

Chichester District Council Authority's Monitoring Report 2016-2017



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February 2018

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1. Introduction

1.1. The Authority's Monitoring Report (AMR) has been prepared by the Council and provides information and data relating to the performance, implementation and effects of the Local Plan. This AMR covers the period 1 April 2016 to 31 March 2017; however, significant events occurring since 31 March 2017 are also noted.

1.2. The introduction of the Localism Act 2011 and Town and Country Planning (Local Planning) (England) Regulations 2012 removed the requirement for local authorities to send an Annual Monitoring Report to the Secretary of State. However, Section 113 of the Localism Act 2011 retains the overall duty to monitor the implementation of the Local Development Scheme and the extent to which the policies set out in Local Plans are being achieved. Part 8 Section 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what should be included within the monitoring report and is set out below.

Purpose of the Report

1.3. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 the purpose of this AMR is to report on a range of matters including:

- Progress made against meeting the timetable specified in the Local Development Scheme (including reasons for any delay and the date of any adopted or approved documents);
- Details of any neighbourhood development order or neighbourhood development plan within the Plan area;
- Details on all Community Infrastructure Levy receipts or expenditure;
- Actions taken to meet the statutory Duty to Cooperate;
- The annual number of net additional dwellings and net affordable units delivered each year in the plan period;
- Any up to date information the local planning authority has collected for monitoring purposes.

1.4. The requirements set out in the Regulations are addressed in this AMR. The AMR has been divided into the following topic areas:

- **Local Plan Progress:** This section monitors the progress of the Council in meeting the timetable set out in the Local Development Scheme.
- **Neighbourhood Planning:** The section summarises the progress being made by the Parish Councils to produce their Neighbourhood Development Plans.

- **Community Infrastructure Contributions:** This section monitors the number of CIL receipts and Section 106 financial contributions collected by the Authority, and the amount of expenditure on infrastructure.
- **Duty to Cooperate:** This section explains the work undertaken by the Council and the surrounding authorities to address the strategic planning issues relevant to the area.
- **Policy Indicators:** This section assesses the performance of indicators identified in the monitoring framework of the Local Plan.

Policy Monitoring

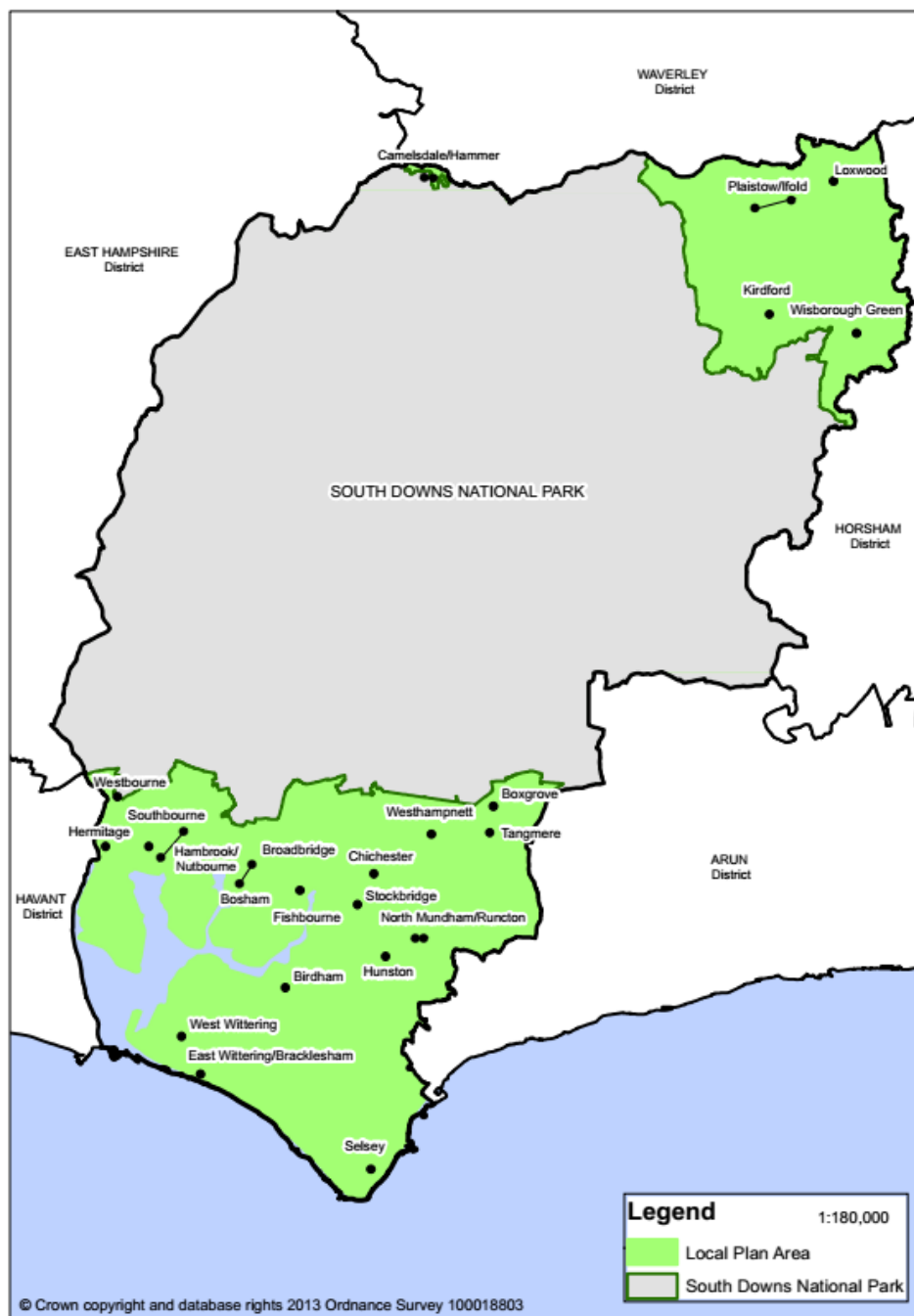
- 1.5. On 1 April 2011, the South Downs National Park Authority (SDNPA) became the local planning authority for the South Downs National Park (SDNP) area, which covers a large area in the north of Chichester District. This AMR covers the Chichester Local Plan area only and does not cover the part of the District covered by the National Park. Map 1 shows the sub-division of the District between the Chichester Local Plan area and the SDNP.
- 1.6. In order to monitor policy indicators, this report uses the monitoring framework of the Chichester Local Plan: Key Policies 2014-2029 (Chichester Local Plan)
- 1.7. For three policy indicators in the environment section (EN1 and EN6) of the AMR, the data presented relates to the whole of Chichester District (including the SDNP) rather than the Chichester Local Plan area. In addition one of the indicators in the environment section (EN3) covers a section of the Solent shoreline and includes data from one site (Warblington) located outside of the district due to set survey routes.

2. Context and Headline Issues

Context for Local Plan area

2.1. The Local Plan covers Chichester District excluding the area within the SNDP. The South Downs National Park Authority is the Local Planning Authority for the SDNP area.

Map 1: Chichester District – showing the extent of the Chichester Local Plan area and South Downs National Park



Headline Issues for Local Plan area

Transport and Access

- 2.2. In February 2017 the Secretary of State for Transport announced the cancellation of the Road Investment Strategy 1 (RIS1) scheme for improvements to the A27 Chichester Bypass. This was due to a lack of local agreement on any of the options on which Highways England carried out public consultation. Since then West Sussex County Council has established a community based working group (Build a better A27) with the intention of building consensus on a locally acceptable scheme. In the absence of a RIS1 or other government funded scheme Highways England will need to consider the appropriate time to implement the scheme of improvements that was agreed to mitigate the impact of the development proposed in the Local Plan.
- 2.3. It is intended that developer funding towards transport and access improvements will be secured through a combination of planning obligations and Community Infrastructure Levy (CIL). The Council will use planning obligations linked to planning permissions to fund the identified mitigation scheme to the A27 junctions (see below) and to secure other specific works and improvements needed to mitigate the direct impact of proposed developments (this may include improvements to road junctions, provision of traffic signals, traffic calming, walking and cycling measures, public transport enhancements, etc). These development specific transport works will normally be provided during delivery of the relevant development scheme.

Waste Water

- 2.4. A number of Wastewater Treatment Works (WwTW) in the District are limited by capacity and environmental factors. This is a particular issue in the south of the District where development pressures are greatest. The Council is continuing to work as part of the Chichester Water Quality Group (alongside the Environment Agency, Southern Water, Natural England, WSCC and Chichester Harbour Conservancy) on the issues relating to WwTW.
- 2.5. The Apuldram WwTW, which serves Chichester city and the surrounding area, discharges to the head of Chichester Harbour, an area which is internationally designated for wildlife. Sewage is treated to a high standard and there are strict limits on the discharge consent to protect sensitive and important estuary environments and to comply with legal obligations under the Habitats Regulations. With current and proposed consent limits set at Best Available Technology to meet European standards, growth at Apuldram WwTW is restricted to the current available headroom.

- 2.6. The Council adopted the Surface Water and Foul Drainage Supplementary Planning Document (SPD) in September 2016. This SPD provides additional guidance on water management and infrastructure requirements to support planning applications and development proposals. It provides practical advice for applicants and will assist coordination between regulatory authorities and enable the timely delivery of any necessary water-related infrastructure.

- 2.7. The expansion of the Tangmere WwTW to provide additional wastewater capacity to help accommodate the additional housing identified in the Chichester Local Plan is expected to be operational by Southern Water by March 2018.

3. Planning Context

National Planning Policy Framework

- 3.1. The National Planning Policy Framework (NPPF) was published in March 2012 and sets out consolidated national planning policy that must be considered when planning for new development. In 2014, the Government published Planning Practice Guidance (PPG) to support the NPPF.
- 3.2. The NPPF and other national planning guidance can be found on the Communities and Local Government website under [Planning Practice Guidance](#).
- 3.3. The Local Plan and other development plan documents must be consistent with the principles and policies set out in the NPPF.

Chichester in Partnership Community Strategy

- 3.4. The Sustainable Community Strategy, 'Chichester District: A Very Special Place', which informed the preparation of the Chichester Local Plan, was replaced in July 2016 by the 'Chichester in Partnership Community Strategy'. The Strategy sets out the vision and priorities of the partnership to plan for the future of the District from 2016-2021. Its priorities are to improve outcomes for:
 - The Economy;
 - Health and Wellbeing;
 - Housing and Neighbourhoods;
 - Environment; and
 - Transport and Access.
- 3.5. The Strategy will inform the preparation of the Chichester Local Plan Review, which provides one of the primary means of delivering the spatial elements of the Community Strategy.

Strategic Planning in Coastal West Sussex and Greater Brighton

- 3.6. The Council is a member of the Strategic Planning Board (SPB) for the Coastal West Sussex and Greater Brighton area. The SPB comprises lead councillors from the district councils of Adur, Arun, Chichester, Mid Sussex, Horsham, Lewes and Worthing together with Brighton & Hove City Council, West Sussex County Council and the South Downs National Park Authority.

3.7. The Board is an advisory body with the following remit:

- To identify and manage spatial planning issues that impact on more than one local planning area across the Coastal West Sussex and Greater Brighton area; and
- To support better integration and alignment of strategic spatial and investment priorities in the Coastal West Sussex and Greater Brighton area.

3.8. The Board has signed a Memorandum of Understanding and agreed Terms of Reference which has established a framework for co-operation.

3.9. In October 2013, the SPB agreed the Coastal West Sussex and Greater Brighton Local Strategic Statement (LSS) which was prepared by the SPB member planning authorities as a non-statutory strategic planning document to provide the context for delivering sustainable growth over the period 2013-2031. The LSS focuses on strategic issues that are shared across the Coastal West Sussex and Greater Brighton area or that will impact on the long term sustainability of the area, providing an overlay for local plans and the business priorities of key stakeholders. It is the main vehicle for taking forward the SPB's work on behalf of the local planning authorities. A refresh of the strategy (LSS2) was agreed by the member planning authorities in 2016.

3.10. The SPB has now agreed that the member authorities should jointly prepare an updated strategic plan (LSS3) which will provide a high level strategy to address the area's unmet development needs over the period from 2030 to 2050. As a first stage of this work, in Autumn 2016 the SPB commissioned GL Hearn to undertake a study to review the boundaries of the Strategic Market Housing Areas (SHMAs) and Functional Economic Market Areas (FEMAs) operating within and across the SPB area to provide a better understanding of the functional geography of the SPB area and to enable a clearer definition of the boundaries of the area to be covered by LSS3. The authorities are now starting to work towards preparing a joint evidence base and intend to appoint a Strategic Planning Advisor to develop and lead the work programme for preparing LSS3.

4. Local Plan Progress

4.1. This section provides a summary of work undertaken in the Chichester Local Plan area towards preparation of development plans and other related planning policy documents.

4.2. The Council is the local planning authority for Chichester District outside the South Downs National Park (referred to as the Chichester Local Plan area) following its creation on 1 April 2011. The South Downs National Park Authority is preparing its own separate local plan which will cover the parts of the District within the National Park boundary.

Local Development Scheme

4.3. The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires local planning authorities to prepare, maintain and publish a Local Development Scheme (LDS). The LDS identifies which Local Development Documents are to be prepared for the Chichester Local Plan area within a rolling three year time frame, including setting out the key production and public consultation stages.

4.4. The LDS relevant to the monitoring period was published in May 2016 and set out the Council's intended timetable for the planning policy documents associated with the Chichester Local Plan area over the period to 2019. This version has now been replaced with the most recent LDS dated June 2017, and includes the timetable for the Chichester Local Plan Review, which can be viewed on the Council's website at [Timetable - Local Development Scheme: Chichester District Council](#). However, for the purposes of this AMR the progress of planning policy documents will be assessed in line with the LDS published in May 2016. Details and timetables for the documents included in the LDS May 2016 are presented below. The key milestones highlighted in bold show the stages to be undertaken during the monitoring period (1 April 2016 to 31 March 2017). Significant milestones occurring since 31 March 2017 are also noted.

Development Plan Documents

Chichester Local Plan Review

Table 1: Local Plan Review timetable in the LDS May 2016

Key Milestone	Date in LDS	Date Achieved
Approval of consultation on strategy options	January 2017	June 2017

Consultation on strategy options	February – March 2017	June-August 2017
Approval of Preferred Approach DPD for consultation	July 2017	No
Consultation on Preferred Approach (Reg 18)	September – October 2017	No
Approval of Statutory Public Consultation DPD for consultation (Pre submission)	January 2018	No
Statutory Public Consultation document (Reg 19) (Pre submission)	January – March 2018	No
Submission to Secretary of State	May 2018	
Examination Hearing	October 2018	
Adoption	July 2019	

- 4.5. In May 2015 the Inspector's Report was published and found the Chichester Local Plan: Key Policies 2014-2029 (Chichester Local Plan) 'sound' subject to a number of modifications. These included a Council commitment to undertake an early review of the Chichester Local Plan to aim to ensure that objectively assessed housing needs for the Plan area are met in full. The Chichester Local Plan Review will enable full and detailed consideration of this issue in light of proposed Government funding for upgrading of the A27.
- 4.6. Subsequently the Chichester Local Plan was formally adopted by the Council on 14 July 2015 and now forms part of the statutory development plan for Chichester District outside the SDNP. It provides the broad strategy and planning policy framework to manage development, protect the environment, deliver infrastructure and promote sustainable communities.
- 4.7. The Council has started work on a new Local Plan Review. The first stage of consultation (Issues and Options) took place between 22 June and 3 August 2017 seeking comments and information that would help to develop a draft strategy and policies to be included. At this stage the Council has not formed views on which sites and locations should be allocated for new development or how existing policies should be updated. The consultation responses received will contribute to the work in preparing the Local Plan Review and will help inform what further evidence may be necessary.

Site Allocation Development Plan Document

4.8. The Site Allocation Development Plan Document (DPD) identifies non-strategic sites for housing, employment and other development requirements in conformity with the Chichester Local Plan. It covers those parts of the Plan area where local communities have not chosen to identify sites through neighbourhood plans over the lifetime of the Chichester Local Plan.

Table 2: Site Allocation DPD timetable in the LDS May 2016

Key Milestone	Date in LDS	Date Achieved
Approval of Preferred Approach DPD for consultation	December 2015	Yes
Consultation on Preferred Approach (Reg 18)	January - February 2016	Yes
Approval of Further Consultation Site Allocation DPD for consultation	July 2016	Yes
Further consultation Site Allocation DPD consultation	July – September 2016	Yes
Approval of Statutory Public Consultation DPD for consultation (Pre-Submission)	November 2016	Yes
Statutory Public Consultation document (Reg 19) (Pre-Submission)	December – January 2017	Yes
Submission to Secretary of State	March 2017	Yes
Examination Hearing	July 2017	No
Adoption	December 2017	No

4.9. The Site Allocation DPD met its milestones during the monitoring period. The Site Allocation DPD was submitted to the Secretary of State in March 2017. As part of the submission a number of major and minor modifications to the Site Allocation DPD were included for the Inspector to consider. The Site Allocation DPD and the modifications were to be considered at the Examination Hearing that was expected to take place in July 2017. However, due to the availability of the Inspector and staff resources, the Examination Hearing was undertaken in September 2017.

4.10. Following the Examination Hearing and the receipt of the Inspector’s report, the Council is required to consult on any proposed modifications that the Inspector considers necessary to ensure that the Site Allocation DPD is sound prior to adoption. The Site Allocation DPD further proposed main and minor modifications were approved

for public consultation by Council in January 2018. The Consultation will take place between 1 February and 16 March 2018.

Supplementary Planning Documents

Surface Water and Foul Drainage Supplementary Planning Document

- 4.11. The Surface Water and Drainage SPD provides supplementary guidance to enable the proper management of water resources and ensure that the increased demand resulting from development proposed in the Chichester Local Plan can be delivered sustainably and in a timely manner.

Table 3: Surface Water and Drainage SPD timetable in the LDS May 2016

Key Milestone	Date	Date Achieved
Approval of SPD for consultation	March 2016	Yes
Consultation on SPD (Reg 12)	March - April 2016	Yes
Approval of document for adoption	September 2016	Yes
Adoption	September 2016	Yes

- 4.12. The Surface Water and Drainage SPD met its milestones during the monitoring period. The Council adopted the document on the 20th December 2016.

Joint Chichester Harbour AONB Supplementary Planning Document

- 4.13. The Joint Chichester Harbour AONB SPD is produced in conjunction with the Chichester Harbour Conservancy and Havant Borough Council. All the authorities have an interest in planning within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The SPD provides further detail as to how policies in the local plans will be applied and expands on the aims of the Chichester Harbour AONB Management Plan 2014-2019.

Table 4: Joint Chichester Harbour AONB SPD timetable in the LDS May 2016

Key Milestone	Date	Date Achieved
Approval of SPD for consultation	November 2016	Yes
Consultation on SPD (Reg 12)	December 2016 - January 2017	November 2016 – December 2016
Approval of document for adoption	May 2017	Yes
Adoption	May 2017	Yes

4.14. The Joint Chichester Harbour AONB SPD met its milestones during the monitoring period. The Council adopted the document on the 16th May 2017.

Other Documents

Community Infrastructure Levy

4.15. The CIL Charging Schedule sets out standard charge(s) that the Council will levy on specified types of development to contribute towards required infrastructure. It was prepared concurrently with the Chichester Local Plan and is supported by the Infrastructure Development Plan.

Policies Map

4.16. The Policies Map forms part of the adopted Chichester Local Plan. It identifies policy designations, proposals and sites allocated for particular land uses. The Policies Map will be updated when the following documents are adopted or made:

- Site Allocation DPD;
- West Sussex Minerals DPD;
- West Sussex Waste DPD; and
- Neighbourhood Development Plans.

Sustainability Appraisal incorporating Strategic Environmental Assessment

4.17. A Sustainability Appraisal (incorporating Strategic Environmental Assessment) will be undertaken for all DPDs, and where required for SPDs. This will ensure that the social, economic and environmental effects of policies are understood and fully taken into consideration. This is particularly important in the appraisal of reasonable options. A Sustainability Appraisal report will accompany each published stage of a DPD, including the final Submission version.

Appropriate Assessment

4.18. A Habitats Regulations Assessment (HRA) is undertaken in the production of a development plan document. The HRA is updated at each stage subject to any fundamental changes or amendments to the development plan document. A HRA will accompany each published stage of a DPD, including the final Submission version.

5. Neighbourhood Planning

- 5.1. The Localism Act 2011 introduced Neighbourhood Planning as a new way for communities to decide the future of their areas. It gave powers to local communities and parish and town councils to produce neighbourhood plans. The Neighbourhood Planning (General) Regulations 2012 set out the stages of producing a neighbourhood plan.
- 5.2. Neighbourhood plans can be produced by town or parish councils in consultation with their communities, but must conform to the NPPF and strategic policies of the Local Plan. Neighbourhood plans can include planning policies and allocations of land for different uses.
- 5.3. Preparation of a neighbourhood plan initially requires designation of a neighbourhood plan area, followed by stages of evidence gathering and local community consultation. The draft neighbourhood plan is then submitted to the Council for formal consultation and then submitted for independent examination. If the independent examiner recommends the Plan should proceed to referendum, the community will then vote in a referendum on the neighbourhood plan. If the referendum indicates a majority of community support (more than 50% of the turnout), the neighbourhood plan is 'made' following agreement by the Council. Decisions on future planning applications must then be in accordance with the neighbourhood plan unless material considerations indicate otherwise.
- 5.4. Further information on neighbourhood planning in the Chichester Local Plan area, and for each parish with a designated neighbourhood area, is provided on the Council's website at the following link: <http://www.chichester.gov.uk/neighbourhoodplan>.

Neighbourhood Plan Area Designation

- 5.5. The first stage in the neighbourhood planning process requires a town or parish council to submit to the local planning authority an application for the designation of the area to be covered by the neighbourhood plan. At 1 April 2016, a total of 21 parishes within, or partly within, the Chichester Local Plan area were subject to Neighbourhood Plan Area designations. No further areas were designated during the period April 2016 to March 2017.

Neighbourhood Plans Progress

- 5.6. Table 5 shows the progress of neighbourhood plans by parish. The key milestones highlighted in bold show the stages that have been undertaken during the monitoring

period (1 April 2016 to 31 March 2017). Significant milestones occurring since 31 March 2017 are also noted. More detailed information of individual neighbourhood plans can be found on the Council's website at the following link: <http://www.chichester.gov.uk/neighbourhoodplan>.

Table 5: Neighbourhood plans progress

Parish	Key milestones	Date achieved
Birdham	Pre-submission Consultation Submission Consultation Examiner's report published Referendum Made	June - July 2014 December 2014 - February 2015 November 2015 May 2016 July 2016
Bosham	Pre-submission Consultation Submission Consultation Examiner's report published Referendum Made	November - December 2014 August 2015 – October 2015 January 2016 November 2016 November 2016
Chidham & Hambrook	Pre-submission Consultation Submission Consultation Examiner's report published Referendum Made	July - September 2014 August – October 2015 December 2015 September 2016 September 2016
Fishbourne	Pre-submission Consultation Submission Consultation Examiner's report published Referendum Made	December 2013 - January 2014 May - July 2014 October 2015 February 2016 March 2016
Kirdford	Pre-submission Consultation Submission Consultation Examiner's report published Referendum Made	December 2012-February 2013 June 2013 – September 2013 January 2014 May 2014 July 2014
Loxwood	Pre-submission Consultation Submission Consultation Examiner's report published Referendum Made	November - December 2013 Jan - Feb 2014; Oct - Dec 2014 February 2015 June 2015 July 2015
Selsey	Pre-submission Consultation Submission Consultation	October - December 2014 April - June 2015

Parish	Key milestones	Date achieved
	Examiner's report published Withdrawn	February 2016 February 2016
Southbourne	Pre-submission Consultation Submission Consultation Examiner's report published	April – June 2014 September - October 2014 May and August 2015
	Referendum Made	November 2015 December 2015
Tangmere	Pre-submission Consultation Submission Consultation Examiner's report published	October - November 2014 April - June 2015 October 2015
	Referendum Made	May 2016 July 2016
Westbourne	Pre-submission Consultation Submission Consultation Examiner's report published	February - April 2016 June – July 2017
	Referendum Made	
Wisborough Green	Pre-submission Consultation Submission Consultation Examiner's report published	January - February 2015 April - June 2015 November 2015
	Referendum Made	May 2016 July 2016
Other parishes with a Neighbourhood Plan Area designation		
Boxgrove, East Wittering and Bracklesham, Hunston, Lynchmere, Plaistow and Ifold, West Itchenor, West Wittering and Westhampnett		

Neighbourhood Plans Made

5.7. Following a successful referendum a Neighbourhood Development Plan (NDP) is brought into legal force ('made'), and will form part of the statutory development plan for the Chichester Local Plan area.

Monitoring of Made Neighbourhood Development Plans

5.8. The following made neighbourhood development plans have now undertaken a period of monitoring up to 31 March 2017. Each parish listed below has provided information and/or a commentary and these are included at Appendix 1.

- Birdham Neighbourhood Development Plan
- Bosham Neighbourhood Development Plan
- Chidham and Hambrook Neighbourhood Development Plan
- Fishbourne Neighbourhood Development Plan
- Kirdford Neighbourhood Development Plan
- Loxwood Neighbourhood Development Plan
- Southbourne Neighbourhood Development Plan
- Tangmere Neighbourhood Plan – PC made no comment; CDC undertaking work to implement policies
- Wisborough Green Neighbourhood Development Plan

Neighbourhood Development Orders

- 5.9. Neighbourhood development orders allow the community to grant planning permission for development that complies with the order. This removes the need for a planning application to be submitted to the local authority.
- 5.10. No neighbourhood development orders have been made during the monitoring period, or up to the date of publication of this AMR.

6. Community Infrastructure Contributions

Community Infrastructure Levy

6.1. The Council adopted a Community Infrastructure Levy (CIL) Charging Schedule on 26 January 2016, which took effect from 1 February 2016. The money generated through the levy will contribute to the funding of infrastructure to support growth within the Local Plan area. (The South Downs National Park Authority will be implementing its own CIL for that part of the district within the SDNP). It is applied as a charge per square metre as set out in table 6.

Table 6: CIL charging schedule

Use of Development	Levy (£per square metre)
*Residential - South of the National Park	£120
*Residential - North of the National Park	£200
Retail (wholly or mainly convenience)	£125
Retail (wholly of mainly comparison)	£20
Purpose Built Student Housing	£30
Standard Charge (applies to all development not separately defined)	£0
<p>* This charge applies to the creation of one or more dwellings, and residential extensions or annexes which are 100 square metres or more gross internal area which are not for the benefit of the owner/occupier. This charge does not apply to residential institutions (C2).</p> <p>Note: The CIL rates will be index linked from the base year to the date when permission is granted using the 'All-in Tender Price Index' published by the Building Cost Information Service of the Royal Institute of Chartered Surveyors.</p>	

6.1. The CIL is to be used to help provide infrastructure to support the development of an area rather than making an individual planning application acceptable in planning terms (which is the purpose of section 106 Agreements). CIL does not fully replace Section 106 Agreements.

6.2. The infrastructure projects that the CIL will be used to fund are identified in the CIL spending plan which can be found within the Infrastructure Business Plan (IBP) published on the council's website:
<http://www.chichester.gov.uk/article/27165/Infrastructure-Business-Plan-including-CIL-Spending-Plan>

6.3. The CIL Regulations require a proportion of CIL receipts to be handed to the local town or parish council for the area where the development takes place. The CIL share to be handed to the parish council is set at 15% of the relevant CIL receipts with a cap of £100 per existing council tax dwelling each year. Where a NDP has been ‘made’ the share of CIL share will be 25% (uncapped).

6.4. CIL collecting authorities are required to publish a short report on the levy on their website by 31 December each year, for the previous financial year. This report covers the period from 1 April 2016 to 31 March 2017.

6.5. Section 4 of Regulation 62 of the Community Infrastructure Levy Regulations 2010 (as amended) outlines the information that should be included in the report. Table 7 below provides the information required by the regulation for the 2016/17 financial year and in the left hand column reference is made to the CIL Regulations 62 (3) and (4).

Table 7: CIL receipts for the financial year 2016-2017

Regulation 62 Reference	Description	Amount Collected/ Project Title
(3)	Land payments made in respect of CIL charged by the District Council, and CIL collected by way of a land payment which has not been spent if at the end of the reported year- (a) Development (within the meaning of the TCPA 1990) consistent with a relevant purpose has not commenced on the acquired land; or (b) The acquired land (in whole or in part has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of Regulations 73(9) has not been spent	£0 £0
4(a)	Total CIL receipts for the reported year	£775,847.85
4(b)	Total CIL expenditure for the reported year	£18,368.90
4(c)(i)	Summary details of CIL expenditure (other than in relation to CIL to which regulation 59E or 59F applied) including: The items of infrastructure to which CIL (including land payments) has been applied	Health: Ambulance response post, Chichester south (IBP project 533) Delivered October

Regulation 62 Reference	Description	Amount Collected/ Project Title
		2016
4(c)(ii)	Amount of CIL expenditure on each item	£18,368.90
4(c)(iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	£0.00
4(c)(iv)	Amount of CIL applied to administrative expenses pursuant to Regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation.	£38,792.39 (5%)
4(ca)(i)	Amount of CIL passed to any local council under Regulation 59A or 59B	£22,066.50
4(ca)(ii)	Amount of CIL passed to any person under Regulation 59(4)	£0.00
4(cb)(i)	Summary details of the receipt and expenditure of CIL to which regulation 59E and 59F applied including: The total receipts that regulation 59E and 59F applied to	n/a
4(cb)(ii)	The items to which the CIL receipts that regulations 59E and 59F applied have been applied	n/a
4(cb)(iii)	The amount of expenditure on each item	n/a
4(cc)(i)	Summary details of any notices served in accordance with regulation 59E, including: Total value of CIL receipts requested from each local council	£0.00
4(cc)(ii)	Any funds not yet recovered from each local council at the end of the reported year	n/a
4(d)(i)	Total amount of CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied	£696,620.06 Amount left after deductions have been made for CIL project expenditure, CIL admin, and amounts handed to local councils.
4(d)(ii)	CIL receipts from previous years retained at the	n/a

Regulation 62 Reference	Description	Amount Collected/ Project Title
	end of the reported year other than those to which regulation 59E or 59F applied	
4(d)(iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	£0.00
4(d)(iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	£0.00
4(e)	In relation to any infrastructure payments accepted by the District Council as charging authority) <ul style="list-style-type: none"> i) The items of infrastructure to which the infrastructure payments relate ii) The amount of CIL to which each item of infrastructure relates 	£0.00 £0.00

Section 106 financial contributions

- 6.6 New development often creates a need for additional infrastructure or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment. In February 2016 the CIL Charging Schedule came into effect and now funds much of the infrastructure previously secured via Section 106 (S106) agreements. Planning obligations are still used by the Council to obtain financial contributions to provide for any necessary infrastructure needed to support the development outside of that funded by CIL (which may also include provision for affordable housing).
- 6.7 Between 1 April 2016 and 31 March 2017 a total of 79 separate S106 agreements and unilateral undertakings were signed related to planning permissions granted in the Chichester Local Plan area. These provided for contributions to the District Council totalling £1,803,124. Further contributions were also obtained towards West Sussex County Council services and Highways England.
- 6.8 Table 8 provides a breakdown of the financial contributions secured through S106 agreements including unilateral undertakings. The table includes agreed developer contributions towards District Council and County Council and Highways England infrastructure. In financial terms, the largest contributions are to provide for Affordable Housing and future improvements to the A27. Such contributions are generally only sought from larger developments. However, the greatest numbers of

signed S106 agreements are for small developments providing contributions to offset recreational disturbance impacts on the Chichester Harbour and Pagham Harbour Special Protection Areas (SPA).

Table 8: Financial contributions by infrastructure category secured via S106 agreements including unilateral undertakings 2016-2017

To Chichester District Council	Number of planning permissions contributing	Payments Due
Community facilities	1	£536,100
Affordable housing	6	£972,652
Recreation Disturbance	59	£169,123
Pagham Harbour	13	£125,249
CDC Total	79	£1,803,124
To West Sussex County Council	Number of planning permissions contributing	Payments Due
TRO	3	£20,000
Bus Stop	2	£40,000
WSCC Total	5	£60,000
To Highways England		
A27	3	£1,562,716

- 6.9 Table 9 shows the detailed breakdown of S106 financial contributions agreed for developments, including payment towards the Solent Recreation Mitigation Partnership and Pagham Harbour. An affordable housing requirement is the most common form of non-financial contribution. The table excludes sites where a unilateral agreement was signed only for payments towards mitigation of recreational disturbance and/or Pagham Harbour.

Table 9: S106 agreements signed with financial contributions and non-financial contributions secured 2016-2017

Application number	Site	Development	Financial contribution to CDC	Financial contribution to WSCC	Non - financial contribution
15/01444/FUL	Garage compound S E Of 21-25 Flatt Rd, Nutbourne	3 dwellings	£522	£0	Yes
15/01583/OUT	St Wilfrids Hospital, Grosvenor Rd, Donnington	21 dwellings	£36,354	£0	Yes
15/02012/OUT	Loxwood Nurseries, Guildford Rd, Loxwood	43 dwellings	£0	£0	Yes
15/02343/FUL	Land to South of A259 Bognor Rd, Oving	Crop research, technology and multiplication centre	£0	£20,000	Yes
15/02344/FUL	Bartholomews (phase2), Bognor Rd, Chichester	57 dwellings	£10,032	£7,000	Yes
15/02436/FUL	Wakeford's Field, Broad Rd, Hambrook	30 dwellings	£5,220	£0	Yes
15/02505/OUT	Land North of Alfrey Close, west of Garsons Rd, Southbourne	125 dwellings	£21,750	£0	Yes
15/03366/OUT	Land east of Winterfold, Durbans Rd, Wisborough Green	22 dwellings	£72,765	£0	Yes
15/03524/OUTEIA	Land North of Stane Street, Madgwick Lane, Westhampnett	300 dwellings	£588,300	£26,000	Yes
15/03720/OUT	Land North Side of Shopwyke Rd, Shopwyke	85 dwellings	£14,960	£0	Yes
15/04160/FUL	Land South of Stoney Lodge,	25 dwellings	£28,275	£0	Yes

	School Lane, North Mundham				
15/04163/FUL	Land adj to Tesco Petrol Filling Station, Fishbourne Rd East, Chichester	134 student units	£5,896	£7,000	Yes
16/00145/FUL	2-24 Woodfield Park Rd, Southbourne	17 dwellings	£880	£0	Yes
16/00929/FUL	Land east of 1 Kiln Drive (Lion Park) Hambrook	16 dwellings	£50,561	£0	Yes
16/01020/FUL	148 Stocks Lane, East Wittering	26 dwellings	£348,538	£0	No
16/01468/FUL	Windmill Bungalow, Queens Av, Donnington	16 dwellings	£252,816	£0	Yes
16/02038/FUL	117 The Hornet, Chichester	35 dwellings	£231,640	£0	Yes

7. Duty to Cooperate

- 7.1. The Localism Act sets out a 'Duty to Co-operate', which applies to all Local Planning Authorities, County Councils, National Park Authorities and a number of public bodies including the Environment Agency and Highways England.
- 7.2. The Duty to Co-operate requires councils and public bodies to "engage constructively, actively and on an ongoing basis" to develop strategic policies. It relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council.
- 7.3. The NPPF at paragraph 156 provides details regarding the expectations of LPA's to co-operate on strategic issues and highlights those policies that should be considered as strategic priorities. Paragraphs 178-181 go on to list evidence that will be required to prove that a Submission plan has been subject to effective co-operation.
- 7.4. The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the local planning authority's monitoring report must give details of what action has been taken during the monitoring period to satisfy the Duty to Co-operate.
- 7.5. The Council has engaged actively with neighbouring local authorities, both individually and as part of planning groups and forums on a sub-regional basis. Statutory bodies, public and private bodies and the local residential and business communities have also been engaged and consulted throughout the plan-making process. In particular during the preparation of the Chichester Local Plan, which was adopted in July 2015, the Council engaged extensively with West Sussex County Council, SDNP Authority, neighbouring local authorities, statutory bodies including Environment Agency, Natural England and Highways England, and key infrastructure providers.
- 7.6. A considerable proportion of Duty to Cooperate activity has involved collaborative working on strategic issues with other West Sussex authorities (and wider authorities) and statutory bodies. Further details are set out below.

Coastal West Sussex and Greater Brighton Strategic Planning Board

- 7.7. Refer to Section 4.

Solent Recreation Mitigation Partnership

- 7.8. The Solent is internationally important for its wildlife interest and there are various protective designations including three Special Protection Areas (SPAs); two of which

are located within the Plan area. A substantial amount of house building is planned around the Solent and this could have potential impacts on the SPAs. One of which is increased recreational activity at the coast resulting from population increases associated with the new homes. Such disturbance reduces the birds' opportunities to feed, potentially resulting in a reduction in the bird population. In order to comply with the Habitat Regulations and ensure that potential harm to the integrity of the protected habitats is mitigated, the Council has entered in to a partnership with the other local planning authorities around the Solent to deliver a strategic mitigation package.

7.9. The Solent Recreation Mitigation Strategy was published for consultation in July 2017 with changes incorporated as a result;

- A team of 5-7 coastal rangers to advise people on how to avoid bird disturbance, liaise with landowners, host school visits, etc;
- Communications, marketing and education initiatives and an offer to implement them;
- Preparation of codes of conduct for a variety of coastal activities;
- Site specific projects to better manage visitors and provide secure habitats for the birds;
- Provide new /enhanced greenspaces as an alternative to visiting the coast;
- A partnership manager to coordinate and manage all the above.

7.10. Implementation of these measures and monitoring of their effectiveness will be funded by 'developer contributions'. The strategy seeks to provide mitigation for the duration of the impact in line with the Habitat Regulations. Throughout this period, regular strategic reviews will take place every 5 years or more frequently if changes in the legislation or evidence necessitate.

7.11. Coastal West Sussex is a public/private sector partnership that have joined together to champion the sustainable development of the coastal communities. In particular it is a key partner in designing and contributing to our Local Enterprise Partnership's Strategic Economic Plan, managing the Coastal West Sussex and Greater Brighton Strategic Planning Board and for initiating and assisting the delivery of collaborative projects in the Coastal West Sussex.

7.12. As part of the Chichester Local Plan Review the Council is currently initiating joint working with neighbouring authorities on matters such as housing and Gypsy and traveller needs.

8. Policy Indicators

8.1. The following section provides commentary on the indicators identified in the monitoring framework set out in Appendix G, Table 2 of the Chichester Local Plan. The indicators are assessed against the targets and triggers outlined in the monitoring framework.

8.2. In line with the monitoring framework this section is divided into four parts; economy, housing and neighbourhoods, environment and strategic infrastructure.

Economy

Key Indicator: E1

Amount of additional employment land (B uses) developed by type

8.3. As shown in Table 10, the additional employment floorspace (B1-B8 uses) completed in 2016-17 totalled 9,610 sq.m (gross) or 9,462 sq.m (net). The majority of the new floorspace was provided at Glenmore Business Park, Portfield where Phase 1 of the development was completed totalling 7,469 sq.m mixed use floorspace (B1c/B2/B8 uses). The annual completions figure was slightly lower than the 2015-2016 figure. Overall a total of 41,788 sq.m gross (33,803 sq.m net) has been completed in the Local Plan area over the period 2012-2017.

Table 10: Employment floorspace developed by type 2012-2017 (Source: WSCC)

Gross floorspace completions (sq.m)

	B1a: Offices	B1b: Research & Develop ment	B1c: Light Industry	B1: Mixed Uses	B2: General Industry	B8: Storage & Distribu tion	Total
2012-13	231	150	0	67	3,866	1,160	5,474
2013-14	656	0	843	4,660	371	1,880	8,410
2014-15	70	0	1,296	0	182	4,333	5,881
2015-16	615	0	3,799	1,206	515	6,278	12,413
2016-17	52	0	285	7,469	120	1,684	9,610
Total 2012-2017	1,624	150	6,223	13,402	5,054	15,335	41,788

Net floorspace completions (sq.m)

	B1a: Offices	B1b: Research & Develop ment	B1c: Light Industry	B1: Mixed Uses	B2: General Industry	B8: Storage & Distribu tion	Total
2012-13	231	0	0	67	2,183	750	3,231
2013-14	274	0	763	4,660	90	1,880	7,667
2014-15	70	0	762	0	182	4,333	5,347
2015-16	363	0	249	1,206	0	6,278	8,096
2016-17	52	0	247	7,469	120	1,574	9,462
Total 2012-2017	990	0	2,021	13,402	2,575	14,815	33,803

Delivery of new employment land and floorspace

8.4. Policy 3 of the Chichester Local Plan makes provision to bring forward around 25 hectares of new employment land suitable for Business Use Classes (B1-B8) uses, to comprise around 5 hectares office space and around 20 hectares of industrial/warehousing space. Table 11 shows the current progress towards achieving this target. As shown in the table, the employment land requirement is being met from three sources - existing undeveloped employment allocations carried forward from the previous Local Plan 1999; strategic employment land allocated in the Chichester Local Plan; and further employment sites proposed for allocation in the Site Allocation DPD. In combination these sites provide over 20 hectares of employment land. It is expected that the remaining requirement will be met through additional unallocated employment floorspace coming forward during the Plan period, although the employment land supply will continue to be monitored.

8.5. During the past year there has been progress on several of the allocated sites. As noted above, Phase 1 of development at Glenmore Business Park is now complete and occupied, and construction has now started on Phase 2. Construction is also now nearing completion at Plot 12, Terminus Road where the Chichester Enterprise Centre is expected to open for business in early 2018.

Table 11: Employment land availability - progress against Local Plan target (Source: CDC)

Location	Comments	Site area (hectares)	Development progress	Remaining area not yet developed (hectares)
Employment allocations carried forward from Chichester District Local Plan 1999				
Portfield Quarry (Glenmore Business Park) ¹	Land included in Local Plan Policy 16 - Shopwhyke Strategic Development Location. At start of Local Plan period, site already had outline planning permission for 17,468sq.m floorspace for B8 distribution uses.	(4.2)	Hybrid application (13/02190/FUL) granted Jan 2014 comprising full planning permission totalling 7,469 sq.m floorspace for B1c/B2/B8 uses & outline permission for up to 10,107 sq.m additional floorspace for B1c/B2/ B8. First phase of 7,469 sq.m now complete & occupied. Reserved matters (16/02315/REM) approved Oct 2016 for remaining development comprising 9,324 sq.m and construction is now underway.	(2.1)
Ellis Square, Selsey	Remaining undeveloped area. Site has outline planning permission (00/00837/OUT) part implemented for B1 mixed uses.	2.2	No further development completed during year. Planning application (17/03005/FUL) submitted Oct 2017 on part of allocated site (0.58 ha) for secure parking compound, temporary storage building, and new vehicular access from Ellis Square.	2.2
Land at Tangmere Business Park	Remaining undeveloped area. Part of site subject to previous planning permission now expired.	1.7	No recent planning applications.	1.7
Donnington Park, Birdham Road, Stockbridge	Remaining undeveloped area without planning permission.	0.23	Planning permission (16/00622/FUL) granted in Aug 2016 for 5 two-storey business units totalling 1,055 sq.m floorspace for Use classes B1, B8 (with	0.23

¹ Treated as an extant planning permission, so not counted towards the Local Plan requirement for 25 hectares additional employment land.

Location	Comments	Site area (hectares)	Development progress	Remaining area not yet developed (hectares)
			ancillary trade counter use). Development not yet started.	
Total		4.13		4.13
New employment land allocated in Chichester Local Plan: Key Policies 2014-2029				
West of Chichester SDL (Policy 15)	Suitable for B1 (specific mix of B1 office/light industry floorspace to be determined at masterplanning /detailed planning stage)	6.0	Planning application (14/04301/OUT) for first phase of development proposes 2,513 sq.m B1a office floorspace (0.82 ha) within planned local centre. Remaining employment to be provided in second phase (limited to B1c light industrial use to avoid unacceptable traffic impacts).	6.0
Tangmere Strategic Employment Land (part) (Policy 19)	New land allocated in addition to 1.7 hectares carried forward from Chichester District Local Plan 1999. Suitable for B1-B8 uses.	2.8	Plot 7 (0.8 ha) now developed as Make Ready Centre for South East Coast Ambulance Service (14/01413/FUL). Plot 10 (1.0 ha) granted planning permission September 2016 for 4,013sq.m flexible B1(c) and/or B8 uses with ancillary office space (16/02035/FUL).	2.0
Total		8.8		8.0
Employment allocations proposed in Site Allocation DPD				
High School, Kingsham Road, Chichester (Policy CC6)	Proposed for B1 employment uses subject to confirmation that the land is surplus to requirements for education purposes. (Proposed	1.07	Site currently vacant, but no planning applications yet submitted.	1.07

Location	Comments	Site area (hectares)	Development progress	Remaining area not yet developed (hectares)
	allocation forms part of site identified in Southern Gateway Masterplan as suitable for up to 7,200 sq.m B1 office space).			
Plot 12 Terminus Road (Chichester Enterprise Zone) (Policy CC7)	Proposed for B1, B2 and B8 employment uses. Total site area is 2.4 ha (net increase excluding existing developed area is 0.42 ha).	0.42 (net increase)	Planning permission (15/03419/REG3) granted Feb 2016 for redevelopment of 0.71 ha plot for 3,288 sq.m (2,469 sq.m net) of managed business space. Development is nearly complete and expected to open for business in early 2018.	0.42
Fuel Depot Site, Bognor Road, Chichester (Policy CC8)	Proposed for B1, B2 and B8 employment uses on 3.8 ha within overall site area of 4.8 ha (allowing remaining 1 ha to be developed for waste uses as identified in West Sussex Waste Local Plan 2014.	3.8	Hybrid permission (14/04284/OUT) granted July 2016 for allocated site (3.8 ha) including outline permission for B2/B8/ Trade uses (7,830sq.m) and 2 ancillary roadside catering units (420sq.m), and detailed permission for a discount food retail unit (2,431sq.m).	3.8
Springfield Park (adjacent to Fuel Depot) (Policy CC9)	Proposed for B1, B2 and B8 employment uses.	2.2	Outline planning application (17/00640/OUT) for redevelopment of site for 9,240 sq.m B1/B2/B8 uses was refused June 2017 due to insufficient supporting information being submitted on several matters, including transport evidence.	2.2
Total		7.49		7.49
Grand Total		20.42		19.62

Key Indicator: E2

Amount of large scale glasshouse developments permitted

8.6. In the monitoring year the Council permitted one planning application in relation to major development for glasshouses. As such 100% of applications relating to large scale glasshouse development were permitted in accordance with Policy 32.

Table 12: Planning applications for large scale glasshouse development

Application Number and Location	Description	In accordance with Policy 32	Council Decision
16/03013/FUL Tangmere Airfield Nurseries, The Old Airfield, Tangmere Road, Tangmere	Replacement glasshouse	Yes	Application permitted.

Key Indicator: E3

Percentage Chichester city primary and secondary frontages in non-retail uses

8.7. Key indicator E3 seeks to ensure that no more than 25% and 75% of the primary and secondary shopping frontages in Chichester shopping centre are in non-shopping uses (A1), respectively.

8.8. The primary and secondary shopping frontages in Chichester shopping centre were surveyed during the monitoring period in July 2016. This survey found that 24.42% of the primary shopping frontages and 52.92% of the secondary shopping frontages were in non-shopping uses.

8.9. Whilst outside the current monitoring period, the survey was also undertaken in July 2017. This survey found that 24.58% of the primary shopping frontages and 53.92% of the secondary shopping frontages were in non-shopping uses. Therefore between July 2016 and July 2017 the percentage of primary and secondary shopping frontages in non-shopping uses increased by 0.16% and 1%, respectively.

8.10. In July 2016 the percentage of primary shopping frontages in non-shopping uses is close to exceeding the target of 25%. Nonetheless, the percentage of primary and secondary

shopping frontages in Chichester shopping centre that are in non-shopping uses is currently in accordance with Policy 27 of the Chichester Local Plan.

Housing and Neighbourhoods

Key Indicator: H1
New homes built each year (net)

- 8.11. The Chichester Local Plan makes provision to deliver a total of 7,388 net additional homes over the period 2012-2029, equivalent to an average of 435 homes per year.
- 8.12. Housing completions in the Chichester Local Plan area over the year to 31 March 2017 totalled 439 net dwellings as shown in Table 13. This figure is slightly above the Local Plan requirement and is the second successive year that housing completions have exceeded the Plan housing target. However, the average rate of housing delivery since 1 April 2012 still remains below the Local Plan requirement, giving a cumulative housing delivery shortfall of 369 net dwellings.

Table 13: Net additional dwellings completed 2012-2017 (Source: CDC/WSCC)

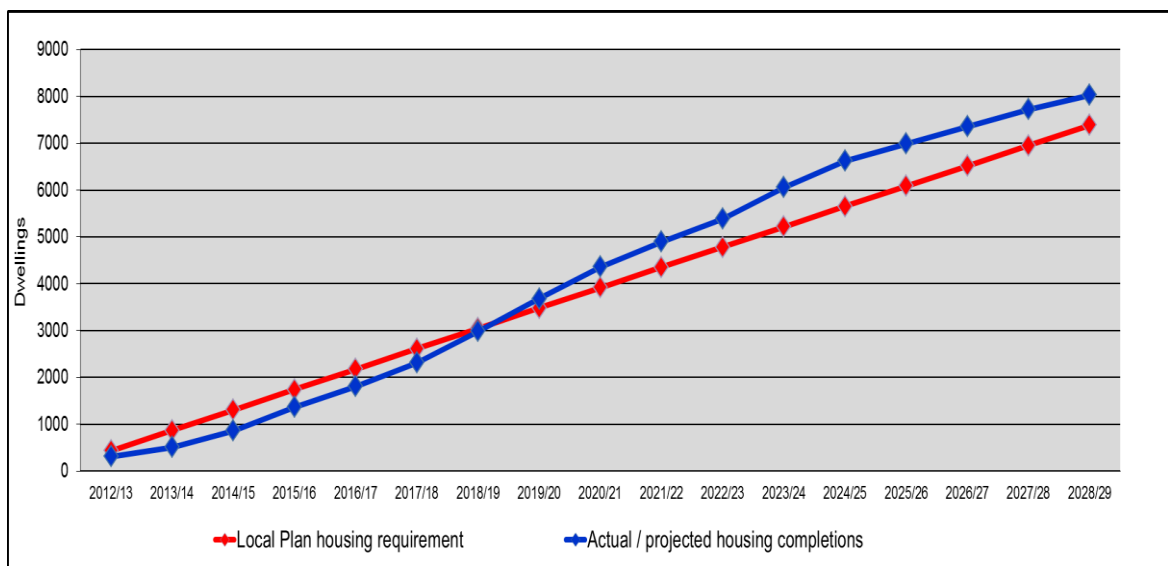
Monitoring year	Local Plan requirement	Net dwellings completed	Housing surplus/shortfall
2012/13	435	307	-128
2013/14	435	202	-233
2014/15	435	351	-84
2015/16	435	507	+72
2016/17	435	439	+4
Total 2012-2017	2,175	1,806	-369
Average per year	435	361	

- 8.13. Appendix D in the Chichester Local Plan provides a housing trajectory which shows projected housing delivery and phasing over the period to 2029. Appendix 2 of this AMR presents an updated version of the trajectory, taking account of housing completed to 31 March 2017 and planning permissions granted to the end of November 2017.
- 8.14. The updated trajectory shows that a combination of housing completions since April 2012, identified housing commitments (e.g outstanding planning permissions) and additional housing allocated in the Chichester Local Plan and neighbourhood plans are

expected to deliver a total of 8,028 net dwellings over the period to 2029. This comfortably exceeds the Chichester Local Plan requirement of 7,388 dwellings.

8.15. Figure 1 compares actual and projected annual housing completions against the Local Plan housing requirement. As noted above, cumulative housing completions since 1 April 2012 have so far fallen short of meeting the annual Local Plan requirement of 435 dwellings per year. However, as noted above, housing completions over the past two years have exceeded the Local Plan requirement and future completions are expected to continue to increase, allowing the cumulative shortfall to be overcome within the next 3 years.

Figure 1: Actual/projected housing completions against Local Plan housing target 2012-2029



Five year supply of deliverable housing sites

8.16. The NPPF sets a requirement to maintain a five year supply of deliverable housing sites. Table 14 summarises the five year housing land supply for the Chichester Local Plan area for the period 2018-2023, based on the annualised Local Plan housing target of 435 homes per year. The information on housing supply is taken from West Sussex County Council development monitoring data for 1 April 2017, updated to include further changes to the housing supply in the period to the end of November 2017.

8.17. The table shows a requirement to deliver a total of 2,964 net dwellings over the period 2018-2023. The requirement has been adjusted to take account of the housing delivery shortfall from previous years and includes a 20% buffer as required in the NPPF. Set against this, there is a current supply of 3,139 net dwellings comprising sites with

outstanding planning permission and other sites expected to come forward during the 5-year period, including sites allocated in the Local Plan and neighbourhood plans. There is also an allowance for small windfall sites. When compared to the five year housing requirement, this gives a surplus of 175 net dwellings, equivalent to 5.3 years of housing supply.

Table 14: Five year housing land supply 2018-2023 (Source: CDC/WSCC)

<i>Housing requirement 2018 – 2023</i>	<i>Net dwellings</i>
Chichester Local Plan housing requirement	2,175
Shortfall against Local Plan housing requirement 2012-2017	369
Projected shortfall against Local Plan requirement 2017/18	-74
<i>Adjusted housing requirement 2018-2023</i>	<i>2,470</i>
Additional 20% buffer	494
<i>Adjusted housing requirement (inc buffer) 2018-2023</i>	<i>2,964</i>
<i>Adjusted housing requirement per year 2018-2023</i>	593

<i>Projected housing supply 2018 - 2023</i>	<i>Net dwellings</i>
Sites of 6+ dwellings with planning permission, resolution to permit or prior approval	2,689
Sites allocated in Local Plan 2014-2029 and neighbourhood plans	189
Other identified deliverable sites within defined settlement areas with potential for 6 or more dwellings	0
Projected housing from permissions on small sites (< 6 homes)	124
<i>Total identified housing supply</i>	<i>3,002</i>
Windfall allowance on sites of under 6 dwellings	137
<i>Total projected housing supply</i>	<i>3,139</i>

<i>Housing supply surplus / deficit</i>	<i>Net dwellings</i>
<i>Projected housing surplus/shortfall 2018-2023</i>	<i>175</i>
<i>Projected years housing supply</i>	<i>5.3</i>

Key Indicator: H2

New homes built each year (net) by strategic sites and Settlement Hubs

8.18. The Chichester Local Plan allocates land to deliver a total of 3,250 homes at Strategic Development Locations (SDLs) at West of Chichester, Shopwyke, Westhampnett/ North East Chichester and Tangmere (Policies 15-18), and provides for a further 630 homes on strategic sites to be identified at the settlement hubs of East Wittering/ Bracklesham, Selsey and Southbourne (Policies 20, 23 and 24). Table 15 shows housing completions on strategic sites to date against the indicative phasing show in Table 7.2 in the Local Plan. During the year to 31 March 2017, a total of 53 dwellings were completed on sites at 181 Main Road, Southbourne (Sussex Grange) and Drift Road, Selsey (East Beach Walk). In total since 1 April 2012, a total of 122 dwellings have been completed on strategic sites. This relatively small total to date is a reflection of the longer planning lead times needed to bring forward larger housing developments.

8.19. However, as shown in Table 16, considerable progress is being made towards future housing delivery on the majority of the strategic sites. Of the SDLs, development of 398 dwellings has now commenced at Shopwyke Lakes, with the remainder of the total of 585 dwellings having outline permission or a resolution to grant outline permission subject to a S106 agreement. Outline permission has also been granted for up to 300 dwellings on land between Stane Street and Madgwick Lane, Westhampnett comprising the first phase of development at Westhampnett/North East Chichester. At West of Chichester, there is an outstanding Council resolution to grant outline planning permission for the first phase of development (750 dwellings) subject to a S106 agreement which is expected to be completed very shortly. The Council is working with the landowners and developers to facilitate the Tangmere SDL in accordance with Local Plan and neighbourhood plan policies. As part of this the Council is considering making a Compulsory Purchase Order (CPO) to ensure delivery.

8.20. At the Settlement Hubs, all of the remaining strategic housing requirement now has planning permission, with the majority of developments now underway or expected to commence shortly.

Table 15: Net housing completions on strategic sites to 31 March 2017

Location	Local Plan policy	Local Plan phasing	No. of homes planned to 2029	Net housing completions 2016/17	Total net completions since 1 April 2012	Remaining housing yet to be delivered
<i>SDLs</i>						

Location	Local Plan policy	Local Plan phasing	No. of homes planned to 2029	Net housing completions 2016/17	Total net completions since 1 April 2012	Remaining housing yet to be delivered
West of Chichester	Policy 15	Post-2019	1,250	0	0	1,250
Shopwhyke	Policy 16	From 2015	500	0	0	500
Westhampnett/ North East Chichester	Policy 17	Post-2019	500	0	0	500
Tangmere	Policy 18	Post-2019	1,000	0	0	1,000
SDL total			3,250	0	0	3,250
Settlement Hubs						
Southbourne (village)	Policy 20	Pre-2019	300	20	20	280
Selsey	Policy 23	Pre-2019	150	33	52	98
East Wittering/ Bracklesham	Policy 24	Pre-2019	180	0	50	130
Settlement Hubs total			630	53	122	508
Total			3,880	53	122	3,758

Table 16: Progress towards future housing delivery

Location	Planning permission under construction	Detailed planning permission not yet started	Outline planning permission granted or agreed subject to S106	Outstanding housing requirement not yet permitted
SDLs				
West of Chichester	0	0	750	500
Shopwhyke	398	0	187 ¹	0
Westhampnett/ North East Chichester	0	0	300	200
Tangmere	0	0	0	1,000
SDL total	398	0	1,237	1,700

Location	Planning permission under construction	Detailed planning permission not yet started	Outline planning permission granted or agreed subject to S106	Outstanding housing requirement not yet permitted
Settlement Hubs				
Southbourne (village)	157	125	0	0
Selsey	58	0	139	0
East Wittering/ Bracklesham	26	110	0	0
Settlement Hubs total	241	235	139	0
Total	639	235	1,376	1,700
¹ Includes outline planning permission for 85 additional dwellings bringing the total planning housing at Shopwhyke SDL to 585 dwellings. The additional 85 dwellings are also counted towards the parish requirement for Chichester under Indicator H3.				

<p>Key Indicator: H3</p> <p>New homes built each year (net) by Parish</p>
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8.21. Table 17 shows housing completions counting towards the indicative parish housing numbers set out in Policy 5 of the Chichester Local Plan. During the year to 31 March 2017, a total of 81 net dwellings were completed on parish housing sites. This brings the total completions on parish sites since the start of the Local Plan period to 348 net dwellings, with a total of 630 dwellings remaining to be delivered².

8.22. As shown in Table 18, a further 335 dwellings are currently under construction on parish housing sites. The majority of the remaining parish requirement now has planning permission, with further sites allocated in neighbourhood plans. The Council's Site Allocation DPD (currently subject to examination) identifies sites to meet the outstanding requirement in Bosham, Hunston and Plaistow & Ifold parishes. However, no suitable site has been identified to meet the Local Plan requirement for 10 dwellings in Lynchmere parish.

² It should be noted that housing completions in Donnington and Chidham & Hambrook have already considerably exceeded the identified Local Plan figure and completions.

Table 17: Parish net housing completions to 31 March 2017

Parish	Number of homes planned to 2029	Net housing completions 2016/17	Total net completions since 1 April 2012	Remaining parish housing yet to be delivered
<i>East-West Corridor</i>				
Bosham	50	0	0	50
Boxgrove	25	0	0	25
Chichester city	235	0	17	218
Chidham & Hambrook	25	53	77	0
Fishbourne	50	11	36	14
Southbourne (excl village)	50	0	0	50
Westbourne	25	1	1	24
E-W Corridor total	460	65	131	381
<i>Manhood Peninsula</i>				
Birdham	50	16	16	34
Donnington	50	0	116	0
Hunston	25	0	18	7
North Mundham	25	0	15	10
West Wittering	50	0	50	0
Manhood Peninsula total	200	16	215	51
<i>Plan Area (North)</i>				
Kirdford	60	0	0	60
Loxwood	60	0	0	60
Lynchmere	10	0	0	10
Plaistow & Ifold	10	0	0	10
Wisborough Green	60	0	2	58
Plan Area (North) total	200	0	2	198
Parish housing total	860	81	348	630
¹ Parish target allows for the inclusion of suitable sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27).				

Table 18: Parish progress towards future housing delivery

Parish	Planning permission under construction	Detailed planning permission not yet started	Outline planning permission granted or agreed subject to S106	Allocated in neighbour hood plans or Site Allocation DPD	Total sites identified
<i>East-West Corridor</i>					
Bosham	0	0	0	50	50
Boxgrove	0	0	22	0	22
Chichester city	86	57	85	0	228
Chidham & Hambrook	17	20	0	0	37
Fishbourne	13	0	0	15	28
Southbourne (excl village)	66	0	0	0	66
Westbourne	15	0	0	12	27
E-W Corridor total	197	77	107	77	458
Manhood Peninsula					
Birdham	54	0	0	0	54
Donnington	0	0	21	0	21
Hunston	0	0	0	7	7
North Mundham	33	0	0	0	33
West Wittering	0	0	0	0	0
Manhood Peninsula total	87	0	21	7	115
<i>Plan Area (North)</i>					
Kirdford	0	0	0	60	60
Loxwood	43	0	0	17	60
Lynchmere	0	0	0	0	0
Plaistow & Ifold	0	0	0	10	10
Wisborough Green	8	25	22	11	66
Plan Area (North) total	51	25	22	98	196
Parish housing total	335	102	150	182	769
¹ Additional 85 dwellings granted outline planning permission at Shopwhyke SDL (within Oving parish) in addition to the 500 dwellings already allocated under Policy 16 in Local Plan Key Policies 2014-2029.					

Key Indicator: H4

Windfall housing developed: New homes built each year (net)

8.23. The Chichester Local Plan housing provision figure includes an allowance for 'windfall' housing expected to come forward in small developments of less than 6 dwellings (arising mainly through change of use, conversions, and small infill sites). Taking account of small sites that already had planning permission at the time of Plan adoption, the windfall allowance equated to 48 net dwellings per year across the Plan area. Table 19 shows that actual recorded net completions on sites of less than 6 dwellings since 1 April 2012 have averaged 57 dwellings per year, which is now well in excess of the Plan target. The breakdown by sub-area shows that small site completions are meeting the Plan figures in the East-West Corridor and Manhood Peninsula areas, but are slightly below the projected level in the North of the Plan area.

Table 19: Net dwellings completed on sites of less than 6 dwellings 2012-2017 (Source: CDC/WSCC)

	East-West Corridor	Manhood Peninsula	North of Plan Area	Plan Area total
Small sites windfall allowance	326	171	87	584
Small sites windfall allowance per year	27	14	7	48
Net dwellings completed on sites of less than 6 dwellings				
2012/13	46	22	0	68
2013/14	31	16	8	55
2014/15	29	16	4	49
2015/16	31	10	8	49
2016/17	48	10	7	65
Total 2012-2017	185	74	27	286
Average per year	37	15	5	57

Key Indicator: H5

Affordable homes built each by type and as a percentage of all homes built

8.24. Tables 20 and 21 show gross and net affordable housing completions in the Local Plan area as reported by West Sussex County Council (WSCC). During 2016-2017, affordable

housing completions totalled 157 net dwellings. Policy 34 of the Chichester Local Plan sets a requirement for 30% affordable housing to be provided as part of residential development schemes above specified size thresholds (11 dwellings in larger settlements and 6 dwellings in rural parishes). The Plan also sets an overall target that 30% of total completions to 2029 should comprise affordable housing (excluding rural exception sites).

- 8.25. With no completions on rural exception sites during the year, the net total of 157 affordable dwellings delivered in 2016/17 represents around 36% of total net completions, which exceeds the Local Plan target. In the Local Plan period to date since 1 April 2012, a net total of 518 affordable dwellings have been built representing around 29% of all net dwellings completed.

Table 20: Gross affordable housing completions as a percentage of total housing completions 2012-2017 (Source: WSCC)

Monitoring year	Total completions (gross)	Affordable housing completions (gross)	Affordable housing completions excluding rural exception sites (gross)	Percentage (%)
2012/13	327	66	51	15.6%
2013/14	286	86	81	28.3%
2014/15	418	187	159	38.0%
2015/16	541	171	156	28.8%
2016/17	484	157	157	32.4%
Total 2012-2017	2,056	667	604	29.4%

Table 21: Net affordable housing completions as a percentage of total housing completions 2012-2017 (Source: WSCC)

Monitoring year	Total completions (net)	Affordable housing completions (net)	Affordable housing completions excluding rural exception sites (net)	Percentage (%)
2012/13	307	66	51	16.6%
2013/14	202	27	23	11.4%
2014/15	351	159	131	37.3%
2015/16	507	171	156	30.8%
2016/17	439	157	157	35.8%
Total 2012-	1,806	580	518	28.7%

2017				
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8.26. The Council’s Housing Strategy 2013-2018 sets an objective to maximise the supply of local homes to meet the needs of local people. This includes maximising delivery of affordable housing on market sites and boosting affordable housing delivery through the use of Council and partner assets. The Council has set a new minimum target of 550 affordable homes to be delivered on market sites through the Local Plan over the 5 year Housing Strategy period, with an additional 150 affordable homes to be delivered through its housing delivery partnership. These targets have been incorporated into the Corporate Plan which sets targets to deliver 110 affordable homes each year on market sites, with an additional 30 affordable homes to be enabled by the Council each year. It should be noted that these targets apply to the whole of Chichester District, including the area within the SDNP.

8.27. Table 22 shows affordable housing completions within the Local Plan area (excluding completions in the National Park area), as recorded by the Council's Housing Delivery team. The figures show affordable housing units at the date on which they become available for occupation. It should be noted that these figures differ from the completions figures recorded by WSCC. This is mainly due to the date at which the housing has been recorded as completed.

Table 22: Affordable housing completions 2012-2017 (Source: CDC Housing Delivery Team)

Gross affordable housing completions	Delivered on market sites (Section 106 agreements)	Rural exception sites	Additional affordable housing	Total affordable housing (gross)
2012-13	43	15	31	89
2013-14	91	0	0	91
2014-15	139	17	78	234
2015-16	107	15	62	184
2016-17	132	11	0	143
Total 2012-2017	512	58	171	741

8.28. The majority of affordable housing built was provided in association with market housing developments, where the affordable housing was delivered through a planning obligation (S106 agreement). There is a presumption that no Government grant will be available to assist the delivery of affordable housing on market sites and therefore delivery of affordable housing is generally now directly dependent on subsidy from private housing developments. During the year, affordable housing was delivered on a

range of market housing developments including Roussillon Park, Chichester, the former Tangmere Airfield Hangar site (Bader Heights), Maudlin Nursery, Westhampnett (Roman Walk), and Tawny Nursery, Birdham (Tawny Drive). All 20 units of a S106 site at Salthill Road, Fishbourne were delivered by the registered provider as affordable rent.

Tenure mix of affordable housing

8.29. In planning for new affordable housing, the Council’s Housing Delivery team aims to achieve an overall tenure split of 70% affordable/social rented housing and 30% intermediate forms of tenure (i.e shared ownership or shared equity). These percentages are based on the assessment of the net need for different types of affordable homes for Chichester District (including the National Park area) identified in the Coastal West Sussex Strategic Housing Market Assessment 2012.

8.30. Table 23 shows that in the monitoring year to 31 March 2017, 65% of affordable housing completions were affordable/ social rented with 35% intermediate housing (mostly shared ownership). This tenure split reflects the Council’s target quite closely. Affordable housing needs are currently being reviewed in the Council’s Housing and Economic Development Needs Assessment (HEDNA). In future, the proportion of intermediate housing is likely to increase due to development viability considerations caused by the introduction of the Government’s rent reduction policy and a reduction in the availability of affordable housing grant.

Table 23: Tenure mix of affordable housing completions 2016-2017 (Source: CDC Housing Delivery Team)

	Affordable / social rented	Intermediate housing	Total
Affordable housing mix - SHMA policy target	70%	30%	100%
Affordable housing completions 2016/17 (gross)	93	50	143
% of total affordable housing completed	65%	35%	100%

Key Indicator: H6

Net additional Gypsy, traveller and travelling showpeople pitches and plots granted planning permission each year

- 8.31. Policy 36 in the Chichester Local Plan identifies that 59 pitches for Gypsy and travellers and 18 plots for travelling showpeople are required in the Plan area by 2027. It also specifies that 37 of the 59 pitches and 11 of the 18 plots are required by 2017. Policy 36 was informed by the need identified in the Gypsy, Travellers and Travelling Showpeople Accommodation Assessment (GTAA) 2013, which has a base date of September 2012.
- 8.32. During the monitoring period three sites were granted permanent planning permission for three Gypsy and traveller pitches. A total of 56 Gypsy and traveller pitches have been granted permanent planning permission in the Plan area between September 2012, which is the base date of the GTAA, and 31 March 2017 (end date of this monitoring period). Therefore in accordance with Policy 36 the requirement to provide 37 pitches by 2017 has been achieved. It should be noted that since March 2017 a further 9 pitches have been granted permanent planning permission.

Table 24: Net additional Gypsy and traveller pitches

Pitches granted permanent planning permission in monitoring period	3
Existing pitches lost as a result of development or closure in monitoring period	0
Net additional pitches in monitoring period	3
Total number pitches granted permanent planning permission between September 2012 and March 2017	56

- 8.33. Two sites were granted permanent planning permission for 5 travelling showpeople plots in monitoring period. A total of 17 travelling showpeople plots have therefore been granted permanent planning permission in the Plan area between September 2012, which is the base date of the GTAA, and 31 March 2017 (end date of this monitoring period). In accordance with Policy 36 the requirement to provide 11 travelling showpeople plots by 2017 has been achieved.

Table 25: Net additional travelling showpeople plots

Plots granted permanent planning permission in monitoring period	5
Existing plots lost as a result of development or closure in monitoring period	0
Net additional plots in monitoring period	5
Total number plots granted permanent planning permission between September 2012 and March 2015	17

Environment

8.34. The data for the key indicators EN1 and EN6 covers the whole of Chichester District, including the SDNP. In addition key indicator EN3 covers a section of the Solent shoreline and includes data from one site (Warblington) located outside of the district due to set survey routes.

Key Indicator: EN1

Proportion of SSSIs in favourable or unfavourable recovering condition.

8.35. The Natural Environment and Rural Communities Act 2006 aims to make biodiversity a consideration in policy and decision making processes. This is reinforced in the NPPF, which sets out that the planning system has an environmental role to play that is fundamental to achieving sustainable development.

8.36. The Council's planning policies seek to protect designated sites and habitats from the harmful effects of development and to ensure that development proposals protect, manage and enhance the local network of ecology, biodiversity and geological sites, including designated sites (statutory and non-statutory), priority habitats, wildlife corridors and connections between them.

8.37. The Sussex Biodiversity Record Centre (SNRC) provides information on the condition of Sites of Special Scientific Interest (SSSI) based on condition assessment undertaken by Natural England. Figures 2 and 3 show the condition of SSSI units in Chichester District (including the SDNP) and West Sussex as a whole.

8.38. In Chichester District, 52.1% of SSSI units are considered to be in a favourable condition, which is similar to the overall County figure of 52.0%. Of the SSSI units in the District assessed as being in unfavourable condition, 99 are categorised as recovering against only 4 assessed to be declining, with 1 unit showing no change. These figures (97.7%) meet Natural England's target that 95% of the SSSI area should be in favourable or recovering condition.

Figure 2: Chichester District SSSI Unit Condition (Source: SBRC)

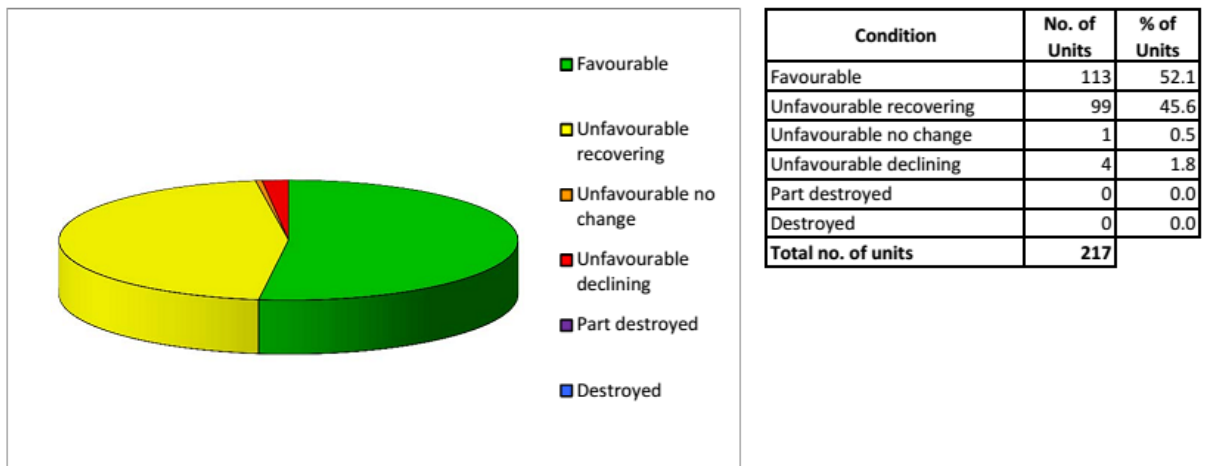
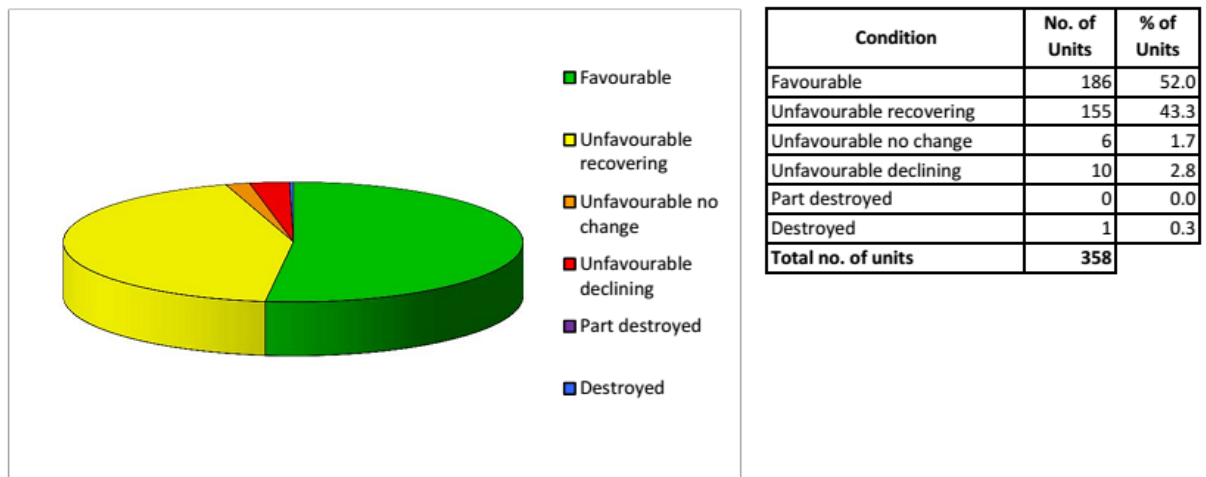


Figure 3: West Sussex SSSI Unit Condition (Source: SBRC)



Key Indicator: EN2

Preparation of Green Infrastructure Strategy by 2014

8.39. The Chichester Local Plan was adopted in July 2015. Policy 52 of the Chichester Local Plan sets out the expectations for new development to contribute to the network of green infrastructure across the Plan area. Paragraph 19.69 of the Chichester Local Plan states “A more detailed Strategy will be produced as a SPD which will identify a range of more specific requirements to improve and maintain links into and between settlements, open spaces, natural assets and the biodiversity networks. The Strategy will also provide guidance on the protection, enhancement and management of the defined “Green Network”, identify any deficits of green infrastructure in the surrounding area, advise on mitigation and the financial contributions required and will be a tool for Development Management in considering planning applications.”

- 8.40. One of the priorities for the SPD was to identify the potential for creation of new or enhanced green infrastructure (GI) in relation to the strategic sites. However, this aspect has now been covered within the Concept Statements prepared by the Council for the West of Chichester and Westhampnett/North East Chichester Strategic Development Locations, the Tangmere Neighbourhood Plan and subsequent master plans prepared by the developers, for instance Shopwyke and West of Chichester.
- 8.41. The overarching Green Infrastructure Delivery Document is available on the Council's website (<http://www.chichester.gov.uk/policyguidance#green>) and is guidance rather than formal policy. Therefore the delivery document does not have the same status or weight as an SPD; however, it brings together all the mechanisms and documents which provide guidance for planning applications for the delivery of GI as part of new development in the Local Plan area. The Green Infrastructure Delivery Document will be updated as new information becomes available.

Key Indicator: EN3

Visitor numbers and activities impacting on recreational disturbance within Chichester Harbour SPA, Pagham Harbour SPA and Medmerry compensatory habitat

- 8.42. Chichester and Langstone Harbours and Pagham Harbour are designated as internationally important wildlife sites (Special Protection Areas). The Council has a legal duty to protect designated bird populations and consider whether development may have a 'likely significant effect' on the Harbours.
- 8.43. The data for key indicator EN3 covers sections of the Solent Shoreline and includes data from one site (Warblington) located outside of the district due to set survey routes.

Chichester Harbour SPA

- 8.44. As part of the Bird Aware Initiative evidence was collected from a series of transects, undertaken during the Winter 2016/17, counting parked cars and people around the Solent shoreline. The results collected provide baseline data for monitoring visitor numbers around the Solent.
- 8.45. Survey Route 6 (Emsworth-West Wittering) encompasses 18 coastal car parks (one located outside of the District in Warblington). These were surveyed 12 times over the winter period and included a total of 887 car parking spaces. An average of 139 vehicles was counted per survey event, which equated to 33.4% occupancy or 0.16 vehicles per parking space. The car park surveys also included vantage point surveys which looked

at the number of people on the coast at certain points, and what activities they were undertaking. The main activities recorded were walking and dog walking.

- 8.46. As the data collected marks the baseline year for the survey, no trend can yet be determined. The surveys will be re-run using the same routes in Winter 2018/19 and 2020/21.

Pagham Harbour SPA and Medmerry

- 8.47. For Pagham Harbour there is limited monitoring data. A Joint Scheme of mitigation, with Arun District Council was agreed by Cabinet in January 2016. Subsequently in May 2017, a revised scheme was agreed following changes to Arun's projected housing numbers within the zone of influence for the harbour. Whilst the strategic mitigation has now been agreed, currently no monitoring for the area has been completed within the monitoring period.
- 8.48. As the site is an open access site with many entrance points, determining the number of visitors is difficult. One of the means of recording by the RSPB is counting the number of visits made to the visitor centre. In 2015/16, 18,031 visits were made. This is an increase of 19% from 2014/15.
- 8.49. The Pagham Harbour Visitor Survey report sets out the results of on-site visitor surveys of Pagham Harbour SPA in 2012. It was carried out to establish how the harbour and surrounding area is currently used by visitors for recreation during the winter and summer months. The visitor surveys were conducted in January and February 2012 and were repeated in June and July 2012 at three locations on the western side of the harbour including the Visitor Centre, the Church Norton car park and the foot access point at Greenlease Farm.
- 8.50. Table 26 provides a summary of statistics from the three survey locations around Pagham Harbour during the winter and summer months. A total of 575 visitors were recorded entering and leaving the survey locations and 273 visitor groups were interviewed (126 in winter and 147 in summer). Overall the busiest location in terms of people entering the site was Church Norton where visitor numbers were 34% higher than at Greenlease Farm. The difference between the numbers of people entering the sites was greatest in the winter with twice as many visitors to Church Norton compared to Greenlease. In addition 73% of the winter interviewees stated they visit the area equally all year compared to 43% in the summer.

Table 26: Summary statistics from the three survey locations around Pagham Harbour

Survey period	Winter				Summer				Combined results			
	Visitor Centre	Church Norton	Greenlease Farm	Total	Visitor Centre	Church Norton	Greenlease Farm	Total	Visitor Centre	Church Norton	Greenlease Farm	Total
Number of interviewed groups	47	46	33	126	43	56	48	147	90	102	81	273
Number of visitors in interviewed groups	81	94	50	225	98	102	83	283	179	196	133	508
Median group size	2	2	1	2	2	2	2	2	2	2	1	2
Number of groups with dogs	17	10	26	53	13	20	19	52	30	30	45	105
Number of dogs recorded	22	13	37	72	21	27	34	82	43	40	71	154
Percentage of groups with dogs	36	22	79	42	30	36	40	35	33	29	56	38
Number of people entering the site	100	116	56	272	104	111	88	303	204	227	144	575
Number of groups entering the site	53	56	37	146	52	51	62	165	105	118	88	311
Percentage of interview refusals from approached visitors	7.8	2.1	5.7	6	15.7	12.5	14.3	14	11.8	8.1	11	10.2
Percentage of people interviewed who entered the site	81	81	89	83	94	92	94	93	88	86	92	88

8.51. Table 27 provides a summary of the information gathered regarding the main activities undertaken at the harbour. The most popular main activity undertaken by interviewed visitors during their visit was dog walking (35% across the two survey periods). The second most popular activity specified by 33% of the visitors was walking. The main activities stated by interviewees at the different three survey locations show that in the winter, the majority of dog walking occurs at the Visitor Centre and Greenlease Farm. The Visitor Centre is the most popular summer location for wildlife watching (23%) and Church Norton attracts the most winter wildlife watchers (43%).

Table 27: The main activity undertaken at each site expressed as a percentage in brackets of the number visitors to each survey location stating their main activities.

Activity	Winter				Summer				Combined			
	Visitor Centre	Church Norton	Greenlease Farm	Total	Visitor Centre	Church Norton	Greenlease Farm	Total	Visitor Centre	Church Norton	Greenlease Farm	Total
Dog Walking	19 (40)	8 (17)	24 (73)	51 (40)	13 (30)	11 (20)	20 (42)	44 (30)	32 (36)	19 (19)	44 (54)	95 (35)
Walking	10 (21)	14 (30)	4 (12)	28 (22)	16 (37)	27 (48)	18 (38)	61 (41)	26 (29)	41 (40)	22 (27)	89 (33)
Jogging etc	2 (4)	1 (2)		3 (2)	1 (2)	3 (5)	3 (6)	7 (5)	3 (3)	4 (4)	3 (4)	10 (4)
Cycling			1 (3)	1 (1)	1 (2)	1 (2)	2 (4)	4 (3)	1 (1)	1 (1)	3 (4)	5 (2)
Wildlife watching/bird watching	16 (34)	20 (43)	2 (6)	38 (30)	10 (23)	9 (16)	2 (4)	21 (14)	26 (29)	29 (28)	4 (5)	59 (22)
Fishing		1 (2)		1 (1)		2 (4)	2 (4)	4 (3)		3 (3)	2 (2)	5 (2)
Photography		1 (2)		1 (1)	1 (2)	1 (2)		2 (1)	1 (1)	2 (2)		3 (1)
Other						1 (2)	1 (2)	2 (1)		1 (1)	1 (1)	2 (1)
No response		1 (2)	2 (6)	3 (2)	1 (2)	1 (2)		2 (1)	1 (1)	2 (2)	2 (2)	5 (2)
Total	47	46	33	126	43	56	48	147	90	102	81	273

8.52. Pagham Harbour lies outside the geographic area of the Solent and therefore Arun District Council are not members of the SRMP. Nonetheless, negotiations are ongoing to integrate Pagham Harbour into the SRMP scheme; however this will not happen before 2017 at the earliest. In the meantime an outline of a strategic package of mitigation was agreed by the Council and Arun District Council in January 2016.

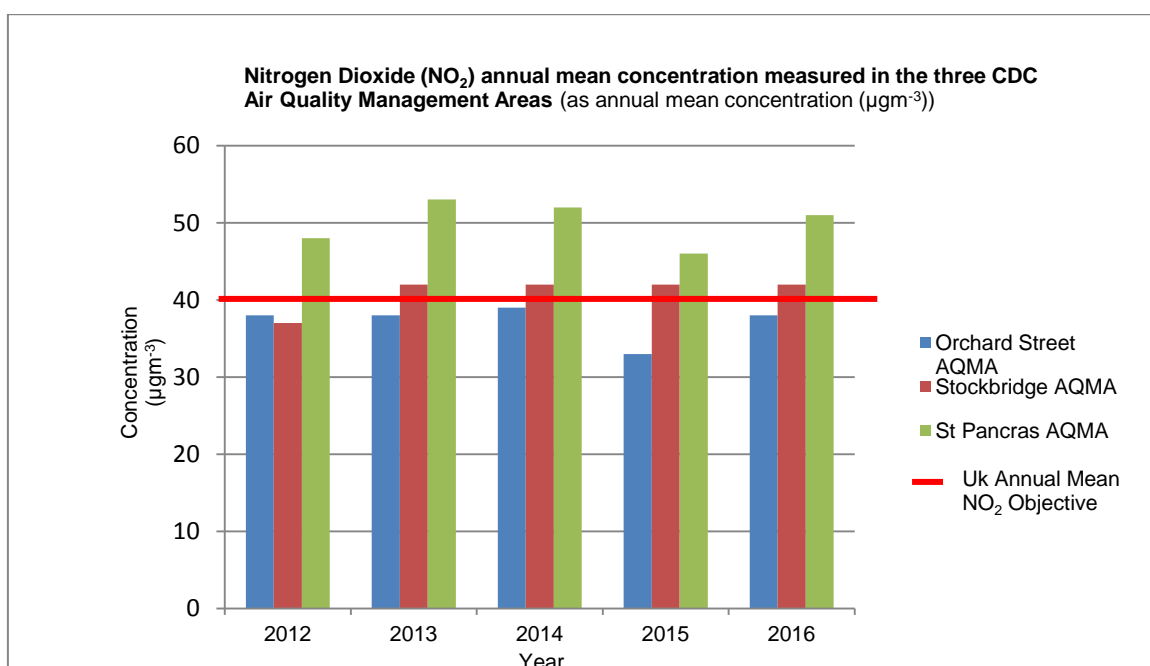
Key Indicator: EN4

Air Quality Management Areas Nitrogen Dioxide levels

8.53. Air Quality Management Areas (AQMA) exist where air quality fails or is likely to fail an Air Quality Objective prescribed in regulations. In Chichester city transport movements and traffic congestion have a detrimental impact on air quality, which has resulted in the designation of three AQMAs. The three AQMAs are in parts of St Pancras, Orchard Street and Stockbridge roundabout.

8.54. Figure 4 indicates that the nitrogen dioxide annual mean concentration ($\mu\text{g}\text{m}^{-3}$) in the AQMAs of Orchard Street, Stockbridge and St Pancras was $33\mu\text{g}\text{m}^{-3}$, $42\mu\text{g}\text{m}^{-3}$ and $46\mu\text{g}\text{m}^{-3}$, respectively, in 2015. In 2016 the annual mean concentration was $38\mu\text{g}\text{m}^{-3}$, $42\mu\text{g}\text{m}^{-3}$, and $51\mu\text{g}\text{m}^{-3}$. This shows that levels have risen within Orchard Street and St Pancras by $5\mu\text{g}\text{m}^{-3}$. It is noted that in 2016 the air quality limit for nitrogen dioxide within the Stockbridge and St Pancras AQMAs were above the UK annual mean nitrogen dioxide annual mean Objective.

Figure 4: Nitrogen dioxide levels in the air quality management areas



Key Indicator: EN5

Conservation Areas with Character Appraisals

8.55. The aim of a Conservation Area Character Appraisal (CACA) is to improve the understanding of the history and historical context of the area and to increase awareness of exactly what it is about the conservation area that makes it special. In addition it helps shape future developments and planning policies, as well as giving residents an idea of what enhancements could be made.

8.56. This key indicator seeks to review three CACAs per year during an eight year rolling programme. However, in the monitoring period between 1 April 2016 and 31 March 2017 no CACA reviews were completed. Nonetheless, it should be noted that since April 2016 the Chichester, Selsey and Fishbourne CACA reviews have been progressed. The Chichester CACA review, following a final consultation is now waiting to obtain final approval. The decision on the Selsey CACA has currently been deferred to allow further discussions with the Town Council.

Key Indicator: EN6

Carbon dioxide emissions - Total and by sector per capita

8.57. Table 28 below provides a breakdown of CO₂ emissions across the whole of Chichester District, including the SDNP.

8.58. The Department of Energy and Climate Change published figures for carbon emissions for local authorities for 2015 in June 2017. There is a two year time lag in terms of the Department of Energy and Climate Change reporting carbon emissions data. However, the most recent publication shows the per capita local CO₂ emission estimates; industry and commercial, domestic and transport sectors for the years 2005 to 2015. The table below indicates that from 2012 levels there has been an overall decline in carbon emissions over the four years in Chichester District.

Table 28: Carbon emissions estimate (kilotonnes CO₂) (Source: Department for Energy and Climate Change)

Year	Industry and Commercial	Domestic	Transport	Total
2012	355.2	297.7	310.7	942.0

2013	339.7	287.0	306.0	911.1
2014	271.6	242.6	312.3	800.8
2015	265.7	229.8	320.9	791.0

Strategic Infrastructure

8.59. The Environment Agency has been consulted throughout the monitoring year on all relevant planning applications submitted to the Council for consideration.

<p>Key Indicator: S1</p> <p>Number of planning applications approved contrary to advice given by the Environment Agency on flood risk issues.</p>
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8.60. In the monitoring year the Environment Agency objected to fifteen planning applications on flood risk grounds. Table 29 sets out details of the Environment Agency objections and how they were addressed. Consequently the Council did not grant permission for any planning applications contrary to the advice of the Environment Agency on flood risk grounds during the monitoring period.

Table 29: Planning applications where the EA has objected on flood risk grounds

Application Number and Location	Description	EA Objection Reason	Council Decision
16/02174/COU Bridgefoot Cottage, Glasshouse Lane, Kirdford	Change of use of workshop/studio to bed and breakfast accommodation.	Unsatisfactory FRA/FCA Submitted	Pending consideration.
16/03112/FUL Marsh Farm, Farm Lane, Nutbourne	Demolition of existing dwelling and construction of 1no. dwelling.	Unsatisfactory FRA/FCA Submitted	EA objection related to the absence of an acceptable FRA. Following the submission of further information the EA set out that the development would only meet the requirements of the NPPF if measures detailed in the FRA were implemented and secured by planning condition. Application was permitted with the appropriate condition.
16/03152/FUL	Change of use of existing garden room	Unsatisfactory FRA/FCA	EA objection related to the absence of an acceptable

Application Number and Location	Description	EA Objection Reason	Council Decision
32 Appledram Lane, South Fishbourne	into a bed and breakfast accommodation.	Submitted	FRA. Application withdrawn.
16/03383/FUL Land Adjacent To Ham Road, Sidlesham	Use of land as a traveller's caravan site consisting of 2 no. touring caravans, 1 no. amenity structure and associated development.	Risk to life and / or property	EA objection related to the site lying within Flood Zone 3. As set out within the Technical Guidance of the NPPF, the proposed development is not compatible within this flood zone and should not be permitted. Application was refused May 2017. An appeal has been submitted and is pending a decision.
16/03694/FUL 95 East Beach Road, Selsey	Demolition of existing dwelling and erection of replacement dwelling.	Unsatisfactory FRA/FCA Submitted	EA objection related to the absence of an acceptable FRA. Following the submission of further information the EA has removed its objection subject to the inclusion of an appropriate flood risk mitigation condition. Application permitted June 2017 with appropriate condition.
16/03791/OUT Phase 2 Of The Westhampnett/ North East Chichester, SDL Land North East Of Graylingwell Park, Chichester	Residential development comprising up to 200 no. dwellings, including an element of affordable housing, associated landscaping and open space, Lavant Valley Linear Greenspace, surface water attenuation and ancillary works and vehicular access from the area known as 'Phase 4 of the Graylingwell Park development.'	Unsatisfactory FRA/FCA Submitted	EA objection related to the absence of an acceptable FRA. EA has removed its objection following the submission of additional technical assessment of flood risk and the imposition of appropriate conditions.
17/00077/FUL Land South Of Treetops Cottage, Highleigh Road,	Erection of detached house.	Part C of Exception Test not passed, Unsatisfactory FRA/FCA	EA objection related to the absence of an acceptable FRA which also did not demonstrate the sequential test had been passed.

Application Number and Location	Description	EA Objection Reason	Council Decision
Sidlesham		Submitted	Application withdrawn.
17/00240/FUL Land West Of Bon Ami, Peerley Road, East Wittering	Erection of 1no. 2 bedroom bungalow and new access and parking to existing.	PPS25/TAN15 - Request for FRA/FCA	EA objection related to the absence of a FRA as proposed dwelling within Flood zone 3. EA has removed its objection as although their flood maps indicate flood zone 3 within the application site the proposed dwelling was situated entirely within Flood Zone 1. Therefore no objection raised. Application refused due to overdevelopment, impact on the character of the area, amenity space and Chichester and Langstone Harbour SPA.
17/00448/FUL Old Haven, The Street, Itchenor	Demolition of existing building and construction of 6 bedroom replacement dwelling, garage and associated works.	Unsatisfactory FRA/FCA Submitted	Application refused for reasons including that an unacceptable FRA has been submitted to adequately demonstrate that the site would not be at risk of flooding. The application is currently at appeal.
17/00512/FUL 10 Drift Road, Selsey	Demolition of existing non-traditional bungalows and replacing with two new bungalows.	Unsatisfactory FRA/FCA Submitted	EA objection related to the site lying within Flood Zone 3 and the absence of an acceptable FRA. Application withdrawn May 2017.
16/02317/FUL The Old Mill, Lock Lane, Birdham	Change of use of store rooms to a dwelling, rear extension and conversion repair works.	Unsatisfactory FRA/FCA Submitted	EA objection related to the absence of an acceptable FRA. Following the submission of further information the EA has removed its objection subject to condition requiring development to be carried out in accordance with the FRA. Application permitted April 2017 with appropriate condition.
16/02363/FUL 34 Ormonde Avenue, Chichester	Demolition of existing dwelling and erection of 3no. dwellings, with associated access,	PPS25/TAN15 - Request for FRA/FCA	EA objection related to the site falling within Flood Zones 2 and 3 and the absence of an acceptable

Application Number and Location	Description	EA Objection Reason	Council Decision
	parking and landscaping		FRA and sequential test. As such the application was refused in addition to its impact on the character of the area and the Chichester and Langstone Harbour SPA. Appeal allowed. Inspector was satisfied that due to the siting of the dwellings outside of the flood zones 2 and 3 a sequential test was not required and the recommendations of the FRA could be secured by way of condition. The Inspector was also satisfied on all other matters.
E/16/00564/DOM 102 First Avenue, Almodington, Earnley	Single storey rear extension	Unsatisfactory FRA/FCA Submitted	EA objection related to the absence of an acceptable FRA. The FRA was updated. As such the Officer was satisfied that it complied with the standing advice of the EA regarding minor developments. Application permitted May 2016.
16/00723/FUL Land South Of Treetops Cottage, Highleigh Road, Sidlesham	Erection of detached house.	Unsatisfactory FRA/FCA Submitted	EA objection related to the absence of an acceptable FRA. Application refused May 2016.
16/01741/FUL 95 East Beach Road, Selsey	Demolition of existing bungalow and erection of 1 no. 3 storey dwelling.	Unsatisfactory FRA/FCA Submitted	EA objection related to the absence of an acceptable FRA. Application withdrawn July 2016.

<p>Key Indicator: S2</p> <p>Number of planning applications approved contrary to advice given by the Environment Agency on water quality issues.</p>

8.61. In the monitoring year the Environment Agency objected to one planning application on water quality grounds. Table 30 sets out details of the Environment Agency objection and how it was addressed. Consequently the Council did not grant permission for any

planning applications contrary to the advice of the Environment Agency on water quality grounds during the monitoring period.

Table 30: Planning applications where the EA has objected on water quality issues

Application Number	Description	EA Objection Reason	Council Decision
16/02746/FUL Land South of Clay Lane, Chichester	Erection of 33 no. dwellings, vehicular and pedestrian access, parking and secure cycle storage, landscaping and open space.	Non-mains drainage proposed in sewered area.	EA objection related to the installation of private sewage treatment facilities within sewered areas. Application withdrawn in November 2016.

9. Appendices

Appendix 1 – Monitoring Reports from Parish Councils with Made Neighbourhood Plans.

1. Birdham Neighbourhood Plan

Monitoring Report

Made Neighbourhood Plans (1 April 2016 to 31 March 2017) Birdham Neighbourhood Plan

Purpose

The purpose of this report is to provide information relating to the effectiveness of the policies contained in the Birdham Neighbourhood Plan, to assist Chichester District Council with the compilation of an Authority Monitoring Report. Although the period covered is 1 April 2016 to 31 March 2017 significant events occurring since 31 March 2017 are also noted.

Background

The Neighbourhood area for Birdham covers the whole of the Parish of Birdham.

The Birdham Parish Neighbourhood Plan was examined by Janet Cheesley BA (Hons) DipTP MRTPI who, in October 2015, recommended that the Birdham Parish Neighbourhood Plan as modified by her recommendations should proceed to referendum

Following this the Examiner's modifications were agreed by Birdham Parish Council and Chichester District Council. On 9 February 2016, the Decision Statement, a report that outlines all the Examiner's modifications and confirms acceptance by all parties, was agreed by Cabinet.

The referendum was held on 5th May 2016.

The total number of votes cast was 561. Turnout was 45.86%, the highest in the District at the time. The numbers voting for the plan 505. The numbers voting against the plan 56

At a Full Council meeting on 19 July 2016 it was confirmed that the Birdham Parish Neighbourhood Plan, Submission Plan (incorporating Examiner's modifications and all modifications as per the Decision Statement), complied with the legal requirements and basic conditions set out in the Localism Act 2011, and as a result of Full Council resolution of 19 July 2016 has been 'made'.

The vision of the Neighbourhood Plan is "To enhance Birdham as a beautiful harbour-side Parish with a close, supportive community at its heart, and to promote a sustainable thriving economy with a robust infrastructure and maintain the Area of Outstanding Natural Beauty, ecology and character of the harbour, canal and its rural and agricultural surroundings." To meet this vision, 7 objectives were established, which lead to 24 policies drawn up. A summary follows:

Summary of Objectives

Objectives	Policies
HERITAGE	
Protection & Enhancement	
Protect and enhance the Parish's heritage for the benefit of tourists, existing residents and education of future generations.	1 - 2
ENVIRONMENT	
Conservation & Enhancement	
Conserve and enhance important ecological sites and links, including hedgerows, ditches and key species in these habitats.	3-6
COMMUNITY & LEISURE	
Preservation & Enhancement	
Preserve and enhance existing open community spaces and buildings and widen their use, including additional amenities and ensure community amenities are easily accessible to any new development to provide a 'Sense of Community.'	7-8
TRANSPORT	
Infrastructure	
Improve existing sustainable transport connections to and within the Parish, including public transport and access across major roads.	9
Road, Pedestrian & Cycle Safety	
Locate new development within walking distance of amenities and address the actual and perceived safety issues on roads and associated footpaths and cycle paths within and alongside residential areas.	10 -11
HOUSING	
Housing Development	

Accommodate sustainable housing development in accordance with the Chichester Local Plan and ensure that the development of sites is appropriate for this rural location. 12 -15

Housing Density & Design

Ensure that the design, style and density of new housing are in keeping with the character of the Parish and the rural environment and that it is sustainable, free from flood risk with adequate parking provision and appropriate landscaping. 16

Housing Need

Ensure that the mix of housing types and supply of social and affordable housing meets the needs of the Parish. 17

DRAINAGE

Surface Water

Identify issues to reduce the risk of surface water flooding in Birdham and immediate surrounding areas and take measures to ensure proper controls are applied to any development to eliminate flood risk. 18 -20

Waste Water

Identify issues to eliminate the risk of sewage infiltrating into surface water systems and properties and risks of discharge into the environment and ensure that there is sufficient headroom at the treatment works for any additional development. 21

BUSINESS/LOCAL ECONOMY

Development & Growth

Support the retention, development and sustainable growth of new and existing businesses, including core industries important to the local economy and community and home workers. 22 -23

Business Infrastructure

Improve mobile phone signals and provision of high speed broadband. 24

This Report will measure progress, firstly against the Policies, and then the Action plan

Evaluation

Heritage

Policy 1 - Heritage Assets & Their Setting

Any development must conserve or enhance the heritage assets of the Parish and their setting, including maintaining settlement separation

Policy 2 - Archaeological Sites

Non householder development on previously undeveloped land must allow for the investigation and the preservation of archaeological remains and protect recognised sites of archaeological importance, where appropriate.

These policies have been met during the monitoring period.

Environment

Policy 3 - Habitat Sites

Development must avoid harming existing ecological assets.

Policy 4 - Landscape

Character and Important Views Any development must maintain the local character of the landscape.

Policy 5-

Light Pollution Any development must limit the impact of light pollution from artificial externally visible light sources.

Policy 6-

Biodiversity Any development must maintain and enhance the current biodiversity status of Birdham, in accordance with the CDC Local Biodiversity Action Plan.

These policies have been met during the monitoring period, although the planning applications and unlawful development on Birdham Farm did pose a threat to these policies. The result of the appeal on this site will hopefully remove the threat to these policies.

Community and Leisure

Policy 7 - Integration & Sense of Community

New residential development must be designed to integrate well into the existing community.

Policy 8 - Retention of Assets of Community Value and Other Facilities

The Neighbourhood Plan will resist any change of use or loss of Assets of Community value These policies have been met during the monitoring period.

Traffic Impact

Policy 9 Traffic Impact

Any new development within the Parish with a significant traffic impact will only be supported if that impact can be mitigated via developer contributions to measures agreed with the highway authority.

Policy 10 - Footpaths & Cycle Paths

Any development must protect the existing cycle and pedestrian network. New development with significant traffic impact will be expected to contribute to the enhancement of the footpath and cycle network.

Policy 11 Village Severance

New development on the edges of the village or away from the main amenities of the village should provide safe access to reduce village severance

These policies have been met during the monitoring period.

Housing

Policy 12 - Housing Development

The indicative parish housing number for Birdham Parish in the adopted Local Plan is 50. The following sites are estimated to be capable of delivering growth of 79 units for the neighbourhood plan period 2014- 2029, including an adequate number of affordable housing units.

The current state of housing development is: -

Site	Number	Current status
Rowan Nursery, Bell Lane	25	Technical start made
Tawny Nursery, Bell Lane	30	Completed after 31 March 2017
Site off Crooked Lane -	15	Technical start made
Chichester Marina (Opal Building)	9	Completed

Policy 13 - Settlement Boundary

The Settlement Boundary Area (SBA) for Birdham has been reviewed. Policy 14 - Windfall Sites

Within the terms of this policy, the following housing has been approved:

: Site	Number	Current Status
: Birdham Pool	4	Complete
Rear of Ayton, Main Road	3	Complete
Rear of Sarnia, Chaffinch	4	Planning application approved
Close		

Policy 15 - Rural Area Policy

Development within the rural area will be in accordance with the NPPF paragraph 55, Local Plan Policy 45 and the General Permitted Development Order

Policy 16 - Housing Density & Design Policy 17 - Housing Need

Any development must contain a mix of housing sizes and types to suit the demographic characteristics and requirements of the Parish, and social and affordable housing must be allocated in accordance with the Chichester District Council Allocations Scheme.

Overall, progress on housing has been good, with 46 houses completed (some after the end of the monitoring period), technical starts made on 35, and planning permission granted for a further 4, the indicative number of 50 will easily be met.

In addition to the above, a planning application for 77 houses on Koolbergen, Belfield and Kelly's nurseries was turned down. This application is currently the subject of an appeal. The Parish Council will continue to object to this application on the grounds that there are already completed houses, and approved planning applications for 90 houses, against an indicative number of 50. A further 77 is far too many for the village to absorb, and approval would make a mockery of our indicative figure.

Planning applications, initially for 2 caravans, followed by considerable unlawful development, took place on land to the rear of Premier Business Park, Main Road. This development violated a considerable number of Neighbourhood Plan policies. The planning applications were refused, and various enforcement notices were upheld on appeal. A considerable sum of money was raised locally to fund a landscape survey, which was presented at the Appeal hearing. Subsequently applications for a further 3 caravans were refused.

Drainage

Policy 18 - Flood Risk Assessment

Policy 19 - SUDS Design & Management Development Policy 20 - Surface Water Run-off

Policy 21 - Wastewater Disposal

These policies have been met during the monitoring period

Business

Policy 22 - Development for Business Policy 23 - Retention of Business

Policy 24 - Broadband and Telecommunications

These policies have been met during the monitoring period

In addition to the policies above, an Action Plan was compiled of projects identified during the Neighbourhood Planning process that residents considered should be addressed in order to improve the quality and wellbeing of the village and Parish for the benefit of everyone living and visiting the Parish

Details of the action plan, together with progress made, are below

Action Plan

Ref	Item	Action	By Whom	Progress
Policy 1	Chichester Canal	Monitor progress and plans by Chichester Canal Society	Parish Council	Ongoing
Policy 4	Maintain open views	Join with bordering parishes in preparing an integrated footpath system that enhances viewpoint access around the Harbour and the interior farmland of the Manhood	Environment Group	Ongoing
Proposal 1	Playing Field	Seek funds through the Community Infrastructure Levy to improve drainage and facilities	Parish Council	Some improvements made with new equipment
Policy 9	Crooked Lane	Seek improvements to parking at both ends to improve access and safety.	Parish Council	Ongoing
Policy 10	Footpaths & CyclePaths	Ensure footpaths and cycle paths are regularly maintained and kept clear.	Parish Council	Ongoing
Policy 10	Safer access	Lobby for pedestrian crossing(s) on A286	Parish Council	Ongoing
Proposal 2	Bus Service	Lobby for extended evening and Sunday services		Ongoing
Proposal 3	Speed restrictions	Follow up results of speed survey and lobby for lower speed restrictions.	Parish Council	Ongoing
Policy 17	Housing Need	Monitor requirements for social/rented housing	Parish Council	Ongoing
Policy 18	Flood Risk Assessment	Lobby for area Flood Risk Assessment	BEFPG	Ongoing
Policy 21	Wastewater	Monitor Southern Water statistics. Report any sewage failure issues	BEFPG General Public	Ongoing
Proposal 4	Ditch Maintenance	Ensure Ditches are cleared and maintained	BEFPG	Ongoing
Policy 24	Broadband & Telecomms	Lobby for improvements to both	Parish Council	Ongoing
Proposal 5	Business Support	Set up local business directory and seek business mentors	Business Group	Ongoing

Conclusion

The Birdham Neighbourhood Plan has provided a good guide on which to base planning decisions, and has been helpful in a number of instances. Progress towards meeting the indicative housing target is very good, with completions and planning permissions at 90 against an indicative figure of 50.

2. Bosham Neighbourhood Plan

BOSHAM PARISH NEIGHBOURHOOD PLAN

Monitoring Report

1st March 2016 to 31st March 2017

1. The BPNP was made on 22 November 2016.
2. As a result of the Independent Examiner's recommendation the Housing Allocation Policy was removed from the BPNP and the allocation of 50 houses is therefore included in the CDC SADPD which has just undergone public examination for the test of soundness- the conclusions thereof are yet to be released.
3. There was no local community engagement by CDC (apart from online statutory consultation) on the DPD site selection. In view of the fact that the allocated site was the least preferred by residents more could have been done by CDC to justify the allocation.
4. **Policies** – All policies 1-9 of the BPNP are geared to development thus in view of the deletion of the Housing Policy and the imminent arrival of the CDC DPD there is little to report on the effectiveness of these policies with regards to the Parish's allocation of 50 houses. However the Parish Council Planning Committee does refer and rely upon these policies for their decision making when commenting on planning applications and it is expected that CDC will always do likewise.
5. **Policy 9**
 - 5.1. Local reviews of 20mph zones have proved difficult to fund and implement. Schemes are costly and ultimately not enforceable. To qualify there must be an average speed of less than 26mph and whilst this is probably achievable on the smaller roads with parked cars the faster roads where such a scheme is required would have to be ruled out.
 - 5.2. The aspiration for a pedestrian crossing on the A259 has been positively acknowledged by Highways, however there are problems arising from sightlines. Highways feel that the parish needs to understand the current usage and crossing points to establish if there is a need and precisely where it is best placed. have asked the primary school to provide information about how children travel to school in order to ascertain the actual or perceived difficulties and dangers- once this information is available the PC can make appropriate representations to WSCC for pavement improvements.
 - 5.3. Highways have considered and dismissed the need for a pinch point at Taylors Lane. Such calming measures would require street lighting in this road. Further an extension of the footpath on the western side is deemed dangerous, however there is scope for a footpath on the opposite side of the road should the land owner wish to provide some land.

6. Infrastructure

- 6.1. The aspiration for pedestrian safety near the Bosham roundabout has been positively acted upon by Highways, and on inspection engineers have identified the need to install 13 drop kerbs for safer crossing -this is much needed.
 - 6.2. However plans to improve the aesthetics of the roundabout are not progressing as well due to CDC concerns and infrastructure issues on the roundabout.
 - 6.3. The verge on the A259 north side is being planted with hedges and trees to make this area more attractive for residents and wildlife.
7. **Monitoring and review** - Progress is monitored by the full Parish Council at its monthly meetings.

3. Chidham and Hambrook Neighbourhood Plan

Chidham & Hambrook Neighbourhood Plan

Monitoring Report to 31st March 2017

Report Period.

This report covers the period between 20th September 2016 and 31st March 2017.

1. Following a successful referendum the Chidham & Hambrook Neighbourhood Plan was placed before Chichester District Council on 20th September 2016 where the Neighbourhood Plan was made and became part of the development plan. .
2. Up to the end of March 2017 a number of planning applications were put to the Parish Council for consideration. The Neighbourhood Plan was used as a guiding document during the committee's review of each application where necessary especially applications for a number of dwellings. The following applications were of particular note regarding the Neighbourhood Plan Policies on land allocation, environment and landscape.
 - 16/03544/FUL – Single dwelling in the form of a Signal Box. Small windfall site under policy LP1. Landscape issue under policy EM2 and EM3. Although rejected by CDC this was overturned under the Red Card procedure and review by the full CDC Planning Committee.
 - 16/04148/FUL – Small development within the Settlement Area as indicated within the Neighbourhood Plan, of 11 dwellings. Although this development would demolish an old farm house, potentially changing the historic landscape, the advantage to the area was the offer of affordable and social housing.
 - 16/04132/OUT – Old plant nursery site off the A259 bordering the north of the AONB. Outline application for 10 dwellings. The site was no longer being used as only a plant nursery but for the renovation of old military vehicles and as such regarded as brown field. Although rejected by the CDC Planning Department it was permitted under appeal as being generally in line with the Neighbourhood Plan. Although outside the Settlement Area it was regarded as a Windfall Site.
 - 14/03647/OUT, APP/L3815/W/164032 – Outline planning application for 39 dwellings outside the Settlement Area in the north of the village. Ruled as unsustainable, insufficient access and outside the Settlement Area.
3. The Parish Council are working on several projects to improve the facilities within the Neighbourhood Plan area which at the time were in the very early stages of development. These will be reported on in the next report to CDC. We continue to

watch landscape and environment to protect the area and ensure all changes and new developments keep the overall rural nature of the village where possible.

4. The Neighbourhood Plan is monitored by the Parish Council and referred to when making planning decisions and reviewing changes to the Parish.

4. Fishbourne Neighbourhood Plan

FISHBOURNE NEIGHBOURHOOD PLAN MONITORING REPORT (1 April 2016 – 31 March 2017)

1. Project updates

Roundels on road – refreshed free of charge by WSCC Highways

Village Signs – Format of replacement village signs agreed with WSCC Highways – white lettering on a green background and including the word ‘village’ to emphasise the individual identity of Fishbourne.

Vehicle Activated Speed Signs – Large flashing signs were not agreed by WSCC Highways who consider them ineffective with poor cost to benefit ratio, so PC investigating a scheme of Speed Indication Devices in different sites within the parish. *(Subsequently implemented)*

Parish Office established in the Fishbourne Centre – open to the public on two days a week.

2. Policies and Key Areas

2.1 Housing, Planning and Design (Policies SD1, SD2, SD3 and D1)

Proportion of sustainable homes agreed with Pallant Homes and Taylor Wimpey. Affinity Sutton development all affordable. *All developments now complete.*

Policy D1 provides guidance to Councillors when considering new builds or extension applications which assists openness and transparency.

2.2 Local Economy and Tourism (Policies E1 and E2)

There has been no progress this year.

2.3 Environment (Historic, Built and Natural) (Policies ENV 1-4 and H1)

Policies in place but no action needed.

2.4 Travel and Transport (policies T1 and T2)

Our proposal for a 40mph limit in Clay Lane which is currently unrestricted was refused by WSCC Highways as there are no frontages on this section of road.

Our proposal for a 40mph limit in the Funtington Parish Council part of Salthill Road (north of the A27 flyover) is being considered by Highways. *(Subsequently implemented)*

Despite public support, the bid for a 20mph speed limit in residential roads in Fishbourne failed.

3. A sense of community

FPC successfully campaigned for the ward name to be changed to ‘Harbour Villages’ ward rather than Bosham & Donnington Ward to protect the village identity.

4. Monitoring and Review

Progress is monitored by reports/recommendations to the full Parish Council at its monthly meetings. Updates on projects appear on the Parish Council website, in Village Voice and the PC Facebook page and via the KIT newsletters.

Lucy Wright
Parish Clerk

November 2017

5. Kirdford Neighbourhood Plan

Kirdford Parish Neighbourhood Plan 2014

This Council has continued to engage with developers to secure delivery of the objectives of the KPNP 2014. Notable projects have included: -

Policy KSS1 – Land to the north of Kirdford Growers – whilst the Council has been supportive in its meetings with CALA Homes who have come forward with proposals, based on their having an option to purchase the land, they have been consistent in failing to want to adhere to the policy, claiming financial viability as a constraint. The Parish Council therefore supported uplift in housing numbers to 54 but the developer continued to oppose the phased delivery requirement in the policy.

Given the significant import of this site in terms of the sustainability in delivering growth in the Plan Area the Parish Council sought in regard to the CALA application 15/03367/FUL, to reach a phased implementation agreement as suggested by the LPA. This was concluded but subsequently withdrawn by the applicant and the application is to be determined in Dec'17 by the LPA without the support of the Parish Council given it is not compliant with NP Policy.

The Parish Council, its associated CLT and its Housing Association partner, Greenoak are still willing to progress working in collaboration with the developer and/or the landowner especially with a view to delivery of the affordable housing.

Policy KSS2a and KSS2b Land at Townfield – The Parish Council responded positively to Think Villages, a development company with an option on the land who is seeking to deliver the proposals, within the policy objectives, in conjunction with the Parish Council, its Housing Association partner and CDC Housing Dept. Unfortunately the developer withdrew from the project without clarifying any reasons. The landowners we understand are still supportive of the development.

Policy CP.2 – The village commercial hub – the Parish Council's CLT has made a number of approaches to agent acting for the landowner with a view to procuring or jointly delivering the objective of the policy. No response was forthcoming and the land was sold to a new owner who is pursuing his own proposals for developing the site. Two separate applications have been submitted to the LPA, one in compliance of the policy which was supported by the Parish Council, the second recently submitted is awaiting further details to be submitted.

General Policies – the general policies in the plan have been cited by the LPA and Planning Inspectorate in their determination of applications and appeals and appear to have been reasonable and appropriate when referenced as justification for the decisions made. There is concern locally that in regard to Policy KSS1 the LPA is seeking to set aside some aspects of the Policy by way of other material considerations, whilst this is normally acceptable practice, arguably the LPA's allocation of weight to other material consideration seem to favour District needs ahead of local sustainability requirements.

6. Loxwood Neighbourhood Plan

Loxwood NP

Monitoring report

1 April 2016 to 31 March 2017.

Note | : The Plan was made on the 14 July 2015

General-1

The NP was written before the CDC Local Plan was Made and the text of the NP refers to the “emerging” CDC Local Plan. At a suitable point in time, the NP will be subjected to review to correct minor editorial changes.

General-2

There is no legislation or guidance material that defines the working relationship between a parish and the district council when the parish has a Made NP. It is incumbent on both parties to work together to formulate agreement on planning applications and compliance with the policies of the NP. In that respect, LPC would encourage CDC to develop a procedure which officers and parish councils could follow, thus ensuring each officer and parish council work together in a consistent manner.

General-3

In a number of instances, the Decision Notice issued by CDC did not cross refer to relevant valid NP policies which are unique to the NP. This precludes the applicant having to comply with the specific policies in the NP. See text of report for details.

Policy 1- Housing Allocation

This policy allocates a minimum of 60 houses on allocated and windfall sites within the Settlement Boundary (SB) . The Nursery site for 43 houses is currently being built out. |The planning consent for the Farm Close site (17 houses) has now become extant. The allocation was challenged at a planning public enquiry and a Judicial Review and found to be compliant with district and national planning policies.

Policy 2- Settlement Boundary (SB)

The SB is defined in figure 6 of the NP. Within the SB there is a presumption of sustainable development as defined in district and national planning policies. This policy has also been challenged at a planning public enquiry and a Judicial Review and found to be compliant with district and national planning policies.

Policy 3-Sites Assessments and Allocation of Sites

Policy 3 is an enabling policy and allocates two sites within the SB for development. These sites are defined in policies 4 and 5. The policy requires that any development on allocated and windfall sites must also comply with policies 7, 8,9,10,15,16,17 and 18. LPC’s experience with these policies is defined later in the report.

Policy 4- Land at Farm Close

This policy allocates 17 houses at Farm Close. The policy also makes provision for community benefits to include a Community Parkland, additional car parking for the doctor's surgery, community green and a contribution towards traffic calming. Appendix 1 and 2 of the NP define the allocation. The site was granted full planning consent as per appendix 1 and 2 in September 2014. Since planning consent was granted, the site has been sold to another developer and no activity has taken place. The planning consent has since become extant. A further planning application has now been submitted for 19 houses. This application reduces the affordable element of the housing from 8 to 6 and increases the open market element by 2 houses. The extent of the development also breaches the Settlement Boundary. The application therefore is not in compliance with policy 4 of the NP.

Policy 5- Land at Nursery site

This policy allocates 43 houses on the Nursery site. The policy also makes provision for community benefits to include a small retail development, car parking for shoppers, village green, small business premises and designs to incorporate village traffic calming. The site gained outline planning consent in July 2016

One aspect of the policy which has not worked well is the traffic calming obligations of the policy and those of policy 16, which specifically address traffic calming. Despite the stated safety objectives of both policies, in the view of LPC, the objectives of both these policies have not been met. This, in part, was due to WSCC at the consultation stage, insisting that none of the traffic calming measures requested by LPC could be conditioned in the S106, as they allegedly did not meet national guidance in terms of the defined requirement under the Road Traffic Regulations for the provision of mini roundabouts and pedestrian crossings or did not deliver a perceived safety benefit. It would appear that despite the intent of a policy, national guidance takes precedent of a policy which has been the subject of consultation and a referendum. It is clear that further national NP guidance is necessary to clarify which takes precedent, an NP policy or guidance material issued at district and/or national level.

With hindsight, it would have been better if the traffic calming policies had defined a specific calming measure rather than an objective.

In addition, due to the lack of a formal procedure at CDC Planning for the inclusion of local parish council representation where a NP is in place, agreement with the developer at reserved matters stage resulted in a much reduced level of traffic calming for this development without the agreement of the LPC. This has reduced the ability of LPC to negotiate a suitable level of traffic calming contribution with this developer.

The irony of this experience is that WSCC later agreed that one of the traffic calming measures requested by LPC, a pedestrian crossing, could actually be supported if it were funded locally by LPC. However, LPC's ability to fund this level of traffic calming has been substantially undermined by the prior agreement with the developer as per the above paragraph.

Policy 6- Local green Spaces

This policy designates land within the parish as Local Green Spaces. As defined in the NP, it is the intention once the development has been completed to designate the Community Parkland within the Farm Close development as a Local Green Space. This will be done when the NP is next updated.

Policy 7-Street Lighting

This policy requires that any new road built as part of a housing development should not feature street lighting, unless required for health and safety reasons. This will be applicable to the Farm Close and Nursery developments.

However, the Nursery site outline planning consent S106 paragraph 12 planning obligations addresses the standard CDC planning constraints with respect to street lighting and fails to mention policy 7 of the NP.

LPC will work with the developer and CDC to ensure that compliance with the policy is delivered during reserved matters.

Policy 8 –Foul Water

This policy seeks to ensure that any new connection to the sewer network is only made if sufficient capacity exists in the network and that any new connection does not increase the risk of system backup or flooding.

LPC oversight of the policy has proven to be difficult as Southern Water are not statutory consultees and only give advice when asked by the planning authority. This has led to communication difficulties with Southern Water who has refused to respond to LPC requests for information concerning the Nursery site development. CDC planning officers are not sewerage engineers and are thus only able to follow Southern Water's advice and stated requirements.

In the instance of the Nursery site, it does not appear that Southern Water is aware of the NP policy. LPC will endeavour to work CDC on the reserved matter to ensure to its satisfaction that the NP policy is met. In general, LPC would expect that CDCs own planning requirements adequately embrace the issue of sewage infrastructure by engaging with the appropriate water authorities at the consultation phase to ensure that provision is made in the planning conditions or reserved matters for the implementation of the sewer infrastructure in relation to future developments before planning consent is given.

Currently, the LPA and Water Authorities defer to each other as to who carries the responsibility for the adequate design and implementation of this vital infrastructure. Southern Water's own internal organisation is not connected in this respect to ensure that there is adequate capacity, not just in the immediate vicinity of a development, but for the whole of the surrounding system. Once planning consent is granted the developer only has to comply with the minimum requirements as stated by Southern Water's planning department.

Policy 9 – Housing Density

This policy requires that housing density be in character with the surrounding area and give an impression of spaciousness.

Experience with the planning applications for both the allocated sites in the NP has delivered a housing density which fits well with that of the surrounding area.

Policy 10- Build Environment Vernacular

This policy seeks to ensure that all new developments continue to reflect the character and historic context of existing developments within the parish

LPC have been active in discussions with the Nursery site developer to influence the final exterior design of the houses to one that better fits the vernacular of the village. The lesson learnt from this engagement is that the policy is working and LPC need to be vigilant and work with both CDC and developers to deliver the “vision” of the policy.

Policy 11- Wey and Arun Canal

This policy seeks to protect the green corridor along the canal and support the expansion of the Wey and Arun Trust tourism activities.

No planning applications have come before LPC which impact the green corridor of the canal.

Policy 12-The Rural Area

This policy requires that any development in the rural area will be in accordance with district and national planning policy, to support the re-use of farm buildings in the rural area as housing for agricultural workers and to support new agricultural or business development in the rural area.

The overall objective of this policy was to restrict unwanted housing development in the rural area to only that allowed by overarching local and national policy and to stimulate agricultural and business development and thus employment in the rural area, which makes up a large proportion of the parish.

Housing development in the rural area will always be a contentious issue and, on one occasion, LPC decided to recommend refusal of a planning application for a single dwelling whereas the CDC planning officer was minded to permit. This resulted in the planning application being taken to the planning committee for consideration. LPC were not informed about this decision and the officer did not contact LPC to discuss the issue (see the general paragraphs at the beginning of this report for comment on the need for consultation protocol with LPC).

So far, in the time since the NP was Made, no applications have come forward to promote business development or agricultural workers housing in the rural area. However there have been several instances of applications for the conversion of farm buildings to residential properties, most of which have been granted by CDC in the face of objection

from LPC under this policy and in contravention of their Policy 45 and supporting paras 19.21 and 19.22 and Policy 46.

Policy 13-Housing Extensions

This policy works in tandem with policy 10 and seeks to ensure that housing extensions follow the style of the original building.

The majority of planning applications which come before LPC each month fall into this category. The policy is working well and requires an element of judgement when considering the “bulk” of an extension compared to the original footprint.

Policy 14- Economy and Business

This policy seeks to support new business/retail start-ups either as stand-alone buildings or as part of a new development.

So far no new retail/business development planning applications have come before LPC. However, the Nursery site development features provision for a small retail development and LPC have actively supported this development and worked with the agent for the development to agree what type of retail facility will be provided. This work is ongoing and hopefully will benefit the village with expanded shop and post office facilities.

Policy 15- Telecommunications and Connectivity

This policy seeks to ensure that new developments should demonstrate how they will contribute to and be compatible with existing fibre and internet connectivity and enable the highest broadband speeds to be achieved. The policy states that this could be demonstrated by means of a “Connectivity Statement”.

Review of a number of Decision Notices has established that the conditions imposed have not referenced the Policy and thus, to date, developers have not been required to comply with this policy.

Policy 16- Traffic Calming

This policy seeks to ensure that, by means of developer contributions, traffic calming will be introduced to bring about a safer environment for pedestrians and road users within the parish.

Experience with this policy has been disappointing and it is not working as a planning policy. This is explained in more detail under policy 5 above.

Equally, during the planning application phase of the Farm Close development, extensive discussion took place with the original developer and an agreement was reached with respect to a traffic calming contribution from the development. LPC sought to have this agreement written into the S106 agreement but this could not be achieved for legal reasons put forward by CDC.

LPC experience so far is that it is impossible to introduce traffic calming measures by developer contributions as part of the planning process and that the only way to achieve the objectives of the policy will be by means funding separately negotiated with the developer or provided directly by LPC and the community. For small parishes such as Loxwood, the ability to raise the necessary funds for such projects is difficult at best and a more formal planning requirement in line with the NP policy should be considered.

Policy 17- Environmental Characteristics

This policy seeks to encourage developers to use the highest standards of energy saving techniques in their designs of any new development.

This policy has synergy with CDC Local Plan policy 40- Sustainable Design and Construction in as much as they are both encouraging the use of renewable energy sources.

Review of a number of Decision Notices established that the conditions imposed have not referenced either the Local Plan or NP policies and thus, to date, developers have not been required to comply with the policy

When the policy was originally written by LPC it included a sentence with required compliance with the Sustainable Code for Homes level 4 or level 5. This sentence remained in the policy through the first Referendum and Independent Examination. At the second Independent Examination, the examiner recommended removal of the sentence with no substitute wording added. As a result the policy has lost some of its objectiveness and thus during the next review, the policy will be re worded.

Policy 18-Flood Risk

This policy seeks to ensure that the risk of flooding from any new development is minimised. To some extent, this policy has the same objectives as CDC Local Plan policy 42. Any future reviews of the NP will need to take this into account in order to minimise duplication of policy.

Loxwood Parish Council
November 2017

7. Southbourne Neighbourhood Plan

SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN (SPNP) 2014 – 2029

Second Monitoring Report – period 1 April 2016 to 31 March 2017

“The SPNP will be monitored by the local planning authority and Southbourne Parish

Council on an annual basis as part of the Chichester District Annual Monitoring Reports. ” (SPNP para.3.3).

The SPNP was “made” in December 2015. It has been used by the District Council

alongside the Chichester Local Plan to guide development in the Parish.

POLICIES

Policy 2 : Housing Site Allocations

All four housing site allocations in the Neighbourhood Plan progressed.

I Loveders Mobile Home Park, Southbourne :150 dwellings (now known as Priors Orchard :157 dwellings)

Outline permission for 157 dwellings was granted subject to conditions in 2014. An unsatisfactory detailed layout was withdrawn following discussions between the developer, District Planning Officers and representatives of the Parish Council. An improved plan was submitted which included provision for access from the A259; the Green Ring; an equipped childrens’ play area and informal open space in accordance with SPNP requirements (SPNP Policy 2 - I a to d). Inlands Road was to be widened to improve safety and pedestrian access provided together with an emergency only vehicular access from the site. The former substantial hedge was to be replaced as appropriate with a new hedge of native species. This scheme was approved subject to conditions in September 2016. The developer maintained the commitment under a legal agreement to provide contributions towards local infrastructure, and to transfer land to the Parish Council without payment to provide for the southern leg of the future possible pedestrian bridge over the railway and a potential footpath link to the railway station.

II Land north of Alfrey Close, Southbourne :125 dwellings

An outline planning application was approved for up to 125 dwellings in June 2016. There had been an early meeting between the developer, District Council officers and Parish Council representatives and the application was in general accordance with the SPNP. It included provision for the Green Ring; an equipped childrens’ play area; informal open space; allotments and an

attenuation pond (SPNP Policy 2 - II a to c). Vehicular access was proposed from the A259 via Alfrey Close. WSCC Highways did not consider a second access from the A259 via the Gosden Green development (now known as Parham Place) was necessary (as shown in the SPNP concept plan E). Therefore it was not included in the planning application. However, the developer and landowner recognised the aspiration set out in the SPNP for a new road west of the development eventually bridging the railway line. They committed, by means of a legal agreement, to transferring the land required for this project to the Parish Council for a minimal sum so it could be built at a future date should the need and funding be found. (SPNP Transport Proposal 3). Detailed proposals for the site were awaited.

III Gosden Green, Southbourne : 25 dwellings (now known as Parham Place : 20 dwellings)

20 dwellings were approved, five less than shown in the SPNP, due to the need to provide sufficient space for a potential through road, the Green Ring and an attenuation pond. Construction was mainly completed early in 2017. The Public Art contribution made by the developer was used with the agreement of the District and Parish Councils to provide several features on this first new section of the Green Ring. A story teller's chair and benches were installed for use by the public, especially children, and a purpose designed arch was commissioned from Alex Smith (Chalkpit Forge, Amberly) to mark the entry to the Green Ring. The development complied with the SPNP (Policy 2 - III). Native species have been planted to supplement the existing hedgerows and financial contributions to local infrastructure have been made under a legal agreement.

IV Nutbourne West: 50 dwellings (now known as Nellies Field : 55 dwellings)

A fully detailed planning application for 55 dwellings was submitted in November 2016 following a meeting between the developer, District Council officers and representatives of the Parish Council. It includes a vehicular access from the A259; a landscape buffer around its boundaries; car parking spaces for some existing properties fronting Main Road; informal open space; footpaths around the site and allotments (SPNP Policy 2 - IV).

The Parish Council, when including this site in the SPNP, recognised the existing flooding problems experienced elsewhere in Nutbourne and undertook to discuss possible solutions and their financing with the relevant bodies. These issues were raised with the developer. In addition, the Parish Council applied for and secured a grant under the WSCC Watershed Scheme to fund investigations and this is underway.

Policy 3 : The Green Ring

The proposed start of the Green Ring at Parham Place has been implemented. Other sections are included in the development proposals for Priors Orchard, and the Land North of Alfrey Close (as set out earlier in this report).

Policy 6 : Village Centre and local Shops

A new Co-Operative store was completed and opened on the site of the former Southbourne Garage. The old Co-Operative building remained empty but there has been no indication of the owner's proposals.

Policy 7 : Environment

The Environment Group was inaugurated in February 2016 and some of its work follows on from SPNP projects (SPNP Proposal 2 paras 5.8 and 5.9). The Group includes representatives from the Parish Council, the District Council Wildlife Officer, Tuppenny Barn, the Friends of Breach Avenue Orchard, the Mens' Shed, Connecting Southbourne, the Neighbourhood Plan Steering Group and many local volunteers.

It has implemented a number of initiatives including :-

Dog Chipping (April 2016) Free dog chipping in the Sea Scout Hut (courtesy local vet Mrs Darling) to raise awareness about the damage uncontrolled dogs can do amongst feeding and nesting birds in the Harbour.

Footpath Monitoring – undertaken by local volunteers to supplement the reduced frequency by WSCC rangers. Records are made of the need to maintain paths, repair signs and remove obstructions.

Tree planting – 1200 whips distributed and planted by volunteers and landowners including at the Parish Recreation Ground. 10 substantial flowering cherry trees funded by the Co-Op, were planted by WSCC either side of Stein Road at the northern entrance to Southbourne, and watered by the Lions – all are surviving. Maintenance/watering of an additional 10 trees planted on village verges by WSCC in 2015/16 – all have survived.

First Aid Course for Volunteers – funded by the District Council to ensure Health and Safety for volunteers is compliant.

Litter picking – (April, June, November 2016) Parish wide and undertaken by volunteers with equipment supplied by the District Council

Recycling – Visit to Ford Viridor Re-cycling Plant to see what can be recycled from household waste and how it is sorted. The information gained will help increase the level of recycled material recovered and reduce contaminated loads.

Courses – including hedge laying and butterfly recognition (based on Tuppenny Barn), attended by Environment Group members.

Policy 8 : Education

Contributions towards the provision of education within West Sussex are being made by the developers at Parham Place and Priors Orchard in accordance with legal agreements. These funds will be within the control of WSCC which will allocate spending as and when local need arises.

Policy 9 : Community Buildings

Discussions continued with the landlord, West Sussex County Council, about the future of the existing Age Concern building in New Road and possible alternative sites. A substantial contribution from developers' 106 Agreements has been earmarked for this project. Funds have also been committed towards the provision of a new all-weather pitch within the Parish.

PROPOSALS

Proposal 2 : Financial Contributions from Development

As at 31 March 2017 it is estimated that the developments at Gosden Green and Loveders are due to contribute a total of some £1.5 million pounds towards local infrastructure. The payments start to be made when the developments reach the stages set out in the Section 106 Legal Agreements.

A list of proposed infrastructure projects has been passed by the Parish Council to the District Council for inclusion in the District Infrastructure Business Plan. These projects will be eligible for funding from the new system of infrastructure contributions to be made under the Community Infrastructure Levy (CIL) which is replacing the system of Section 106 Legal Agreements. The Parish Council will receive 25% of developers' CIL payments, and will be empowered to allocate these funds in accordance with the list.

22 November 2017

8. Wisborough Green Neighbourhood Plan

WISBOROUGH GREEN PARISH COUNCIL

NEIGHBOURHOOD PLAN MONITORING REPORT – NOVEMBER 2017

Wisborough Green's Neighbourhood Plan was 'made' by the South Downs National Park Authority on 9th June 2016 and Chichester District Council on 19th July 2016.

General

1. The Neighbourhood Plan (NP), in conjunction with the Village Design guide produced as supporting evidence, is now proving to be a useful working document for both the Parish Council and developers. Positive comments have also been received from local residents who welcomed the detail in the Plan and gained knowledge about their Parish! The consultation process for the Plan also provided valuable feedback for the completion of a Community Action Plan which has helped inform both the Chichester District Council (CDC) Infrastructure Business Plan as well as the Parish Council's own 5-year objectives.
2. The Parish Council has been pleased to see reference to NP policies in both CDC decision statements as well as Planning Inspectors' Appeal Decisions.
3. In terms of the development sites identified in the NP, one site for 10 residential caravans has been delivered and the properties being marketed. Two major sites for 47 dwellings have made substantial design and approval progress, with at least one site intended for delivery during 2018. There is no evidence to suggest that the allocated sites should not be sufficient for NP delivery of housing numbers, and as such there is no need to consider additional locations at this time.
4. The examiner removed a policy relating to off-road parking within a development. It is felt by the Parish Council that West Sussex County Council guidance is inadequate in a rural village, particularly where all parking must be contained within the site. This is relevant for all sites identified within the NP, for example, Land South of Meadowbank where no parking is possible outside the site on the A272. There are a number of examples locally where parking provision in a new development has been inadequate, resulting in on pavement parking and congestion, potentially restricting access for emergency vehicles. The examiner stated that "Policy DS4 (Provision of Off-Road Parking for New Developments) seeks to impose a local parking standard for the Neighbourhood Plan area. I found Policy DS4 to be poorly drafted for a number of reasons. It is not clear if it applies to residential development only or all development and, if it applies to all development, it is not clear what standards are required for other types of use. Car parking provision will be controlled in any event by Policy 39 in the Adopted Chichester Local Plan: Key Policies 2014-2019. In my opinion Policy DS4 does not meet the test of paragraph 17 of the NPPF in that it does not provide a framework

for decision making with a high degree of predictability and efficiency. I therefore recommend that Policy DS4 be deleted in its entirety.”

In recent communication received from the developer in relation to Land South of Meadowbank it stated “After our meeting we did have the opportunity of amending the layout to provide more parking spaces as requested by the PC although the number of added spaces was controlled carefully by the LPA.” This perhaps demonstrates that a NP policy to address specific local need is desirable, especially in this situation where the developer’s cooperation appears to have been constrained by the LPA.

General Policies

1. Policy OA2: Spatial Strategy and Policy OA3: Settlement Boundary - Having a NP in place has provided guidance and ensured a consistent approach to the decision process. An application for a new dwelling outside the Settlement Boundary and in an identified local gap was refused on Appeal. The Parish Council has objected to the outline proposal for 30 extra-care units and community buildings on green fields in Kirdford Road (Stable Field) and conversion of a commercial equestrian barn to 3 dwellings (Old Helyers Farm). Both applications were refused by CDC and are being appealed.
2. Policy CD1: Retention of Assets of Community Value – the importance of the village shop is acknowledged and it has now been registered with CDC.
3. Policy HO1: Housing Need – at the request of the examiner, this policy was re-drafted in discussion with CDC and was subject to challenge for Land South of Meadowbank when an application to seek an alternative mix of accommodation was submitted. The CDC Planning Committee agreed that there was ambiguity over the 4+ bed description in the application and therefore permitted the change to 4 bed only; the application was subsequently withdrawn.
4. Policy DS2: Vernacular for New Developments – there was little regard to this policy in the first reserve matters application for Land South of Meadowbank. This policy is important to provide guidance to all developers and the Parish Council is now pleased to see that this has been acknowledged by the Winterfold site developer.
5. Policy IN3: Street Lighting – being on the edge of the South Downs National Park, the Parish Council is keen to support its dark skies policy. The Parish Council is discouraging the use of additional inappropriate lighting, on both residential and commercial premises, to enhance the dark skies policy ambition. Although this policy relates to new developments, it is felt that the policy could be renamed ‘Dark Skies’ and additional policy wording added to support dark skies across the Parish generally, as included in the justification text.
6. Policy IN4: Renewable Energy Schemes – The Parish Council is keen to promote renewable energy and as such, has highlighted to developers, in particular, solar energy on appropriate roofs.

Site Specific Policies

1. Land South of Meadowbank, Petworth Road (SS1): The outline planning permission was permitted prior to the publication of the Plan although preparation of the Plan was at an advanced stage. Despite the Parish Council and local residents raising objections to the site, specifically relating to traffic concerns and the pedestrian route into the village, it was permitted by the CDC Planning Committee in March 2015. The site was sold on and a Reserve Matters application submitted in June 2016 without any prior consultation with the Parish Council. The Parish Council raised a number of objections as little regard had been taken of the design policies within the NP or Village Design Guide. Negotiations occurred with CDC Planning Officers, with involvement by the Parish Council only at the latter stage; the application was permitted in October 2017. The Parish Council hopes to continue productive dialogue with the developers to ensure that the final design details are in keeping with Wisborough Green.
2. Greenways Nursery, Kirdford Road (SS2): Both the Parish Council and CDC objected to the development of 10 residential caravans and additional hard standing on a disused nursery site. This site was the subject of a public enquiry in November 2014, prior to the NP being at a stage to carry any weight. The appeal was allowed and the site therefore included in the NP. This site is outside the Settlement Boundary and contrary to many policies now within the NP. As at October 2017, only one residential caravan has been built and it is felt in the village that the appearance, and the provision of a gated residential caravan site for the over 45s, is totally out of keeping and detrimental to the rural area.
3. Clarks Yard, Billingshurst Road (SS3): As far as the Parish Council is aware, there has been no progress with this site.
4. Winterfold, Durbans Road (SS4): The Parish Council has had positive discussions with the developers. Outline consent was granted in March 2016 and a reserve matters application is anticipated late 2017. The Parish Council's housing association partner, Greenoak Housing Association, has been involved in discussions to ensure that the affordable housing element meets their standards.

Approved for submission to CDC

Wisborough Green Parish Council Meeting – 21st November 2017

Appendix 2 – 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
Local Plan Area net housing requirement																				
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			
Local Plan Housing Provision																				
Existing Housing Provision																				
Net housing completions since 2012 base date	307	202	351	507	439													1806	0	1806
Large sites (6+ dwellings) with planning permission						413	598	594	627	493	377	346	240	100	100	100	35	1011	3012	4023
Projected yield from small sites (<6 dwellings)						96	69	46	9									165	55	220
Sites allocated in Local Plan & neighbourhood plans						0	99	10	0	80	235	250	220	220	220	220		0	1554	1554
comprising:																				
West of Chichester SDL (Phase 2)										50	50	100	100	100	100	100		0	600	600
Tangmere SDL											120	120	120	120	120	120		0	720	720
Other sites allocated in Site Allocation DPD & NPs							99	10		30	65	30						0	234	234
Other identified sites within settlement boundaries						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Allowance for small windfall sites								2	39	48	48	48	48	48	48	48	48	0	425	425
Total Projected Housing Supply						509	667	741	685	541	505	629	538	368	368	368	303	1176	5046	6222
Total Net Housing Delivery	307	202	351	507	439	509	667	741	685	541	505	629	538	368	368	368	303	2982	5046	8028
Housing Supply Position																				
Cumulative net completions	307	509	860	1367	1806	2315	2982	3723	4408	4949	5454	6083	6621	6989	7357	7725	8028			
Monitoring position above/below housing requirement	-128	-361	-445	-373	-369	-295	-63	243	493	599	670	865	969	903	837	771	640			
Five Year Housing Land Supply																				
Adjusted five year housing requirement (+ buffer)	2764	3043	3144	3058	3053	2963	2683	2315	2014	1885	1800	1566								
Projected five year housing supply	2008	2473	2863	3041	3143	3139	3101	2898	2581	2408	2271	1945								
Five Year Housing Surplus/Shortfall	-756	-570	-281	-17	90	176	418	583	567	523	471	379								

Appendix 3 - Housing Trajectory 2012-2029

