 counting towards parish numbers (number of dwellings indicated)	Total housing identified to date	Remaining housing to be identified in Site Allocations DPD	Comment												
East Wittering & Bracklesham	180	Land north east of	- - - 186	-	-												

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					Beech Avenue (50) 148 Stocks Lane (Cobhams) (26) Land south of Clappers Lane (110) -		0		
			Boxgrove	25	Land east of Abbots Close (22) -	22	3	-	
			Bosham	50			50	-	
			Chichester city	235	The Regnum Club, South Street (9) Land north of 20 Otway Road (17) The			-	

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					<p>Chequers, Oving Rd (8) Primrose Cottages, Summersdale Road (8) Boardwalk, Northgate (8) Garages off Sherlock Avenue, Chichester (6) Land adjacent Tesco Petrol Filling Station, Chichester (91) 117 The Hornet (35) Bartholomews Specialist Distribution,</p>	324	201 -			

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					Bognor Rd (57) Shopwyke Lakes (in Oving Parish - see paragraph 5.7) (85) -			
			Hunston	25	Northmark, Foxbridge Drive (18)	18	7	-
			Lynchmere	10	-	0	10	-
			North Mundham	25	Land east of Palmer Place (15) Land south of Stoney Lodge (25)	40	0	No sites identified but there is a proposed change to the Settlement Bounda

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					ry in the DPD																		
Plaistow	10	-		0	10																		
West Wittering	50	Land north of Chaucer Drive (50)		50	0																		
MM6	12	Paras 1.46 / 1.47	<p>Amend to read:</p> <p>1.46 How the employment numbers used within the DPD have arisen: Chichester Local Plan Policy 3 makes provision for around 25 hectares of new employment land suitable for Business Use Classes (B1-B8) uses, comprising around 5 hectares of office space and around 20 hectares of</p>	Clarity and in response to Examination Hearing	Examination hearings																		

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			<p>industrial/warehousing space. Local Plan Policy 11 further indicates that around 15-20 hectares of the required total will be allocated within or close to Chichester city, including up to 5 hectares suitable for B1a office uses and 10-15 hectares of land suitable for light industrial/ warehousing uses. Further assessment undertaken by the Council indicates that the outstanding overall B1a office requirement would equate to 5 has, which would be approx 14,000 sq.m if provided as traditional office buildings in a town centre or urban location.</p> <p>1.47 Taking account of outstanding employment sites carried forward from the 1999 Local Plan, strategic employment allocated in the Local Plan and planning permissions already granted, there is a remaining requirement to identify 5.2 hectares of land for industrial/warehousing uses and approx 11,500 sq.m B1a office floorspace within or close to the city. The Site Allocation DPD allocates sites to meet these requirements as set out in Paragraph 5.11.</p>		
Chapter 2: Policy SA1					
MM7	13	Policy SA1	<p>Amend Policy to read:</p> <p>Policy SA1 Identified Sites Sites identified for development or redevelopment should be delivered in accordance with the requirements specified in the policy for each site. relevant schedule.</p> <p>All identified proposals and sites that come forward during the</p>	Clarity and in response to Examination Hearing	Examination hearings

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			<p>lifetime of the Site Allocation Development Plan Document, should comply with relevant policies set out in the Chichester Local Plan: Key Policies 2014-2029. and any other relevant policies and guidance.</p> <p>The delivery of proposals and sites will be monitored in line with the indicators and targets set out in the monitoring framework.</p>		
Chapter 3: Bosham Parish					
MM8	14	BO1	<p>Amend Policy to read:</p> <p>Policy BO1 Land at Highgrove Farm Land at Highgrove Farm, east of Broadbridge, Bosham is allocated for 50 dwellings on 2ha 2.2ha. The site boundary and settlement boundary is shown on inset map 1 and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> • ensure the layout, height and mass of buildings respect the character and setting of nearby development provide a scheme of high quality design given its prominent location in the landscape; • provide appropriate landscaping and screening to minimise the impact of development on Broadbridge and the setting of 	Clarity and in response to Examination Hearing	Examination hearings

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			<p>the Chichester Harbour Area of Outstanding Natural Beauty and South Downs National Park including views to and from the wider and the surrounding area;</p> <ul style="list-style-type: none"> • provide a satisfactory means of access from the A259; and • provide open space and/or green buffer landscaping to the north and east of the new development; • provide a connection to the nearest point of adequate capacity in the sewage network, in collaboration with the service provider; and • take account of any adverse effect on foraging habitat for Solent Wader and Brent Goose associated with the Chichester and Langstone Harbours SPA. 		
Chapter 4: Boxgrove Parish					
MM9	16	Policy BX1	<p>Policy BX1 Land west of the Street Land west of the Street is allocated for residential development for about 25 dwellings on 0.76ha with the site boundary and settlement boundary being shown on inset map 2 and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> • provide a satisfactory means of access from Priors Acre; • provide appropriate landscaping and screening to minimise the impact of development on the setting of Boxgrove and 	Clarity and in response to Examination Hearing	Examination hearings

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			<p>the surrounding area;</p> <ul style="list-style-type: none"> • be supported by a scheme of archaeological assessment investigation and recording; • provide appropriate noise mitigation measures from the A27; and • provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.; and • consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals. 		
Chapter 5: Chichester City					
MM10	19	5.9	<p>Amend paragraph 5.9: Minimum 130-134 student bedrooms which is equivalent to 91-35 dwellings. This is in line with planning application (15/04163/FUL). The scheme only includes a number of cluster and individual student bedrooms which give an equivalent of 91-35 dwellings..". The Council acknowledges that, based on current evidence, student accommodation does not currently contribute to the overall housing requirement. However land is identified for student development at land adjacent to Tesco Petrol Station (student accommodation) (CC1) to ensure that the proposal does take place.</p>	Clarity and in response to Examination Hearing	To reflect the Council's up to date position that student accommodation does not currently contribute to the overall housing requirement

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MM11	19	Table 5.1	Amend table 5.1 – delete reference to student housing allocation adjacent to Tesco Petrol Station.	Examination	To reflect the Council’s up to date position that student accommodation does not contribute to the overall housing requirement												
			<table border="1"> <thead> <tr> <th>Location / Address</th> <th>Provision (dwellings)</th> </tr> </thead> <tbody> <tr> <td>Adjacent Tesco Petrol Station (student accommodation)</td> <td>Minimum 130 student bedrooms which is equivalent to 91 dwellings. This is in line with planning application (15/04163/FUL). The scheme includes a number of cluster and individual student bedrooms which give an equivalent to 91 dwellings.</td> </tr> <tr> <td>Bartholomews</td> <td>57</td> </tr> <tr> <td>117 The Hornet</td> <td>35</td> </tr> <tr> <td>Shopwyke SDL</td> <td>85</td> </tr> <tr> <td>Total</td> <td>177</td> </tr> </tbody> </table>			Location / Address	Provision (dwellings)	Adjacent Tesco Petrol Station (student accommodation)	Minimum 130 student bedrooms which is equivalent to 91 dwellings. This is in line with planning application (15/04163/FUL). The scheme includes a number of cluster and individual student bedrooms which give an equivalent to 91 dwellings.	Bartholomews	57	117 The Hornet	35	Shopwyke SDL	85	Total	177
			Location / Address			Provision (dwellings)											
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			Bartholomews			57											
			117 The Hornet			35											
Shopwyke SDL	85																
Total	177																
MM12	20	5.11	Delete paragraph 5.11 and replace with the following: There is an outstanding requirement to identify 5.2 hectares of land for industrial/warehousing uses and around 5 has or approx. 11,500 sq.m of B1a office floorspace within or close to Chichester city. This takes account of existing Local Plan allocations and planning permissions granted. These requirements will be addressed through the employment allocations listed in Table 5.2 below.	Clarity and in response to Examination Hearing Session	Officer												
MM13	20	Table 5.2	Delete Table 5.2 and replace with the following table: Table 5.2: Chichester Employment Allocations Allocations suitable for industrial/warehousing uses (B1-B8)	Clarity and in response to Examination	Officer												

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Total	9,600																				
MM14	20	New paragraph 5.12	<p>As indicated in the table, the B1a office floorspace provision falls slightly short of the identified requirement by just under 2,000 sq.m. However, it is anticipated that further opportunities for B1a office floorspace will come forward through the emerging Chichester Vision and as part of mixed use development proposals on the sites identified in the Southern Gateway Masterplan. These additional sources are</p>	Clarity and in response to Examination Hearing	Examination Hearing																

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			expected to make up any shortfall in office space in the city.		
MM15	21	Policy CC1	<p>Policy CC1 Adjacent Tesco Petrol Station, Fishbourne Road Land adjacent to Tesco Petrol Station, Fishbourne Road is allocated for student accommodation to provide at least 130 student bedrooms which is equivalent to 91 35 dwellings on 0.3 ha. (Addendum to Matter 3) The site boundary is shown on inset map 3 and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> • ensure the layout, height and mass of buildings respect the character and setting of nearby development provide a scheme of high quality design given its prominent location; • provide a satisfactory means of access; • provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area; • provide appropriate noise mitigation measures to reduce the impact of rail noise; • ensure the height of the buildings takes account of its location in relation to surrounding development and protects views of the cathedral; • investigate the extent and type of any contamination on the 	Clarity and in response to Examination Hearing	Examination Hearing

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			<p>site to identify any necessary mitigation measures required;</p> <ul style="list-style-type: none"> • consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals. • investigate the extent of any minerals with West Sussex County Council, as Mineral Planning Authority, prior to the commencement of development; • provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider; and • provide for future access to the existing surface water and sewerage infrastructure for maintenance and upsizing purposes. 		
MM16	23	Policy CC2	<p>Policy CC2 Bartholomews, Bognor Road</p> <p>A site of 1.6 ha of land at Bartholomews, Bognor Road is allocated, for a mixed use form of development to include:</p> <ul style="list-style-type: none"> • about 57 dwellings; and • the retention of the Bartholomews Head Office on the site. <p>The site boundary is shown on inset map 4 and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p>	Clarity and in response to Examination Hearing	Examination Hearing

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			<p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> • ensure the layout, height and mass of buildings respect the character and setting of nearby development ensure the scale of the new development • retain the Bartholomews Head Office on the site for employment; • provide a satisfactory means of access for office development on to Bognor Road, with the residential access via the Arundel Park Estate on to Florence Road; • provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area; • provide appropriate noise mitigation measures to reduce the impact of noise from the A27 and adjacent railway; • investigate the extent and type of any contamination on the site to identify any necessary mitigation measures required; • investigate the extent of any minerals with West Sussex County Council, as Mineral Planning Authority, prior to the commencement of development; • consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out 		

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			<p>in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals; and</p> <ul style="list-style-type: none"> provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider. 		
MM17	25	Policy CC3	<p>Policy CC3 117 The Hornet Land at 117 The Hornet is allocated for residential development for about 35 dwellings on 0.3 ha. The site boundary is shown on inset map 5 and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> ensure the layout, height and mass of buildings respect the character and setting of nearby development ensure the scale of the new development must respect the character and setting of nearby development; provide a satisfactory means of access; provide appropriate landscaping to minimise the impact of development on the setting of the city and the surrounding area; investigate the extent and type of any contamination on the 	Clarity and in response to Examination Hearing	Examination Hearing

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			<p>site to identify any necessary mitigation measures required;</p> <ul style="list-style-type: none"> • investigate the extent of any minerals in consultation with West Sussex County Council, as the Minerals Planning Authority, prior to the commencement of development; • consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals; and • provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider. 		
MM18	27	Policy CC4	<p>Policy CC4 Shopwyke Strategic Development Location, Oving In conjunction with Policy 16 Shopwyke Strategic Development Location of the Chichester Local Plan: Key Policies 2014-2029 the site at Shopwyke Lakes is allocated for about 585 homes with the site boundary being shown on inset map 6 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> • ensure the additional dwellings are developed in accordance 	Clarity and in response to Examination Hearing	Examination Hearing

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			<p>with the principles established within the existing masterplan and design code for the Shopwyke Strategic Development Location. These include:</p> <ul style="list-style-type: none"> ○ ensure the layout, height and mass of buildings respect the character and setting of nearby development a scheme which is of high quality design given its prominent location; ○ provision of satisfactory means of access; ○ provision of appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area; ○ that the scheme makes appropriate provision for open space and green space; ○ that the height of the buildings should take account of its location on the edge of the city, and protects long distance views of the cathedral; and ○ investigation of the extent and type of any contamination on the site to identify any necessary mitigation measures required; and ○ provide a connection to the nearest point of adequate capacity in the sewage network, in collaboration with the service provider. 		

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MM19	29	Policy CC6	<p>Policy CC6 High School, Kingsham Road Land at High School, Kingsham Road is allocated for B1 employment on 1.07 ha, with the site boundary being shown on inset map 7 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> • be subject to confirmation that the land is surplus to requirements for educational purposes; • include approximately 7,200 square metres of floorspace suitable for B1a office uses; • be a high quality scheme ensure the layout, height and mass of buildings respect the character and setting of nearby development given its prominent location in the street scene; • investigate opportunities to retain the existing building frontage; • provide a satisfactory means of access; • provide parking requirements within the site; • be supported by a Travel Plan and a Vehicle Tracking and Road Safety Audit; 	Clarity and in response to Examination Hearing	Examination hearings

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			<ul style="list-style-type: none"> • provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area; • investigate the extent and type of any contamination on the site and verification that where required any contamination can be dealt with by remediation; and • investigate the extent of any minerals in consultation with West Sussex County Council, as the Minerals Planning Authority, prior to the commencement of development. • consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals. 		
MM20	31	Policy CC7	<p>Plot 12 Terminus Road (Chichester Enterprise Hub) Land at Plot 12 Terminus Road is allocated for B1, B2 and B8 employment on 2.4 ha, with the site boundary being shown on inset map 8 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> • include approximately 2,400 square metres of 	Clarity and in response to Examination Hearing	Examination hearings

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			<p>floorspace should be suitable for B1a office uses;</p> <ul style="list-style-type: none"> • be a high quality scheme ensure the layout, height and mass of buildings respect the character and setting of nearby development given its prominent location as a Gateway to the city; • ensure any significant negative traffic impact is mitigated on the local and strategic road network; • provide a satisfactory means of access; • provide parking requirements within the site; • be supported by a Travel Plan and Transport Assessment, and include a cumulative impact assessment on local roads; • provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area; • investigate the extent and type of any contamination on the site and verify that where required any contamination can be dealt with by remediation; and • investigate the extent of any minerals in consultation with West Sussex County Council, as the Minerals Planning Authority, prior to the commencement of development. • Consider the presence of minerals and the impact of sterilisation, as required by National Policy, and set out in the relevant safeguarding policy. The Minerals 		

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			Planning Authority should be consulted on development proposals .		
MM21	33	Policy CC8	<p>Fuel Depot Site, Bognor Road (adjacent to Springfield Park), Oving</p> <p>Land at Fuel Depot Site, Bognor Road, Oving is allocated for B1, B2 and B8 employment on 3.8 ha within an overall site area of 4.8 ha allowing part of the overall site area (1 ha) to be developed in line with the waste uses identified in the West Sussex Waste Local Plan (2014) with the site boundary being shown on inset map 9 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> • ensure any significant negative traffic impact is mitigated on the local and strategic road network; • provide a satisfactory means of access onto the A259; provide parking requirements within the site; • provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area; • ensure that the design of the site takes account of part of the site (1ha), which is identified for waste uses in the West Sussex Waste Local Plan; and 	Clarity and in response to Examination Hearing	Examination hearings

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			<ul style="list-style-type: none"> investigate the extent and type of any contamination on the site and verification that where required any contamination can be dealt with by remediation. consider the presence of minerals and the impact of sterilisation, as required by National Policy, and set out in the relevant safeguarding policy. The Minerals Planning Authority should be consulted on development proposals. <p>Proposals including enabling non-business uses classes will only be permitted where it has been clearly demonstrated with substantiated evidence, which may include a sequential test, impact assessment and viability assessment, that proposals for only business uses (B1, B2, and B8) are not economically viable.</p>		
MM22	35	Policy CC9	<p>Springfield Park (adjacent to Fuel Depot), Oving Land at Springfield Park, Bognor Road, is allocated for B1, B2 and B8 employment on 2.2 2.4 ha with the site boundary being shown on inset map 10 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> investigate developing this site either individually or in 	Clarity and in response to Examination Hearing	Examination hearings

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			<p>conjunction with the adjacent Fuel Depot site to deliver a more comprehensive site;</p> <ul style="list-style-type: none"> • ensure any significant negative traffic impact is mitigated on the local and strategic road network; • provide a satisfactory means of access; • provide parking requirements within the site; • be supported by a Road Safety Audit; • provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area; • investigate the extent and type of any contamination on the site and verification that where required any contamination can be dealt with by remediation; and • investigate the extent of any minerals in consultation with West Sussex County Council, as the Minerals Planning Authority, prior to the commencement of development. • consider the presence of minerals and the impact of sterilisation, as required by National Policy, and set out in the relevant safeguarding policy. The Minerals Planning Authority should be consulted on development proposals. 		
Chapter 6: East Wittering and Bracklesham Parish					
MM23	37	6.4	<p>Amend paragraph to read:</p> <p>A local centre for East Wittering has been identified. below and upon adoption of the DPD will be shown on the Policies Map. The boundary of the local centre is shown on inset map 11 and the</p>	Clarity and in response to Examination Hearing	Examination hearings

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			Chichester Local Plan: Key Policies 2014-2029 policies map.		
Chapter 7: Hunston Parish					
MM24	39	Policy HN1	<p>Land south of Reedbridge Farm Land south of Reedbridge Farm is allocated for residential development for about about 7 dwellings on 0.5ha. The site boundary and settlement boundary is shown on inset map 12 and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> • provide a satisfactory means of access either through the development to the south or from the access track to the north of the site; • be adjacent to the development to the south and provide open space or green buffer landscaping to the north between the development and Reedbridge Farm; • ensure that any parking spaces lost from the adjacent development to the south, if required to provide a satisfactory means of access, be replaced within the site; • safeguard trees protected by a Tree Preservation Order on the site; and • provide appropriate landscaping and screening to minimise the impact of development on the setting of Hunston and the surrounding area. 	Clarity and in response to Examination Hearing	Examination hearings

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Chapter 8: Lynchmere Parish					
MM25	40	Text and Policy LY1	<p>Remove the allocation of Land to the rear of Sturt Avenue and any further references to the allocation of the site within the Site Allocation DPD.</p> <p>8.1 Policy 5 of the Chichester Local Plan identifies an indicative housing number of 10 for Lynchmere Parish.</p> <p>8.2 Lynchmere Parish Council is not working on a neighbourhood plan at the present time.</p> <p>8.3 It was initially concluded that there were no suitable sites with the potential to deliver the indicative housing number identified for the parish of Lynchmere. However, during the consultation stages further information was submitted regarding a site which was previously assessed and discounted using the Site Assessment Methodology. The suitability and deliverability of the site was reconsidered and it is proposed to identify the site for allocation.</p> <p>8.4 The number of dwellings shown for the site is indicative and based on known site characteristics such as flooding and protected trees. The access via Sturt Avenue is located within Waverley Borough Council. It is likely that planning permission will need to be sought from Chichester District and Waverley Borough Councils.</p> <p>8.5 The existing Settlement Boundary currently extends beyond the Chichester District boundary. The Settlement Boundary has therefore been redrawn to follow the Chichester District boundary</p>	At Council on 7 March Members resolved to remove the site from DPD due to unresolved issues relating to flooding and access.	Council Decision – 7 March 2017 and Examination hearings

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			<p>and reflect the proposed allocation.</p> <p>Policy LY1 Land to the rear of Sturt Avenue Land to the rear of Sturt Avenue, Camelsdale is allocated for residential development for 10 dwellings on 0.66ha.</p> <p>The site will be developed in accordance with the following site specific criteria:</p> <p>Development shall:</p> <ul style="list-style-type: none"> • provide a satisfactory means of vehicular and pedestrian access to the site via Sturt Avenue; • be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site and measures to improve habitat connectivity between the adjacent Hammer Moor Site of Nature Conservation Importance; • provide a design and layout of high quality which respects the characteristics of the site and is supported by a tree survey that includes measures to safeguard and minimise the impact of development on protected trees; and • provide a methodology for foundation design of the buildings and structures, including depths, materials and density of piling, if required. 		

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MM26	40	8.1	Add new text to read: The settlement boundary is changed to reflect the boundary of the South Downs National Park and the Chichester District Boundary as shown on inset Map 13 and the Chichester Local Plan: Key Policies 2014-2029 policies map.	In response to Examination Hearing	Examination hearings
Chapter 9: North Mundham Parish					
MM27	43	9.3	Paragraph to be amended to read: The Settlement Boundary has been redrawn to reflect the recently built developments at North Mundham. The settlement boundary is shown on inset map 14 and the Chichester Local Plan: Key Policies 2014-2029 policies map.	Clarity and in response to Examination Hearing	Examination hearings
Chapter 10: Plaistow and Ifold Parish					
MM28	44	Policy PL1	Land north of Little Springfield Farm Land north of Little Springfield Farm is allocated for residential development for about 10 dwellings on 0.4ha. The site boundary is shown on inset map 15 and the Chichester Local Plan: Key Policies 2014-2029 policies map. <ul style="list-style-type: none"> • Take account of any adverse effect on foraging and commuting bat species associated with the Ebernoe Common and The Mens SAC. 	Clarity and in response to Examination Hearing	Examination hearings
Chapter 11: West Wittering					
MM29	46	Para 11.2	Amend paragraph to read "... Parish Council is not working on in the early stages of drafting a neighbourhood plan. At the present time. However, the indicative housing provision number for West Wittering has been met (Table 1.1).	Factual update	Officer

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MM30	46	Para 11.3	<p>Paragraph to be amended to read:</p> <p>The Settlement Boundary has been redrawn to reflect the recently built development at West Wittering. The settlement boundary is shown on inset map 16 and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p>	Clarity and in response to Examination Hearing	Examination hearings
Chapter 12: Monitoring					
MM31	New	Appendix 3	<p>Add new Appendix 3: Monitoring Framework to read:</p> <p>3.1 This section sets out how the implementation and effectiveness of the policies and proposals in the Site Allocation Development Plan Document (DPD) will be monitored.</p> <p>3.2 The Chichester Local Plan: Key Policies 2014-2029 (CLPKP) sets out how much development is intended to happen where and when, and allocates strategic sites. The Site Allocation DPD allocates the smaller, non-strategic sites that will help to deliver the housing and employment requirement. As the Site Allocation DPD reflects the development strategy in the CLPKP, its monitoring has been integrated with the CLPKP monitoring.</p> <p>3.3 The CLPKP includes a monitoring framework in Appendix G and is set out in relation to the CLPKP strategic objectives. The indicators and targets enable the Council to assess the extent to which policies and proposals are delivering the</p>	Clarity and in response to Examination Hearing	Examination hearings

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			<p>CLPKP strategic objectives and the overall vision for the Plan area. The policies and proposals within the Site Allocation DPD will be assessed in relation to these indicators and targets. In particular the housing policies and proposals (BO1, BX1, CC2, CC3, CC4, HN1 and PL1) will be monitored against Key Indicator H3 - New homes built each year (net) by Parish to ascertain whether the target (In line with CLPKP Policy 5) is being met. Employment policies and proposals (C6, C7, C8 and C9) will be monitored against Key Indicator E1 - Amount of additional employment land (B uses) developed by type to determine whether the target (Total 25 ha employment land to include approximately 5 ha office space and 20 ha industrial warehousing space by 2029) is being attained. There are no additional indicators or targets proposed for the Site Allocation DPD.</p> <p>3.4 The Authority’s Monitoring Report (AMR) will monitor implementation and effectiveness of the policies and proposals in the Site Allocation DPD. The AMR is produced on an annual basis and provides information and data relating to the performance, implementation and outcomes of policies in Local Plan documents. The monitoring will indicate whether any changes need to be considered if a policy is not working or if the targets are not being met.</p>		