

# **Chichester District Council Authority's Monitoring Report 2018-2019**



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# Contents

<b>1</b>	<b>Introduction</b>	<b>6</b>
	Purpose of the report	6
	Policy monitoring	7
<b>2</b>	<b>Context and Headline Issues</b>	<b>8</b>
	Context for local plan area	8
	Headline issues for local plan area	9
<b>3</b>	<b>Planning Context</b>	<b>11</b>
	National planning policy framework	11
	Chichester in Partnership Community Strategy	11
	Strategic planning in Coastal West Sussex and Greater Brighton	12
<b>4</b>	<b>Local Plan Progress</b>	<b>14</b>
	Local development scheme	14
	Development plan documents	14
	Supplementary planning documents	17
	Other documents	17
<b>5</b>	<b>Neighbourhood Planning</b>	<b>20</b>
	Neighbourhood plan area designation	20
	Neighbourhood plans progress	20
	Neighbourhood plans made	21
	Monitoring of made neighbourhood development plans	22
	Neighbourhood development orders	22
<b>6</b>	<b>Community Infrastructure Contributions</b>	<b>23</b>
	Community infrastructure levy	23
	Section 106 financial contributions	26
<b>7</b>	<b>Duty to Cooperate</b>	<b>31</b>
<b>8</b>	<b>Policy Indicators</b>	<b>34</b>
	Economy	34
	Housing and neighbourhoods	41
	Environment	52
	Strategic infrastructure	59
<b>9</b>	<b>Appendix</b>	<b>61</b>
	Appendix - 1 Monitoring Reports from Parish Councils with Made Neighbourhood Plans	61

## Maps, Figures and Tables

<b>Maps</b>		
Map 1:	Chichester District - showing the extent of the Chichester Local Plan area and South Downs National Park	8
<b>Figures</b>		
Figure 1:	Chichester District SSSI Unit Condition	53
Figure 2:	West Sussex SSSI Unit Condition	54
Figure 3:	Nitrogen Dioxide levels in the Air Quality Management Areas	57
<b>Tables</b>		
Table 1:	Local Plan Review timetable in the LDS November 2018	14
Table 2:	Site Allocation DPD timetable in the LDS November 2018	16
Table 3:	Noise SPD timetable in the LDS November 2018	17
Table 4:	Air Quality SPD timetable in the LDS November 2018	17
Table 5:	Neighbourhood plans progress	21
Table 6:	CIL Charging Schedule	23
Table 7:	CIL receipts for the financial year 2017-2018	24
Table 8:	Financial contributions secured via S106 agreements including unilateral undertakings 2017-2018	27
Table 9:	S106 agreements signed with financial contributions and non-financial contributions secured 2017-2018	29
Table 10:	Employment floorspace (sqm) developed by type 2012-2018	34
Table 11:	Employment land availability - progress against Local Plan target	36
Table 12:	Primary and Secondary Shopping Frontages non-shopping uses in Chichester	40
Table 13:	Net additional dwellings completed 2012-2018	41
Table 14:	Net housing completions on strategic sites to 31 March 2018	43
Table 15:	Progress towards future housing delivery	44
Table 16:	Parish net housing completions to 31 March 2018	45

Table 17:	Parish progress towards future housing delivery	46
Table 18:	Net dwellings completed on sites of less than 6 dwellings 2012-2018	47
Table 19:	Gross affordable housing completions as a percentage of total housing completions 2012-2018	48
Table 20:	Net affordable housing completions as a percentage of total housing completions 2012-2018	49
Table 21:	Affordable housing completions 2012-2018	50
Table 22:	Tenure mix of affordable housing completions 2015-2018	51
Table 23:	Net additional Gypsy and traveller pitches	52
Table 24:	Net additional travelling showpeople plots	52
Table 25:	Carbon emissions estimate (kilotonnes CO2)	59
Table 26:	Planning applications where the EA has objected on water quality grounds	60

## **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 2018 to 31 March 2019; however, significant events occurring since 31 March 2019 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**

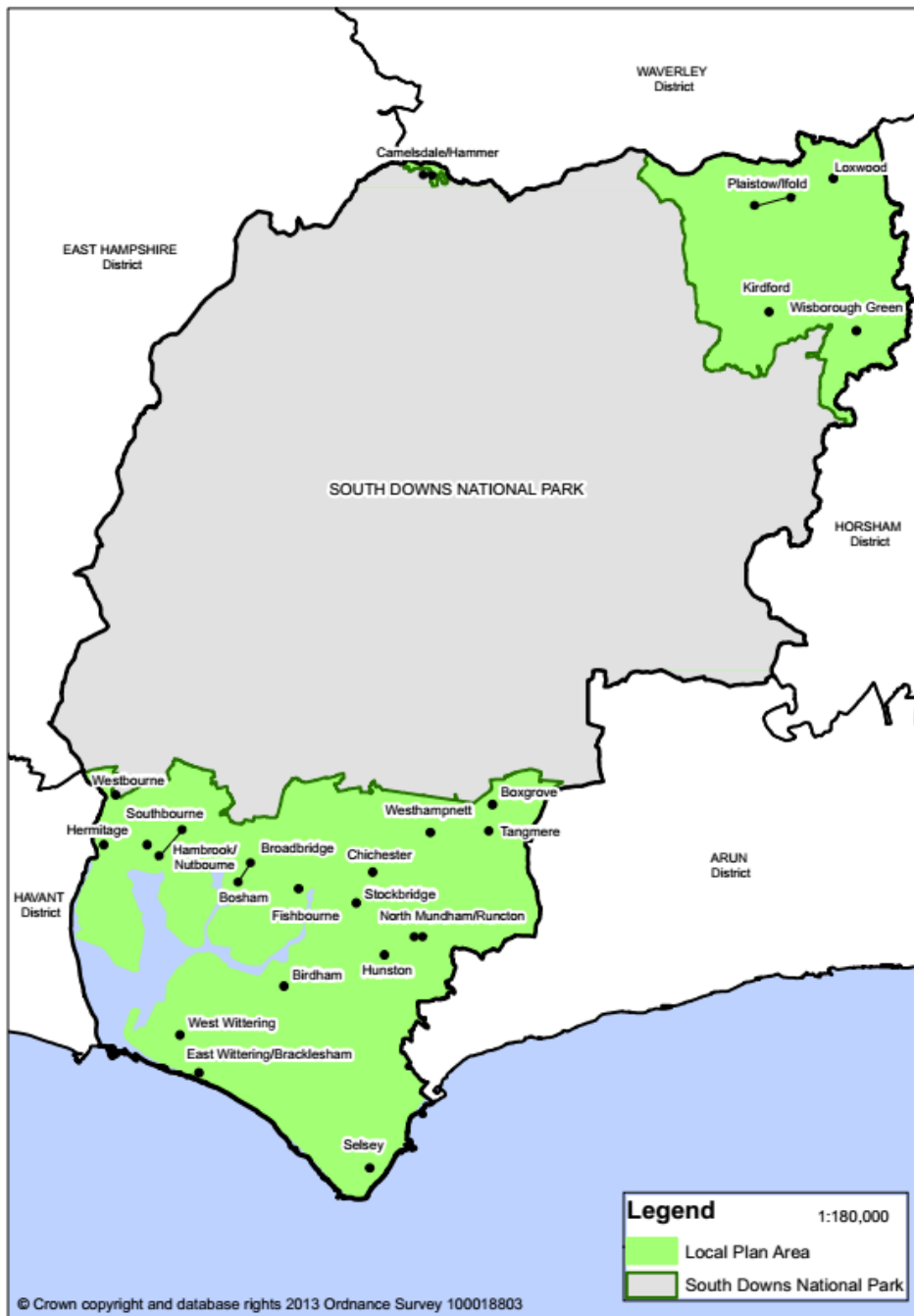
- 1.5. On 1 April 2011, the South Downs National Park Authority (SDNPA) became the local planning authority for the South Downs National Park (SDNP) area which covers a large area of Chichester District. This AMR covers the Chichester Local Plan area only and does not cover the part of the District covered 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 two 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.
- 1.8 Neighbourhood plans once 'made' form part of the development plan. Each Parish Council undertakes monitoring of the policies in its own plan and completes a monitoring report that is included in the AMR.

## 2. Context and Headline Issues

### Context for Local Plan area

2.1. The Local Plan covers Chichester District excluding the area within the South Downs National Park (SDNP). 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**

### *A27 Upgrade*

- 2.2. The potential for a major upgrade of the A27 in the vicinity of Chichester City utilising alignments running south of the city has previously been considered in some detail by Highways England. Further work has also been undertaken by this Council, in combination with West Sussex County Council and local communities to explore the potential for a new alignment for the A27 to the north of Chichester.
- 2.3. In June 2018, this Council resolved that in the event of a future opportunity to apply for central government funding for new road schemes becoming available, support would be given to a northern alignment for the A27 as a preferred option, subject to securing the necessary environmental mitigation, with a southern route identified as a reasonable alternative. A letter was subsequently sent to Highways England, updating them on the agreed position from both Councils' perspective.
- 2.4. In January 2019, Highways England responded advising that neither option identified would be likely to attract Government support in the form as presented. They further advised that they remain keen to work with local communities to identify a solution that delivers real improvements whilst remaining affordable and offering value for money.
- 2.5. In the continued absence of a government funded scheme for more strategic improvements to the A27 Chichester Bypass, Highways England will need to consider the appropriate time to implement the more moderate improvements to the A27 at Chichester necessary to mitigate the impact of the development provided for in the adopted Local Plan. The cost of the mitigation scheme has risen since 2015. It will be important to ensure such mitigation measures have regard to the emerging proposals of the draft Local Plan Review.
- 2.6. The Council will continue to seek developer funding towards transport and access improvements which 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 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. It is however recognised that developer funding alone may prove insufficient to meet the cost of mitigation

improvements, and that other sources of funding will therefore need to be acquired.

### *Waste Water*

- 2.7. 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 works closely with relevant organisations (including the Environment Agency, Southern Water, Natural England, WSCC and Chichester Harbour Conservancy through the advisory Chichester Water Quality Group) to consider issues relating to waste water and water quality.
- 2.8. 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. 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. In December 2018, the Environment Agency and Southern Water produced a joint position statement in relation to new development within the Apuldram Waste Water Treatment Works catchment. This statement is intended to assist developers and Council officers when considering new development proposals in the catchment, alongside existing Local Plan policies and the Surface Water and Foul Drainage Supplementary Planning Document mentioned below.
- 2.9. 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.
- 2.10. The expansion of the Tangmere WwTW to provide additional wastewater capacity to help accommodate the additional housing identified in the Chichester Local Plan was completed and became operational in March 2018.
- 2.11. A Water Quality Assessment Report produced in August 2018 found that measures will need to be put in place at each WwTW and their associated catchments and sewer networks in order to tackle current and future water quality issues to support future housing growth. This piece of work is currently being updated in order to clarify the required improvements and how and when they will be delivered. Some information on future upgrades is available on [Southern Water's website](#).

### **3. Planning Context**

#### **National Planning Policy Framework**

- 3.1. The National Planning Policy Framework, setting out national policy to be considered when planning for new development, was published in 2012 with the first revision taking place in July 2018. Following a technical consultation on updates to national planning policy, minor text changes were made on 19 February 2019. Subsequently, on 23 May 2019, the Secretary of State for Housing, Communities and Local Government issued a Written Ministerial Statement following a legal judgment to remove paragraph 209a from the section “Oil, gas and coal exploration and extraction”.
- 3.2. The NPPF is supported by Planning Practice Guidance (PPG) which during the monitoring period, added a ‘Housing Delivery Test measurement rule book’, a link to a user feedback survey, new guidance on ‘Build to rent’ and ‘Plan-making’ as well as updating guidance on ‘Housing need assessment’, ‘Housing and economic land availability assessment’ and ‘Local Plans’ and ‘Neighbourhood Planning’.
- 3.3. The NPPF and other national planning guidance can be found on the Ministry of Housing, Communities and Local Government [website](#) under Planning Practice Guidance.
- 3.4. 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**

- 3.5. 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.

3.6. 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**

3.7. The Council is a member of the Coastal West Sussex and Greater Brighton Strategic Planning Board comprising lead councillors from the district and borough councils of Adur, Arun, Chichester, Crawley, Mid Sussex, Horsham, Lewes and Worthing together with Brighton & Hove City Council, West Sussex County Council and the South Downs National Park Authority.

3.8. 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.

3.9. The Board has signed a Memorandum of Understanding and agreed Terms of Reference which has established a framework for co-operation. In October 2013, the Board agreed the Coastal West Sussex and Greater Brighton Local Strategic Statement (LSS) which was prepared by the Board member planning authorities as a non-statutory strategic planning document to provide the context for delivering sustainable growth over the period 2013-2031.

3.10. 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 Board's work on behalf of the local planning authorities. A refresh of the strategy (known as LSS2) was agreed by the member planning authorities in 2016. Local Strategic Statement 2, which covers the period 2015 to 2031, identifies 4 Strategic Objectives and 9 Spatial Priorities. The partnership is looking to review and update the Local Strategic Statement to consider further cross boundary issues for the region.

3.11. The Coastal West Sussex Economic Plan (2016-2020) produced in 2016 sets out the ambitions for the Coastal West Sussex economy and identifies actions that the Partnership will take to create an area where business will want to locate and grow with high quality digital communication, offer a choice of housing to meet the changing needs of the population, ensure that residents, businesses and visitors benefit from the natural environment, create an area

with excellent transport links as well as enabling each town to continue to be distinctive, offer opportunities and maintain a 'sense of place'.

## 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). The South Downs National Park Authority has prepared a separate local plan which will cover the parts of the District within the National Park boundary. The South Downs Local Plan was adopted in July 2019.

### 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 current LDS can be viewed on the Council's website at [Timetable - Local Development Scheme: Chichester District Council](#). However, for the purposes of this AMR, details and timetables for the documents included in the LDS published in January 2018 and November 2018 are considered below. The key milestones show stages undertaken during the monitoring period (1 April 2018 to 31 March 2019) whilst significant milestones occurring since 31 March 2019 are also noted.

### Development Plan Documents

#### *Chichester Local Plan Review*

**Table 1: Local Plan Review timetable in the LDS January and November 2018**

Key Milestone	Date in LDS January 2018	Date in LDS November 2018	Revised Date in current LDS September 2019	Date Achieved
Approval of consultation on strategy options	Cabinet – June 2017 Council – June 2017	Cabinet – June 2017 Council – June 2017	Cabinet – June 2017 Council – June 2017	June 2017

Consultation on strategy options	June-August 2017	June-August 2017	June-August 2017	June-August 2017
Approval of Preferred Approach DPD for consultation	Cabinet – July 2018 Council – July 2018	Cabinet – November 2018 Council - November 2018	Cabinet – November 2018 Council - November 2018	November 2018
Consultation on Preferred Approach (Reg 18)	July – August 2018	December 2018 – February 2019	December 2018 – February 2019	December 2018 – February 2019
Approval of Statutory Public Consultation DPD for consultation (Publication)	Cabinet – January 2019 Council – January 2019	Cabinet – July 2019 Council – July 2019	Cabinet – March 2020 Council – March 2020	
Statutory Public Consultation document (Reg 19) (Publication)	February – March 2019	August – September 2019	March – May 2020	
Submission to Secretary of State	April 2019	October 2019	June 2020	
Examination Hearing	September 2019	January 2020	September 2020	
Adoption	March 2020	July 2020	March 2021	

4.5. The current Local Plan was adopted in July 2015. At that time, the Council committed to review the Local Plan within five years to ensure that sufficient housing was planned to meet the needs of the area. The Council is now working on the Local Plan Review. The first stage of consultation (Issues and Options) took place between 22 June and 3 August 2017. Consultation on the second stage (Preferred Approach) took place between December 2018 and February 2019. In light of comments received, additional evidence is being prepared. A revised LDS was approved by Council in September 2019. The timetable will continue to be revised as necessary.

*Site Allocation Development Plan Document*

4.6 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. The Site Allocations Development Plan Document was adopted in January 2019.

**Table 2: Site Allocation DPD timetable in the LDS January and November 2018**

<b>Key Milestone</b>	<b>Date in LDS January 2018</b>	<b>Date in LDS November 2018</b>	<b>Date Achieved</b>
Approval of Preferred Approach DPD for consultation	December 2015	December 2015	December 2015
Consultation on Preferred Approach (Reg 18)	January - February 2016	January - February 2016	January - February 2016
Approval of Further Consultation Site Allocation DPD for consultation	July 2016	July 2016	July 2016
Further consultation Site Allocation DPD consultation	July – September 2016	July – September 2016	July-September 2016
Approval of Statutory Public Consultation DPD for consultation (Pre-Submission)	November 2016	November 2016	November 2016
Statutory Public Consultation document (Reg 19) (Pre-Submission)	December 2016 – January 2017	December 2016 – January 2017	December 2016 – January 2017
Submission to Secretary of State	March 2017	March 2017	March 2017
Examination Hearing	September 2017	September 2017	September 2017
Adoption	July 2018	January 2019	January 2019



## Supplementary Planning Documents

### *Noise Supplementary Planning Document*

4.7. The Noise SPD will set out advice on the implementation of policies for controlling noise from new development and protecting noise sensitive new development from existing noise, contained in the Local Plan Review. The table below sets out the timetable in the LDS approved in November 2018. A revised LDS was approved by Council in September 2019.

**Table 3: Noise SPD timetable in the LDS November 2018**

<b>Key Milestone</b>	<b>Date in LDS November 2018</b>	<b>Revised date in current LDS</b>
Consultation on Noise SPD (Reg 18)	August – September 2019	March – May 2020
Adoption (following adoption of Local Plan Review)	July 2020	April 2021

### *Air Quality Supplementary Planning Document*

4.8. The Air Quality SPD will set out advice on the implementation of policies for dealing with the impacts both from and upon air quality in relation to new development, contained in the Local Plan Review. A revised LDS was approved by Council in September 2019.

**Table 4: Air Quality SPD timetable in the LDS November 2018**

<b>Key Milestone</b>	<b>Date in LDS November 2018</b>	<b>Revised date in current LDS</b>
Consultation on Air Quality SPD (Reg 18)	August – September 2019	March – May 2020
Adoption (following adoption of Local Plan Review)	July 2020	April 2021

## Other Documents

### *Community Infrastructure Levy*

4.9. The CIL Charging Schedule sets out standard charge(s) that the Council will levy on specified types of development to contribute towards required

infrastructure. The CIL Charging Schedule was adopted by the Council in January 2016 with the Planning Obligations and Affordable Housing SPD. It was prepared concurrently with the Chichester Local Plan and is supported by the Infrastructure Development Plan.

### *Policies Map*

4.10. 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:

- Chichester Local Plan Review
- Site Allocation DPD (adopted Jan 2019);
- West Sussex Joint Minerals Local Plan (adopted August 2018);
- West Sussex Waste Local Plan (adopted April 2014); and
- Neighbourhood Development Plans.

### *Statement of Community Involvement*

4.11 The Statement of Community Involvement (SCI) was adopted by the Council on 23 January 2018. It sets out the methods of consultation to be used for the various public consultation stages in the preparation of local plan documents and for development management consultations. The document has been updated to take account of changes in Government legislation and guidance.

### *Brownfield Land Register*

4.12 The Council is legally required to prepare, maintain and publish a register of brownfield (previously developed) land within the plan area. The brownfield register aims to provide publicly available information on all brownfield sites which the Local Authority considers are appropriate for residential development. The register will be used to monitor the government's commitment to the delivery of brownfield sites.

### *Sustainability Appraisal incorporating Strategic Environmental Assessment*

4.13 A Sustainability Appraisal (incorporating Strategic Environmental Assessment) is undertaken for all DPDs, and where required for SPDs. This ensures 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*

- 4.14 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 sets 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](#).

### **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 2019, a total of 21 parishes within, or partly within, the Chichester Local Plan area were subject to Neighbourhood Plan Area designations. Only two areas, North Mundham and Sidlesham, were designated during the period April 2018 to March 2019.

### **Neighbourhood Plans Progress**

- 5.6. Table 5 shows the progress of neighbourhood plans by parish and evidences any stages that were undertaken during the monitoring period (1 April 2018 to 31 March 2019) as well as significant milestones occurring before and after that

time. More detailed information on individual neighbourhood plans can be found on the [Council's website](#).

**Table 5: Neighbourhood plans progress**

<b>Parish</b>	<b>Key milestones</b>	<b>Date achieved</b>
Birdham	Made	July 2016
Bosham	Made	November 2016
Boxgrove	Pre-submission Consultation Submission Consultation	September-November 2017 April – June 2018
Chidham & Hambrook	Made	September 2016
Fishbourne	Made	March 2016
Kirdford	Made	July 2014
Loxwood	Made	July 2015
Selsey	Pre-submission Consultation Submission Consultation Examiner's report published	February – March 2017 February – March 2018 October 2018
Southbourne	Made	December 2015
Tangmere	Made	July 2016
Westbourne	Pre-submission Consultation Submission Consultation	February - April 2016 June – July 2017
Wisborough Green	Made	July 2016
<b>Other parishes with a Neighbourhood Plan Area designation</b>		
Chichester, East Wittering and Bracklesham, Hunston, Lynchmere, North Mundham, Plaistow and Ifold, Sidlesham, 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 2019. 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 Development Plan
- 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 Charging Schedule on 26 January 2016 which took effect from 1 February 2016. The money generated contributes to the funding of infrastructure to support growth within the Local Plan area (the South Downs National Park Authority has implemented its own CIL for the parts of the district within the SDNP). The CIL is applied as a charge per square metre of gross internal area (GIA) as set out in Table 6 below.

**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
* 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).	
* 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.	

6.2. 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.

6.3. 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.

6.4. The CIL Regulations require a proportion of CIL receipts to be handed to the local town or parish council in the area where CIL liable development takes place. The CIL share to be passed 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 Neighbourhood Development Plan has been made, the share of CIL share will be 25% (uncapped).

6.5. CIL collecting authorities (Chichester District Council) 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 2018 to 31 March 2019.

6.6. 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 2018/19 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 2018/19**

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	£4,016,475.59
4(b)	Total CIL expenditure for the reported year	£48,158.00
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	IBP/194 Enhancements to the Lavant Biodiversity Opportunity Area;  IBP/196 Brandy Hole Copse, provision of wheelchair accessible paths and floating islands on the ponds
4(c)(ii)	Amount of CIL expenditure on each item	IBP/194 £39,500;  IBP/196 £8,658.00
4(c)(iii)	Amount of CIL applied to repay money borrowed, including any	N/A



	interest, with details of the infrastructure items which that money was used to provide (wholly or in part)																																							
4(c)(iv)	<p>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.</p> <p>Incurred administrative costs</p> <table border="1"> <tr> <td>Exacom annual maintenance fee</td> <td>£5,714.50</td> </tr> <tr> <td>Cost of CIL staff administration including 50% on-costs</td> <td>£37,654.09</td> </tr> <tr> <td>CIL training</td> <td>£388.20</td> </tr> <tr> <td>Legal costs incurred to assist CIL collection</td> <td>£118.37</td> </tr> </table>	Exacom annual maintenance fee	£5,714.50	Cost of CIL staff administration including 50% on-costs	£37,654.09	CIL training	£388.20	Legal costs incurred to assist CIL collection	£118.37	£43,875.16 (1.1%)																														
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Legal costs incurred to assist CIL collection	£118.37																																							
4(ca)(i)	<p>Amount of CIL passed to any local council under Regulation 59A or 59B</p> <p>Period 1 April to 30 September 2018</p> <table border="1"> <tr> <td>Boxgrove</td> <td>£1,477.80</td> </tr> <tr> <td>Chichester City</td> <td>£25,118.23</td> </tr> <tr> <td>East Wittering &amp; Bracklesham</td> <td>£68,965.47</td> </tr> <tr> <td>Plaistow &amp; Ifold</td> <td>£4,260.00</td> </tr> <tr> <td>Selsey</td> <td>£2,907.63</td> </tr> <tr> <td>Southbourne</td> <td>£236,735.31</td> </tr> <tr> <td>West Wittering</td> <td>£12,799.14</td> </tr> <tr> <td>Chidham and Hambrook</td> <td>£30,194.04</td> </tr> <tr> <td>Birdham</td> <td>£25,000.00</td> </tr> <tr> <td>Tangmere</td> <td>£17,819.71</td> </tr> <tr> <td>Fishbourne</td> <td>£1,179.63</td> </tr> </table> <p>Period 1 October to 31 March 2019</p> <table border="1"> <tr> <td>Chichester City</td> <td>£39,276.59</td> </tr> <tr> <td>Boxgrove</td> <td>£15,000.00</td> </tr> <tr> <td>Chidham &amp; Hambrook</td> <td>£3,072.29</td> </tr> <tr> <td>East Wittering &amp; Bracklesham</td> <td>£2,819.45</td> </tr> <tr> <td>West Wittering</td> <td>£227.56</td> </tr> <tr> <td>Birdham</td> <td>£43,873.94</td> </tr> <tr> <td>Southbourne</td> <td>£165,546.84</td> </tr> <tr> <td>Westhampnett</td> <td>£43,300</td> </tr> </table> <p>Please note that £750.00 was passed to Westhampnett Parish Council on 9 May 2019, which related to an underpayment (caused by a software coding error), that the parish council should have received for the period 1 October 2017 to 31 March 2018. This will be recorded in next year's AMR</p>	Boxgrove	£1,477.80	Chichester City	£25,118.23	East Wittering & Bracklesham	£68,965.47	Plaistow & Ifold	£4,260.00	Selsey	£2,907.63	Southbourne	£236,735.31	West Wittering	£12,799.14	Chidham and Hambrook	£30,194.04	Birdham	£25,000.00	Tangmere	£17,819.71	Fishbourne	£1,179.63	Chichester City	£39,276.59	Boxgrove	£15,000.00	Chidham & Hambrook	£3,072.29	East Wittering & Bracklesham	£2,819.45	West Wittering	£227.56	Birdham	£43,873.94	Southbourne	£165,546.84	Westhampnett	£43,300	£739,573.63 Issued to Town/Parish Councils in respect of monies collected between 1 <sup>st</sup> April 2018 and 31 March 2019
Boxgrove	£1,477.80																																							
Chichester City	£25,118.23																																							
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Westhampnett	£43,300																																							
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	£0.00																																						

	regulation 59E, including: Total value of CIL receipts requested from each local council	
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	£3,271,388.73 Amount left after deductions have been made for CIL admin, and amounts handed to local councils. Includes interest earned
4(d)(ii)	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied	£2,563,104.51 Amount as of 1 April 2018 less project spend. Includes Interest earned
4(d)(iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	n/a
4(d)(iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year	n/a
4(e)	In relation to any infrastructure payments accepted by the District Council as charging authority) 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

6.7 New development often creates a need for additional infrastructure or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment. 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).

6.8 Between 1 April 2018 and 31 March 2019, a total of 125 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 £539,332. Further contributions were also obtained towards West Sussex County Council services and specific

obligations to enter into S278 agreements with Highways England to secure contributions towards improvements to the A27. Table 8 shows that the sum of £1,664,005 was secured for Highways England for A27 improvements during the monitoring period. The total sum of contributions secured for Highways England via S106 Agreements to date in relation to the A27 amounts to £4,582,599.57.

6.9 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. 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 2018-2019**

<b>To Chichester District Council</b>	<b>Number of planning permissions contributing</b>	<b>Payments Due</b>
Affordable Housing	5	£152,540
Chichester Harbour (on behalf of Bird Aware Solent)	55	£304,124
Pagham Harbour	18	£82,668
<b>CDC Total</b>		<b>£539,332</b>
<b>To WSCC</b>		
Cycle Improvements	2	£83,000
Footpath Improvements	1	£50,000
Highways Improvements	1	£10,000
Bus Services & RTP1 Boards	2	£416,000
TRO	1	£14,600
Education (The developer can elect to pay the contribution or build the facility on site)	1	£8,000,000
<b>WSCC Total</b>		<b>£8,573,600</b>
<b>To Highways England (Following completion of S278 agreement)</b>		
A27	5	£1,664,005

6.10 Table 9 shows the detailed breakdown of S106 financial contributions agreed for developments. The table excludes sites where a unilateral agreement was

signed only for payments towards mitigation of recreational disturbance for Chichester or Pagham Harbour.

**Table 9: S106 agreements signed with financial contributions and non-financial contributions secured 2018-2019**

Application number	Site	Development	Financial contribution to CDC	Financial contribution to WSCC	S278 to secure Financial Contribution to Highways England	Non - financial contribution
98/02043/OUT	Warrendell Adjacent To Centurion Way Off, Plainwood Close, Chichester, West Sussex	21 Residential Dwellings	Yes	No	No	Yes
14/04301/OUT	Land West Of Centurion Way And West Of Old Broyle Road, Chichester, West Sussex, PO19 3PH	Up to 750 Residential Dwellings, Retail, Employment & Education provision	Yes	Yes	Yes	Yes
15/03367/FUL	Land On The East Side Of Plaistow Road, Plaistow Road, Kirdford, West Sussex	54 Residential Dwellings	Yes	No	No	Yes
16/03791/OUT	Phase 2 Of The Westhampnett/North East Chichester SDL, Land North East Of Graylingwell Park, Chichester, West Sussex	Up to 200 Residential Dwellings	Yes	Yes	Yes	Yes
16/04132/OUT	Greenacre Nursery , Main Road, Chidham, PO18 8TP	10 Residential Dwellings	Yes	No	No	Yes
17/01287/FUL	49-51 Fishbourne Road East, Chichester, West Sussex, PO19 3HZ	37 Residential Dwellings	Yes	No	No	Yes
17/02581/FUL	Land West Of Maddoxwood	10 Residential	Yes	Yes	No	Yes

	Cottage , Lavant Road, Chichester, PO19 5RD	Dwellings				
17/03117/FUL	Land West Of, Frederick Road, Chichester, West Sussex	25 Residential Dwellings	Yes	Yes	Yes	Yes
17/03148/FUL	Land North Of Highgrove Farm, Main Road, Bosham, West Sussex	50 Residential Dwellings	Yes	No	Yes	Yes
18/00696/FUL	Land West Of Abbots Close, Priors Acre, Boxgrove, West Sussex	22 Residential dwellings	Yes	No	No	Yes
18/00753/OUT	South Downs Holiday Village, Bracklesham Lane, Bracklesham Bay, Chichester, West Sussex, PO20 8JE	Up to 85 Residential Dwellings	Yes	Yes	Yes	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 25 and 26 provides details regarding the expectations of LPAs to co-operate on strategic issues and highlights the benefits of joint working, whilst paragraph 27 sets out what is required to demonstrate on-going joint working.
- 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. The Council engaged extensively with West Sussex County Council, SDNP Authority, neighbouring local authorities, statutory bodies including Environment Agency, Natural England and Highways England as well as key infrastructure providers during the preparation of the current adopted Local Plan and continues to engage with these groups throughout the Local Plan Review process.
- 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.

### *Solent Recreation Mitigation Partnership (also known as Bird Aware Solent)*

- 7.7. 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 into a partnership with the other local planning authorities around the Solent to deliver a strategic mitigation package.

7.8. The Solent Recreation Mitigation Strategy was endorsed by the Partnership in December 2017 and aims to prevent bird disturbance from recreational activities through a series of management measures. In particular, the Strategy proposes:

- 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.

7.9. Implementation of these measures and monitoring of their effectiveness is 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.

7.10. The Bird Aware Solent project was awarded the RTPi South East Award for Planning Excellence in November 2018. The long term strategy was commended for resulting in the successful protection of overwintering birds whilst allowing continued residential development and open access to the coastline for visitors.

### *Coastal West Sussex*

7.11. Coastal West Sussex is a public/private sector partnership that has 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, and for initiating and assisting the delivery of collaborative projects in the Coastal West Sussex. Strategic planning is the remit of the Coastal West Sussex and Greater Brighton Strategic Planning Board and is detailed at 3.7 to 3.12 above.



7.12. As part of the Chichester Local Plan Review, the Council carried out joint work with Coastal West Sussex authorities on matters such as gypsy and traveller needs.

*Other Collaborative Working Projects*

7.13. Joint working has also been taking place on cross boundary issues with local planning authorities outside of the Coastal West Sussex and Greater Brighton area issues, including discussions with Havant Borough Council, particularly in relation to strategic transport and wastewater issues and working with the wider Partnership for South Hampshire (PfSH) in relation to nitrates.

7.14. Chichester and Arun District Councils have put in place a Strategic Scheme of Access Management and Mitigation or SAMM for Pagham Harbour SPA. It is similar in principle to the Bird Aware Scheme in that it is funded in-perpetuity through s106 contributions and is delivered through wardening within the SPA, through the RSPB as site managers, as well as a wider programme of education and awareness-raising.

7.15. There is also ongoing collaboration with other statutory bodies including Highways England, the Environment Agency, Natural England, Historic England, Southern Water and the Chichester Harbour Conservancy. This includes regular meetings such as the Chichester Water Quality Group.

## 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 2018-19 totalled 22,775.8 sq.m (gross) or 20,101.8 sq.m (net). The majority of the new floorspace was provided for B1 Mixed Uses, with completions at Portfield Quarry (Glenmore Business Park) totalling 9,967 sq.m (net) additional floorspace. Overall a total of 93,980.1 sq.m gross (60,834.8sq.m net) has been completed in the Local Plan area over the period 2012-2019. It should be noted that the data from WSCC records economic activity on existing and newly developed employment sites and excludes data on losses of employment sites to other uses.

**Table 10: Employment floorspace developed by type 2012-2019 (Source: WSCC)**

#### Gross floorspace completions (sq.m)

	B1a: Offices	B1b: Research & Development	B1c: Light Industry	B1: Mixed Uses	B2: General Industry	B8: Storage & Distribution	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
2017-18	6120.3	0	243	0	1,276	21,777	29,416.3
2018-19	2704.3	0	5282	9,967	2,137	2,685.5	22,775.8
Total 2012-2019	10,448.6	150	11,748	23,369	8,467	39,797.5	93,980.1

### Net floorspace completions (sq.m)

	B1a: Offices	B1b: Research & Development	B1c: Light Industry	B1: Mixed Uses	B2: General Industry	B8: Storage & Distribution	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
2017-18	5,238.5	0	243	0	1276	172	6,929.5
2018-19	1,942.3	0	5,030	9,967	447	2,685.5	20,101.8
Total 2012- 2019	8,170.8	0	7,294	23,369	4,298	17,672.5	60,834.8

#### *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 slightly under 25 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, development at Glenmore Business Park progressed, with 43 units completed 2018-2019. In Ellis Square, Selsey, 680 sq. m of B1 Office space has also been completed.

**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)
<b>Employment allocations carried forward from Chichester District Local Plan 1999</b>				
Portfield Quarry (Glenmore Business Park) <sup>1</sup>	Land included in Local Plan Policy 16 - Shopwyke Strategic Development Location. At start of Local Plan period, site already had outline planning permission for 17,468 sq.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. Construction now underway with 4,569 sq.m completed but unoccupied. 17/00975/FUL granted July 2017 comprising full planning permission for 5,398 sq.m floorspace for B1/B2/B8 uses (0.9ha). Full 5,398 sq.m completed but unoccupied.	1.16
Ellis Square, Selsey	Remaining undeveloped area. Site has outline planning permission (00/00837/OUT) part implemented for B1 mixed uses.	2.2	17/03005/FUL permitted Dec 2017 on part of allocated site (0.58 ha) for secure parking compound, temporary storage building, and new vehicular access from Ellis Square. Development not yet started. 17/02137/FUL permitted Sept 17 for B1 office	1.96

<sup>1</sup> 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)
			building, access, car parking and landscaping (0.24ha). Development completed but unoccupied.	
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 ancillary trade counter use). Development not yet started.	0.23
<b>Total</b>		<b>8.33</b>		<b>5.05</b>
<b>New employment land allocated in Chichester Local Plan: Key Policies 2014-2029</b>				
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)	New land allocated in addition to 1.7 hectares carried forward from Chichester District Local Plan 1999. Suitable for B1-B8	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	1.0

Location	Comments	Site area (hectares)	Development progress	Remaining area not yet developed (hectares)
(Policy 19)	uses.		September 2016 for 4,013sq.m flexible B1(c) and/or B8 uses with ancillary office space (16/02035/FUL). Development complete but not occupied.	
<b>Total</b>		<b>8.8</b>		<b>7.0</b>
<b>Employment allocations proposed in Site Allocation DPD</b>				
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 allocation forms part of site identified in Southern Gateway Masterplan as suitable for up to 7,200 sq.m B1 office space).	1.07	Site currently vacant, but no planning applications yet submitted.	1.07
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 completed.	0
Fuel Depot Site, Bognor Road, Chichester	Proposed for B1, B2 and B8 employment uses on 3.8 ha within overall site area of 4.8 ha	3.8	Hybrid permission (14/04284/OUT) granted July 2016 for allocated site (3.8 ha) including outline permission for B2/B8/ Trade uses	3.8

<b>Location</b>	<b>Comments</b>	<b>Site area (hectares)</b>	<b>Development progress</b>	<b>Remaining area not yet developed (hectares)</b>
(Policy CC8)	(allowing remaining 1 ha to be developed for waste uses as identified in West Sussex Waste Local Plan 2014).		(7,830sq.m) and 2 ancillary roadside catering units (420sq.m), and detailed permission for a discount food retail unit (2,431sq.m). Development not yet started.	
Springfield Park (adjacent to Fuel Depot) (Policy CC9)	Proposed for B1, B2 and B8 employment uses.	2.2	Outline planning application (18/01365/OUT) for redevelopment of site for 9,240 sq.m B1/B2/B8 permitted February 2019.	2.2
<b>Total</b>		<b>7.49</b>		<b>7.07</b>
<b>Grand Total</b>		<b>24.62</b>		<b>19.12</b>

**Key Indicator: E2**

Amount of large scale glasshouse developments permitted

8.6 In the monitoring year, the Council received two planning applications in relation to horticultural development for glasshouses. The first application was by a horticultural nursery for the erection of a glasshouse within the Sidlesham Horticultural Development Area. The site area was 0.4 hectares and the consent was granted on 22<sup>nd</sup> June 2018. The second application was by a large horticultural food producer already located within the Runcton Horticultural Development Area where the applicant sought an extension to an existing horticultural packhouse. The application was for 0.75 hectares of floorspace for a packing area, together with loading bays in addition to the existing site area of approximately 3 hectares. Permission was granted on the 21 December 2018.

**Key Indicator: E3**

Percentage of 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 June, September and December 2018 and in March 2019. The results were as follows:

**Table 12: Primary and Secondary Shopping Frontages non-shopping uses in Chichester**

<b>Survey Month</b>	<b>% Primary Shopping Frontage in non-shopping uses</b>	<b>% Secondary Shopping Frontage in non-shopping uses</b>	<b>% Increase or Decrease in Primary Frontage non-shopping uses</b>	<b>% Increase or Decrease in Secondary Frontage non-shopping uses</b>
June 2018	25.52	53.52	+0.94	-0.4
September 2018	25.59	54.01	+0.07	+0.49
December 2018	25.43	53.97	-0.16	-0.04
March 2019	25.43	53.38	0	-0.59



8.9 The monitoring results in Table 12 show that the percentage of 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. Whilst the percentage of primary shopping frontages in non-shopping uses slightly exceeded the 25% limit specified by the Local Plan policy 27, the Monitoring Framework triggers a review of policy when either target is exceeded by 10%.

## Housing and Neighbourhoods

### Key Indicator: H1

New homes built each year (net)

8.10 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.

8.11 Housing completions in the Chichester Local Plan area over the year to 31 March 2019 totalled the equivalent of 654 net dwellings as shown in Table 13. In accordance with national planning guidance, this figure includes a small allowance for new communal housing built for students and older persons. This figure is above the Local Plan requirement and is the fourth successive year that housing completions have exceeded the Plan housing target. The average rate of housing delivery since 1 April 2012 is now only marginally below the Local Plan requirement, with a cumulative housing delivery shortfall of just 28 net dwellings.

**Table 13: Net additional dwellings completed 2012-2019 (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
2017/18	435	557	+118
2018/19	435	<b>654</b>	+219
Total 2012-2019	3,045	3,017	-28
Average per year	435	431	-4

- 8.12 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 four 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 year.
- 8.13 The NPPF sets a requirement to maintain a five year supply of deliverable housing sites. The Five Year Housing Land Supply as at 1<sup>st</sup> April 2019 was published at the start of December and identifies a surplus of net dwellings to meet the requirement of the adopted Local Plan equivalent to 5.5 years of housing supply.

**Key Indicator: H2**

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

- 8.14 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 14 shows housing completions on strategic sites to date against the indicative phasing shown in Table 7.2 in the Local Plan. In total since 1 April 2012, a total of 495 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.
- 8.15 However, as shown in Table 15, considerable progress is being made towards future housing delivery on the majority of the strategic sites. Of the SDLs, development of 398 dwellings is under construction at Shopwyke Lakes, with the remainder of the allocation of 500 dwellings having outline permission. Following Local Plan adoption, outline permission for a further 85 dwellings was granted, totalling 585 dwellings on site. Development of 300 dwellings has commenced between Stane Street and Madgwick Lane, Westhampnett; the first phase of development at Westhampnett/North East Chichester. At West of Chichester, outline planning permission for the first phase of development (750 dwellings) was permitted under application number 14/04301/OUT in April 2018. Approval of reserved matters in respect of appearance, landscaping, layout and scale including consent being sought for primary road, primary surface drainage and primary utilities routing and SANGs land incorporating Western Green Link, Central Green Link and Country Park was granted in Dec 2018 (ref: 18/01587/REM). Reserved matters for 73 dwellings were permitted in October

2019 (ref: 19/01134/REM) with further reserved matters for 91 dwellings being permitted in November 2019 (ref: 19/01531/REM). The Council is working with the landowners and developers to facilitate the Tangmere strategic site in accordance with Local Plan and neighbourhood plan policies. As part of this, the Council has now selected a development partner and is progressing a Compulsory Purchase Order (CPO) to ensure delivery of the development.

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

**Table 14: Net housing completions on strategic sites to 31 March 2019**

<b>Location</b>	<b>Local Plan policy</b>	<b>No. of homes planned to 2029</b>	<b>Net housing completions 2018/19</b>	<b>Total net completions since 1 April 2012</b>	<b>Remaining housing yet to be delivered</b>
<b>SDLs</b>					
West of Chichester	Policy 15	1,250	0	0	1,250
Shopwyke	Policy 16	500	66	144	356
Westhampnett/ North East Chichester	Policy 17	500	2	2	498
Tangmere	Policy 18	1,000	0	0	1,000
SDL total		3,250	68	146	3,104
<b>Settlement Hubs</b>					
Southbourne (village)	Policy 20	300	87	120	180
Selsey	Policy 23	150	3	110	40 <sup>1</sup>
East Wittering/ Bracklesham	Policy 24	180	43	119	61
Settlement Hubs total		630	133	349	281
<b>Total</b>		<b>3,880</b>	<b>201</b>	<b>495</b>	<b>3,385</b>
<sup>1</sup> Previously covered by lapsed outline permission for 139 dwellings. Permission for 193 dwellings granted on site post 31 March 19.					

**Table 15: Progress towards future housing delivery**

<b>Location</b>	<b>Planning permission under construction</b>	<b>Detailed planning permission not yet started</b>	<b>Outline planning permission granted or agreed subject to S106</b>	<b>Outstanding housing requirement not yet permitted</b>
<b>SDLs</b>				
West of Chichester	0	0	750	500
Shopwyke	398	0	187 <sup>1</sup>	0
Westhampnett/ North East Chichester	300	0	200	0
Tangmere	0	0	0	1,000
SDL total	698	0	1,137	1,500
<b>Settlement Hubs</b>				
Southbourne (village)	180	0	0	0
Selsey	0	0	0	40 <sup>2</sup>
East Wittering/ Bracklesham	61	0	0	0
Settlement Hubs total	241	0	0	40
<b>Total</b>	<b>1,609</b>	<b>0</b>	<b>1,137</b>	<b>1,540</b>
<p><sup>1</sup> Includes outline planning permission for 85 additional dwellings bringing the total planning housing at Shopwyke SDL to 585 dwellings. The additional 85 dwellings are also counted towards the parish requirement for Chichester under Indicator H3.</p> <p><sup>2</sup> Previously covered by lapsed outline permission for 139 dwellings. Permission for 193 dwellings granted on site post 31 March 19.</p>				

**Key Indicator: H3**

New homes built each year (net) by Parish

8.17 Table 16 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 2019, a total of 314 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 882 net dwellings, with a total of 212 dwellings remaining to be delivered<sup>2</sup>.

8.18 As shown in Table 17, a further 251 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 (adopted in January 2019) identifies sites to meet the outstanding requirement in Bosham, Hunston and Plaistow & Ifold parishes. However, no suitable site has yet been identified to meet the Local Plan requirement for 10 dwellings in Lynchmere parish.

**Table 16: Parish net housing completions to 31 March 2019**

<b>Parish</b>	<b>Number of homes planned to 2029</b>	<b>Net housing completions 2018/19</b>	<b>Total net completions since 1 April 2012</b>	<b>Remaining parish housing yet to be delivered</b>
<b><i>East-West Corridor</i></b>				
Bosham	50	6	10	40
Boxgrove	25	1	4	21
Chichester city	235 <sup>1</sup>	142	243	0
Chidham & Hambrook	25	19	111	0
Fishbourne	50	3	53	0
Southbourne (excl village)	50	46	62	0
Westbourne	25	3	20	5
E-W Corridor total	460	220	503	66
<b><i>Manhood Peninsula</i></b>				
Birdham	50	5	37	13
Donnington	50	23	139	0
Hunston	25	4	23	2
North Mundham	25	3	52	0
West Wittering	50	-1	50	0
Manhood Peninsula total	200	34	301	15
<b><i>Plan Area (North)</i></b>				
Kirdford	60	1	1	59
Loxwood	60	35	45	15
Lynchmere	10	0	0	10
Plaistow & Ifold	10	13	19	0

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

Wisborough Green	60	11	13	47
Plan Area (North) total	200	60	78	131
Parish housing total	860	314	882	212
<sup>1</sup> 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 17: 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
<b><i>East-West Corridor</i></b>					
Bosham	4	15	0	50	69
Boxgrove	24	6	0	7	37
Chichester city	105	311	218	0	634
Chidham & Hambrook	12	34	0	0	46
Fishbourne	8	10	0	15	33
Southbourne (excl village)	22	38	0	0	60
Westbourne	2	4	0	12	18
E-W Corridor total	177	418	218	84	897
<b>Manhood Peninsula</b>					
Birdham	30	30	0	0	60
Donnington	0	2	0	0	2
Hunston	0	9	0	7	16
North Mundham	1	3	0	0	4
West Wittering	10	19	1	0	30
Manhood Peninsula total	41	63	1	7	112

<b>Plan Area (North)</b>					
Kirdford	0	0	0	60	60
Loxwood	3	7	0	17	27
Lynchmere	1	0	0	0	1
Plaistow & Ifold	6	8	4	10	28
Wisborough Green	23	23	0	11	57
Plan Area (North) total	33	38	4	98	173
Parish housing total	251	519	223	189	1,182

**Key Indicator: H4**

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

8.19 The Chichester Local Plan housing provision figure included 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 18 shows that actual recorded net completions on sites of less than 6 dwellings since 1 April 2012 have averaged 60 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 18: Net dwellings completed on sites of less than 6 dwellings 2012-2019 (Source: CDC/WSCC)**

	<b>East-West Corridor</b>	<b>Manhood Peninsula</b>	<b>North of Plan Area</b>	<b>Plan Area total</b>
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
2017/18	41	22	1	64
2018/19	42	14	15	71
Total 2012-2019	268	110	43	421
Average per year	38	16	6	60

**Key Indicator: H5**

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

8.20 Tables 19 and 20 show gross and net affordable housing completions in the Local Plan area as reported by West Sussex County Council (WSSCC). During 2018-2019, affordable housing completions totalled 145 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).

8.21 With no completions on rural exception sites during the year, the net total of 145 affordable dwellings delivered in 2018/19 represents around 24% of total net completions which is below the Local Plan target. However, in the Local Plan period to date since 1 April 2012, a net total of 830 affordable dwellings have been built representing around 30% of all net dwellings completed.

**Table 19: Gross affordable housing completions as a percentage of total housing completions 2012-2019 (Source: WSSCC)**

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%



Monitoring year	Total completions (gross)	Affordable housing completions (gross)	Affordable housing completions excluding rural exception sites (gross)	Percentage (%)
2015/16	541	171	156	28.8%
2016/17	484	157	157	32.4%
2017/18	607	173	173	28.5%
2018/19	640	145	145	22.66%
Total 2012-2019	3303	985	992	29.82%

**Table 20: Net affordable housing completions as a percentage of total housing completions 2012-2019 (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%
2017/18	557	167	167	29.98%
2018/19	597	145	145	24.29%
Total 2012-2019	2960	892	830	30.14%

8.22 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. A new Housing Strategy is currently being developed and the current targets will be reviewed accordingly.

8.23 Table 21 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 that the registered providers give as handover dates. 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 21: Affordable housing completions 2012-2019 (Source: CDC Housing Delivery Team)**

<b>Gross affordable housing completions</b>	<b>Delivered on market sites (Section 106 agreements)</b>	<b>Rural exception sites</b>	<b>Additional affordable housing</b>	<b>Total affordable housing (gross)</b>
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
2017-18	144	0	21	165
2018-19	151	0	46	171
<b>Total 2012-2018</b>	<b>656</b>	<b>58</b>	<b>192</b>	<b>906</b>

8.24 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 Shopwyke Lakes, Stoney Lodge North Mundham, Meadow Way Tangmere, Loveders Farm Southbourne, Loxwood Nursery and Flatt Farm Chidham.

*Tenure mix of affordable housing*

8.25 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.

8.26 Table 22 shows that in the monitoring year to 31 March 2019, 67% of affordable housing completions were affordable rented with 33% intermediate housing (mostly shared ownership). This tenure split reflects the Council's target quite closely. Affordable housing needs have been reviewed in the Council's Housing and Economic Development Needs Assessment (HEDNA). In future, the proportion of intermediate housing may increase marginally due to the July 2018 NPPF expectation that at least 10% of homes on major development sites are available for affordable home ownership.

**Table 22: Tenure mix of affordable housing completions 2018-2019 (Source: CDC Housing Delivery Team)**

	<b>Affordable/ social rented</b>	<b>Intermediate housing</b>	<b>Total</b>
Affordable housing mix - SHMA policy target	70%	30%	100%
Affordable housing completions 2018/19 (gross)	114	57	171
% of total affordable housing completed	66%	33%	100%

**Key Indicator: H6**

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

8.27 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. 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.

8.28 During the monitoring period, 2 sites were granted permanent planning permission for 2 Gypsy and traveller pitches. A total of 60 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

2019 (end date of this monitoring period). It should be noted that since March 2019, a further 8 pitches have been granted permanent planning permission.

**Table 23: Net additional Gypsy and traveller pitches**

Pitches granted permanent planning permission in monitoring period	2
Existing pitches lost as a result of development or closure in monitoring period	0
Net additional pitches in monitoring period	2
Total number pitches granted permanent planning permission between September 2012 and March 2019	60

8.29 No sites were granted permanent planning permission for travelling showpeople plots in the monitoring period. A total of 17 travelling showpeople plots have been granted permanent planning permission in the Plan area between September 2012 (which is the base date of the GTAA) and 31 March 2019 (end date of this monitoring period).

**Table 24: Net additional travelling showpeople plots**

Plots granted permanent planning permission in monitoring period	0
Existing plots lost as a result of development or closure in monitoring period	0
Net additional plots in monitoring period	0
Total number plots granted permanent planning permission between September 2012 and March 2019	17

## Environment

8.30 The data for the key indicators EN1 and EN6 covers the whole of Chichester District, including the SDNP where indicated. 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.

8.31 The Natural Environment and Rural Communities Act 2006 aims to make biodiversity a consideration in policy and decision making processes. This is

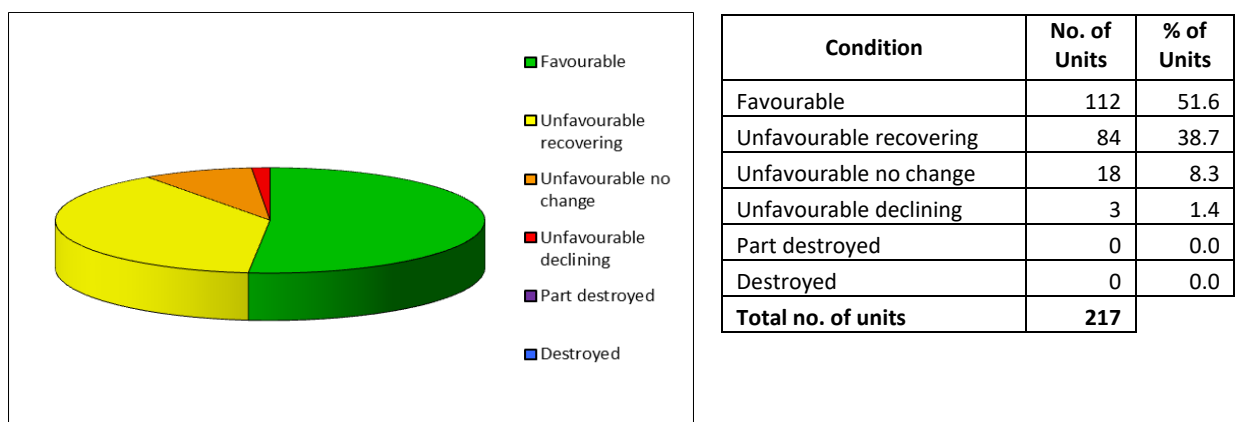
reinforced in the NPPF, which sets out that the planning system has an environmental role to play that is fundamental to achieving sustainable development.

8.32 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.

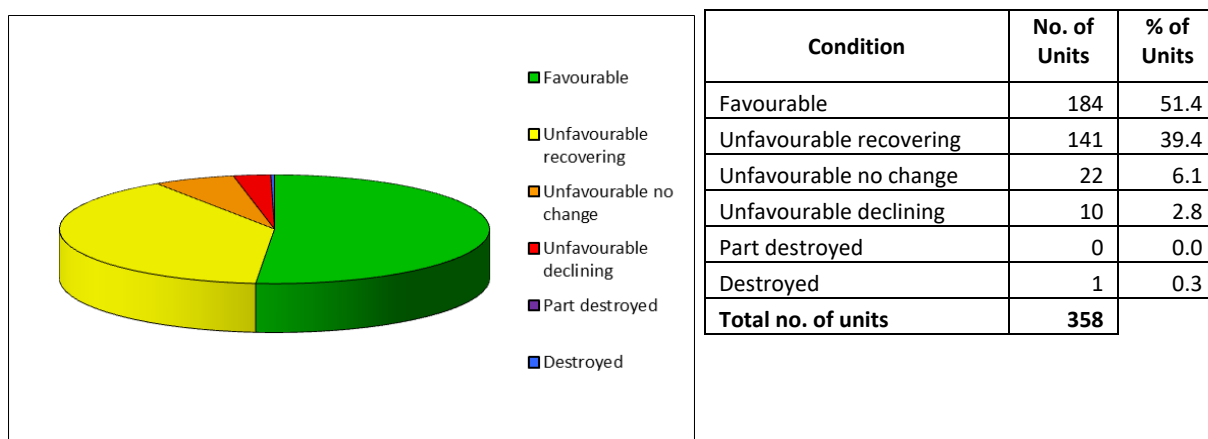
8.33 The Sussex Biodiversity Record Centre (SBRC) provides information on the condition of Sites of Special Scientific Interest (SSSI) based on condition assessment undertaken by Natural England. Figures 1 and 2 show the condition of SSSI units in Chichester District (including the SDNP) and West Sussex as a whole.

8.34 In Chichester District, 51.6% of SSSI units are considered to be in a favourable condition, which is similar to the overall County figure of 51.4%. Of the SSSI units in the District assessed as being in unfavourable condition, 84 are categorised as recovering against only 3 assessed to be declining, with 18 units showing no change. Parts of the Chichester Harbour SSSI were reclassified from unfavourable recovering to unfavourable no change in February 2019. Overall 90.3% of the SSSI area is in favourable or recovering condition, falling slightly short of achieving the Natural England target of 95%. The District Council is working closely with Natural England and other partners including the Chichester Water Quality Group to determine the best way to address this, both through planning policy and when considering planning applications.

**Figure 1: Chichester District SSSI Unit Condition (Source: SBRC)**



**Figure 2: West Sussex SSSI Unit Condition (Source: SBRC)**



**Key Indicator: EN2**

Preparation of Green Infrastructure Strategy by 2014

8.35 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.”

8.36 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.

8.37 The overarching Green Infrastructure Delivery Document is available on the [Council's website](#) 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 and Langstone Harbours SPA/Solent Maritime SAC, Pagham Harbour SPA and Medmerry compensatory habitat.

8.38 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 the habitats that support them and consider whether development may have a 'likely significant effect' on the Harbours.

8.39 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 and Langstone Harbours SPA*

8.40 As part of the Bird Aware Initiative evidence was collected from a series of car park 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. The survey was repeated in Winter 2018/19, using the same methodology and survey routes.

8.41 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. In 2016/17 an average of 139 vehicles was counted per survey event, which equated to 0.16 vehicles per parking space. In winter 2018/19 the average number of vehicles counted per survey event increased to 267.5, or 0.30 vehicles per parking space.

8.42 The car park surveys also included vantage point surveys which looked at the number of people on the coast at 6 of the 18 car parks on route 6, and what activities they were undertaking. The main activities recorded were walking and dog walking (69% of observed activity in 16/17, and 72% in 18/19).

8.43 The second survey shows a considerable increase over the baseline year of 16/17 with a 92% in the mean count per survey event. However, it should be

noted that the count on 24/02/19 was much higher than any other survey (1,283 vehicles counted), though this may be explained by this date falling at the end of half term when higher than average temperatures for this time of year were being enjoyed. Excluding this event, the average from the other 11 surveys is 175 vehicles per survey event. This is still a 26% increase from 16/17. With only two surveys so far, a long term trend is still to emerge. The surveys will be re-run using the same routes in Winter 2020/21.

8.44 In the winter of 2017/18 Bird Aware undertook visitor surveys at 10 coastal locations across the Solent. At each location a tally of visitors was kept and interviews conducted with a sample of visitors. West Itchenor was the one survey location in Chichester District.

8.45 For West Itchenor, 91 groups were recorded, comprising 169 people and 50 dogs, making the site the 5<sup>th</sup> busiest of the 10 surveyed. From the 91 groups, 30 were interviewed: 14 (47%) were dog walking and 12 (40%) walking, a lower proportion of dog walking than the Solent-wide average split of 66% dog-walkers and 21% walkers. West Itchenor also had a markedly lower proportion of visitors arriving on foot (27%) than other Solent sites and a correspondingly higher percentage arriving by car (73%). This pattern was reflected in the home postcode data collected which showed a greater spread of distances travelled (1-17km) to visit the site than all but one other of the sites surveyed. Most of the other eight surveys points showed visitors coming from a 0-6km range.

8.46 For West Itchenor, only 40% of the interviewed visitors were frequent visitors, much lower than the Solent-wide average of 71%. A pattern emerges that visits to West Itchenor tend to come further (but still within the District), come by car, visit less frequently than visitors on foot and walk a longer route (3-6km) once at the Harbour. This in turn, suggests that increased population at the settlement hubs would in turn, without mitigation, tend to increase visitors at the harbour.

8.47 The visitor survey gives a baseline level of data for the Bird Aware project. The survey is due to be repeated at the same 10 survey locations in the winter of 19/20 and at intervals thereafter. Over time, a trend will emerge and be reported on in future AMRs.

#### *Pagham Harbour SPA and Medmerry*

8.48 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, implementation is only due



to start in winter 2018/19 and currently no monitoring for the area has been completed within the monitoring period.

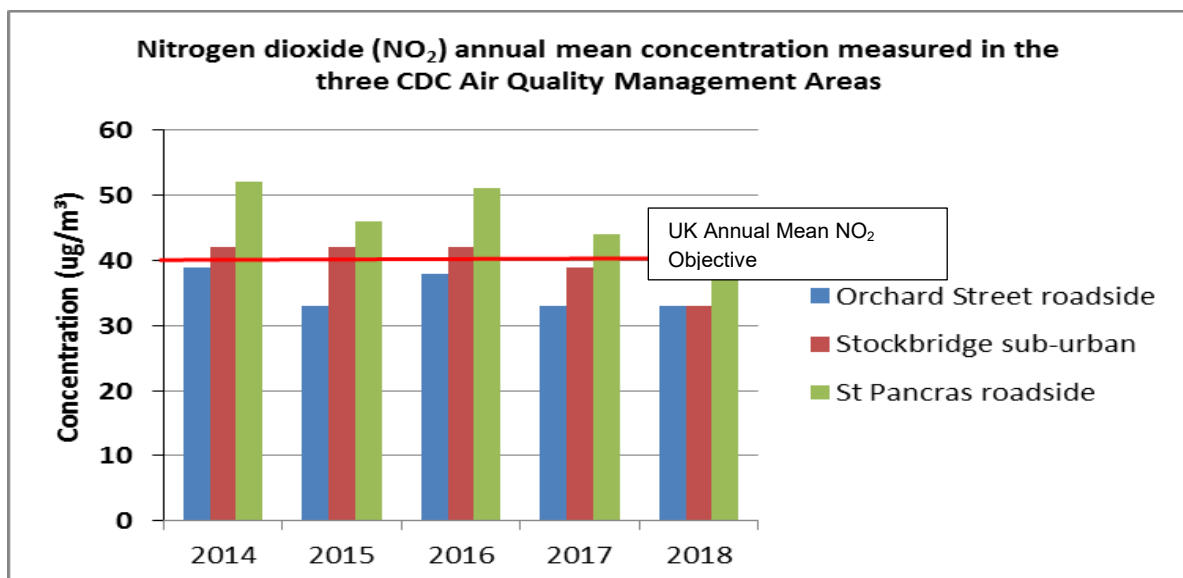
**Key Indicator: EN4**

Air Quality Management Areas Nitrogen Dioxide levels

8.49 Air Quality Management Areas (AQMAs) 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.

8.50 Figure 3 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  $33\mu\text{g}/\text{m}^3$ ,  $39\mu\text{g}/\text{m}^3$  and  $44\mu\text{g}/\text{m}^3$ , respectively, in 2017. In 2018 the annual mean concentration was  $33\mu\text{g}/\text{m}^3$ ,  $33\mu\text{g}/\text{m}^3$ , and  $45\mu\text{g}/\text{m}^3$ . This shows that levels have stayed the same or decreased in two of the AQMAs and increased slightly within one AQMA (ie stayed the same within Orchard Street, reduced by  $6\mu\text{g}/\text{m}^3$  within Stockbridge and increased by  $1\mu\text{g}/\text{m}^3$  within St Pancras). It is noted that in 2018 the air quality limit for nitrogen dioxide within the St Pancras AQMA was above the UK annual mean nitrogen dioxide objective level.

**Figure 3: Nitrogen dioxide levels in the air quality management areas**



**Key Indicator: EN5**

**Conservation Areas with Character Appraisals**

- 8.51 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.
- 8.52 This key indicator seeks to review three CACAs per year during an eight year rolling programme. As part of a programme to update all the districts Conservation Area appraisals, the CACA for Fishbourne, published in March 2007, has been reviewed and updated. The review of the Conservation Area included an examination of the existing boundaries of the Conservation Area to consider the potential for other areas to be included and, if appropriate, where existing areas should be excluded. A public consultation on the revised character appraisal document, proposing changes to the Conservation Area boundary and proposals for additional planning controls through the use of Article 4 Direction to protect the area's character, was carried out between 16 June and 28 July 2017. The Fishbourne CACA review was subsequently approved by Cabinet in May 2018 although the Article 4 Direction has yet to be made. The Chichester CACA review, following a final consultation, was approved by Cabinet in September 2016 and the Article 4 Direction was confirmed on 20 September 2018. The Selsey CACA review has been finalised and with the addition of a new conservation area at 'Old Selsey', was approved by Cabinet in September 2017. The Article 4 Direction is yet to be made.

**Key Indicator: EN6**

**Carbon dioxide emissions - total and by sector per capita**

- 8.53 Table 25 below provides a breakdown of CO<sub>2</sub> emissions across the whole of Chichester District, including the SDNP.
- 8.54 The Department for Business, Energy and Industrial Strategy published figures for carbon emissions for local authorities for 2017 in June 2019. There is a two year time lag in terms of the Department for Business, Energy and Industrial Strategy reporting carbon emissions data. The most recent publication shows the per capita local CO<sub>2</sub> emission estimates in the industry and commercial, domestic and transport sectors for the years 2005 to 2017. Of particular note is the trend in falling domestic carbon emissions and rising transport emissions over the period. However, the overall totals show that whilst carbon emission

levels rose slightly between 2014 and 2015, there has been an overall decline in carbon emissions in Chichester District since 2015.

**Table 25: Carbon emissions estimate (kilotonnes CO<sub>2</sub>) (Source: Department for Business, Energy and Industrial Strategy)**

Year	Industry and Commercial	Domestic	Transport	LULUCF*	Total
2014	269.7	245.3	300.5	-117.8	697.7
2015	287.8	236.1	309.0	-120.6	712.3
2016	267.1	223.8	319.0	-119.5	690.4
2017	259.4	207.8	318.3	-121.5	664.0

*\*Land use, land use change and forestry (this includes removals of carbon dioxide from the atmosphere, so that net emissions from this sector can sometimes be negative)*

### Strategic Infrastructure

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

**Key Indicator: S1**

Number of planning applications approved contrary to advice given by the Environment Agency on flood risk issues.

8.56 In the monitoring year, any initial objections made by the Environment Agency were addressed through Flood Risk Assessments and/or incorporating their recommended conditions into planning decisions. 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.

**Key Indicator: S2**

Number of planning applications approved contrary to advice given by the Environment Agency on water quality issues.

8.57 In the monitoring year, objections made by the Environment Agency were usually addressed through incorporating their recommended conditions into planning decisions. However, The Council granted permission on one application for the discharge of conditions contrary to the advice of the Environment Agency and details of this application are detailed below.

**Table 26: Planning applications where the EA has objected on water quality grounds**

Application Number and Location	Description	EA Objection Reason	Council Decision
<p>19/00223/DOC</p> <p>Leggatts Farm, Old Park Lane, Fishbourne</p>	<p>Discharge of Conditions 3&amp;4 of Planning Permission 18/02473/FUL</p>	<p>In March 2019, the EA notified CDC that they were unable to recommend the discharge of condition 3 on the grounds that details of the pollution prevention measures had not been provided.</p>	<p>Details as per the site layout plan, received and held on file were considered acceptable in regard to the development permitted. An increase of impermeable surfacing was not proposed by the application and therefore the current drainage practices were considered acceptable. The submitted details were approved and condition 3 discharged in so far as the need to submit information to the Local Planning Authority and subject to the development being carried out in accordance with the approved details.</p> <p>Discharge date: 21<sup>st</sup> March 2019.</p>

## **9. Appendix**

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

The following section sets out monitoring information as provided by Parish Councils.

**Monitoring Report  
Made Neighbourhood Plans (1 April 2018 to 31 March 2019)  
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 2018 to 31 March 2019 significant events occurring since 31 March 2019 are also noted.

**Background**

The neighbourhood plan area for Birdham covers the whole of the Parish of Birdham.

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**

<b>Objectives</b>	<b>Policies</b>
<b>HERITAGE</b>	
<b>Protection &amp; Enhancement</b> Protect and enhance the Parish’s heritage for the benefit of tourists, existing residents and education of future generations.	<b>1 - 2</b>
<b>ENVIRONMENT</b>	
<b>Conservation &amp; Enhancement</b> Conserve and enhance important ecological sites and links, including hedgerows, ditches and key species in these habitats.	<b>3 - 6</b>

<b>COMMUNITY &amp; LEISURE</b>	
<p><b>Preservation &amp; Enhancement</b> 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'.</p>	<b>7 - 8</b>
<b>TRANSPORT</b>	
<p><b>Infrastructure</b> Improve existing sustainable transport connections to and within the Parish, including public transport and access across major roads.</p>	<b>9</b>
<p><b>Road, Pedestrian &amp; Cycle Safety</b> 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.</p>	<b>10 - 11</b>
<b>HOUSING</b>	
<p><b>Housing Development</b> Accommodate sustainable housing development in accordance with the Chichester Local Plan and ensure that the development of sites is appropriate for this rural location.</p>	<b>12 - 15</b>
<p><b>Housing Density &amp; Design</b> 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.</p>	<b>16</b>
<p><b>Housing Need</b> Ensure that the mix of housing types and supply of social and affordable housing meets the needs of the Parish.</p>	<b>17</b>
<b>DRAINAGE</b>	
<p><b>Surface Water</b> 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.</p>	<b>18 - 20</b>
<p><b>Waste Water</b> 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.</p>	<b>21</b>
<b>BUSINESS/LOCAL ECONOMY</b>	
<p><b>Development &amp; Growth</b> 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.</p>	<b>22 - 23</b>
<p><b>Business Infrastructure</b> Improve mobile phone signals and provision of high speed broadband.</p>	<b>24</b>

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

## **Evaluation**

### **Heritage**

#### Policy 1 - Heritage Assets & Their Setting

The Manhood Wildlife and Heritage Group, together with the Chairman of the Parish Council, have designed, and printed leaflets which detail an interesting walk through the Parish.

#### 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.

### **Environment**

Together with the Manhood Wildlife and Heritage Group, substantial works have been carried out to improve Kingfisher, Triangle and Village Green Ponds. The Parish Council has agreed a 3-year contract with the Group to provide maintenance of these ponds.

#### 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 continued to pose a threat to these policies. The first appeal on this site was dismissed, but there are other



appeals to come. The site is fully developed, no departures have taken place since the expiry of the date set by the Appeal Inspector and this site remains a serious affront to our Neighbourhood Plan, and indeed, to the whole of the planning system and its enforcement.

## **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.

Although these policies have been met during the monitoring period, traffic remains a source of considerable frustration for Birdham residents. No progress has been made on the A27, and the only proposals currently on the table (in the Local Plan Review 2019 to 2035) were not favourably received by local residents.

## **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	Building well advanced
Tawny Nursery, Bell Lane	30	Completed
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 Close	4	Building under way

#### 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, 34 under construction and technical starts made on 15, the indicative number of 50 will easily be met. Please note that these houses are meant to be sufficient to last until 2029.

“Wilful unlawful development” (the Inspector’s words) has continued on land to the rear of Premier Business Park, Main Road. This development violated a considerable number of Neighbourhood Plan (and other planning) policies. All the planning applications made have been refused, and an appeal on part of the site

dismissed. The appeal stated that the site should be vacated by 2<sup>nd</sup> August 2018 and reinstated to its original condition by 2 November 2018. A year after this date, there is no indication that this site will ever revert to its original state. This cannot be considered a satisfactory state of affairs, and is not a good reflection on the planning system.

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 & Cycle Paths	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 & Telecoms	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, which were required by 2029.

## **BOSHAM PARISH NEIGHBOURHOOD PLAN**

### **Monitoring Report**

In January 2019 application 17/03148/FUL was granted for the construction of 50 dwellings, landscaping, associated works and access from the A259 on Land North of Highgrove Farm, Main Road, Bosham, West Sussex. This start of this development has been delayed while the agents consider the whole site for 300 in line with the proposed housing allocation of 250 in the draft review of the Local Plan.

#### **1. Policy 9**

- 1.1. Local residents group, the Bosham Association (BA), continued to explore the case for introducing a 20mph scheme throughout all the residential areas in Bosham by consulting the whole village.
- 1.2. The School provided the village with a well thought out presentation of the risks and problems with travelling to school and home at the Parish meeting. Whilst the children were able to present some excellent arguments and illustrations for the need and desire to change pedestrian and vehicle habits, there was no quantitative data to support the need for a pedestrian crossing over the A259.

#### **2. Infrastructure**

- 2.1. WSCC installed drop kerbs in Delling Lane at the Berkley Arms and Green Lane crossing points.
- 2.2. The Hedge project made good progress in replanting on the North of the A259

#### **3. Monitoring and review**

- 3.1 Progress is monitored by the full Parish Council at its monthly meetings.

## **Chidham & Hambrook Neighbourhood Plan**

### **Monitoring Report to 31 March 2019**

Report Period: This report covers the period between 1 April 2018 and 31 March 2019.

1. The Chidham & Hambrook Neighbourhood Plan continues to prove a useful document over the last 12 months, being referred to in a number of planning applications with emphasis in environmental protection. (Action Point 5).
2. The first of two new open spaces identified within the plan known as Hawthorne Meadow, has now been transferred into Parish Council ownership. The second of the two should also be transferred in the next twelve months. These are identified in the Settlement Area Map in green. Work has started on the maintenance and improvements to this area which eventually will be incorporated within the second open space with more detailed planning now also underway. (Action Point 12).
3. In the 12 months to end of March 2018 a number of planning applications were put to the Parish Council for consideration of which several made reference to the Neighbourhood Plan as a guiding document. During the committee's review of each application where necessary (especially in applications for a number of dwellings), the committee made reference to the relevant sections of the Neighbourhood Plan.
4. 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. (Action Point 12).
5. Although the parish plan looks to favour the application of affordable homes and this continues to be supported by the community, no applications have come forward over the past twelve months. (Action Point 2 & 3).
6. Discussions in line with the parish plan regarding health facilities, schools and other amenities have been entered into with the District Council, County Council and CCG. (Action Point 6).
7. In line with the parish plan, decisions are being taken for new street lighting that will have limited energy consumption and reduced light pollution. (Action Point 9).
8. Meetings have been held, in line with the parish plan, with Highways England and West Sussex County Council to improve road safety while encouraging cycling and walking within the parish. (Action Point 7 & 8).

9. The recreation area, now owned by the Parish Council, continues to be maintained by the Parish Council (Action Point 11).
10. Two further dog waste bins to be relocated in the parish (Action Point 22).
11. Planning is underway for both surveying, recording of hedgerows and trees and the planting of more trees within the area of the parish (Action Point 23).
12. The Parish Council is now leading on the formation of a parish environment group (Action Point 26).
13. Delivery of the parish magazine and additional delivery of notifications together with public meetings have increased in frequency over the past twelve months (Action Point 28).
14. The Neighbourhood Plan Steering Group now meets, on average, twice a month for the purpose of creating a revised neighbourhood plan (Action Point 30).

# **FISHBOURNE NEIGHBOURHOOD PLAN MONITORING REPORT**

**(1 April 2018 – 31 March 2019)**

## **PROJECTS**

### **1. Housing & Planning**

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

The Conservation Character Appraisal carried out by the District Council in 2018 strengthens the NP Policy H1 Heritage Protection.

The Council is monitoring the condition of the Listed Building, The Old Thatched House (formerly Pendrills) in Mill Lane.

### **2. Local Economy and Tourism**

There has been no progress during this period.

### **3. Environment**

The Parklands Flood Prevention Group continue their work, funded by Operation Watershed, clearing culverts and the drainage network and surface water flooding in Fishbourne has been considerably reduced through their work. Unpredictably high rainfall in a short amount of time in August 2018 did result in flooding of the lowest lying areas, but this was unavoidable.

### **4. Travel and Transport**

Policy T1 Sustainable Transport: The Parish Council applied for New Homes Bonus 2018 to build a footpath within the Playing Field adjacent to Blackboy Lane to make it safer for pedestrians who need to walk along the lane itself to access the facilities in the Playing Field (e.g. Fishbourne Centre, pre-school, sports club-houses etc).

Policy T1 Sustainable Transport: The Parish Council applied for a Community Highway Scheme to provide a pavement along the southern part of Blackboy Lane, which would meet the Parish Council's footpath, but this application was unsuccessful. The Council resolved to try again for the 2019 scheme.

FNP Project 7a: Work commenced on a scheme to establish lighting along Emperor Way – part of the Sustrans cycleway/footpath between Chichester City and Fishbourne.

Speed Indicator Devices (Project 7b) are running smoothly thanks to the commitment of the volunteers who change the batteries and move the devices to different locations regularly.



## **5. A Sense of Community**

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

A new Parish Council website was designed with improved accessibility for all. Social media was identified as an area to concentrate on.

Fishbourne Companions – this group, supported by the Parish Council, gives an opportunity for isolated people to come and meet regularly and enjoy stimulating activities.

Work has begun on a Resilience Plan for the village.

## **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 Keeping in Touch email flashes.

Lucy Wright  
Parish Clerk

November 2019

## **Kirdford**

### **Neighbourhood Plan Monitoring Report**

**General Policies** – The general policies in the Neighbourhood 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.

**Policy KSS1** - On 30th October, 2019, planning application 19/00086/FUL was permitted without phasing. Kirdford Parish Council had specifically incorporated phasing of the project into its Neighbourhood Plan of 2014, intended to be a mechanism for allowing a cohesive plan to be designed but built in line with local Kirdford Parish needs and ability to supply new residents with required infrastructure. However, the Planning Committee voted against the Neighbourhood Plan in favour of progressing the development without phasing.

The site is the land on the East side of Plaistow Road, Kirdford, which was allocated for residential development in the Kirdford Parish Neighbourhood Development Plan of 2014. The development will consist of 38 market and 16 affordable units, comprised of:

- 6 flats;
- 2 bungalows;
- 17 detached two-storey houses;
- 14 semi-detached two-storey houses;
- 15 terraced two-storey houses.

### **Neighbourhood Plan Review**

Kirdford Parish Council, alongside residents, has undertaken a review of the Neighbourhood Plan over 2019 and has nearly completed the Neighbourhood Plan Review.

## **Loxwood NP**

Monitoring report

1 April 2018 to 31 March 2019.

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. Following a Public Meeting on 9<sup>th</sup> December 2017 to gauge resident support, the Parish Council have RESOLVED to revise the current neighbourhood Plan to update it in line with the proposed revision of the CDC Local Plan.

That work has now started and will involve updating a number of policies and allocating new sites for development within the parish

### 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 its last monitoring report to 31<sup>st</sup> March 2017 (written November 2017) LPC encouraged CDC to develop a procedure for officers and parish councils to ensure each officer and parish council work together in a consistent manner when this situation occurs. To date no such procedure has been defined.

### 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. It is essential that when a decision is made which is contrary to parish council observations, a narrative should be supplied addressing the parish council observations and advising all, why they have been overruled.

### 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 has now been built out and is fully occupied.

### 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.

### Policy 3-Sites Assessments and Allocation of Sites

This 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 who has re-applied for planning for a larger number of units (19 rather than 17). The developer has stated that the site is not viable with 17 houses due to Southern Water's initial requirement for a payment of £500K plus, to facilitate infrastructure improvements to allow connection. This new 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. LPC have objected to a recent revised application as it contravenes a number of policies in the NP. Planning consent was refused by CDC in January of this year. The applicant has not appealed the decision and the time limit has expired. No further information is available concerning this allocated site.

### Policy 5- Land at Nursery site

This site has now been built out and is fully occupied.

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 over 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. This will be corrected in the revision of the NP.

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.

The result of this has been the erection, by the developer, of two Vehicle Activated Signs (at least one of which is sited incorrectly) at either end of the development which in the view of the parish council, perform no function.

The sewer infrastructure for the development does not meet the intent of policy 8 Foul Water. LPC wrote to CDC informing CDC that compliance with planning condition number 10 had not been complied with. The developer had illegally connected to the public sewer network. Enforcement action was taken by CDC under discharge of condition 18/02247/DOC. This only provides for a temporary solution and requires the sewerage to be stored on site and tankered out when the network is at capacity. This has resulted in Southern Water refusing to adopt the Nursery Site sewer infrastructure and as such, it remains a private network.

#### 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 addressed the standard CDC planning constraints with respect to street lighting, and failed to mention policy 7 of the NP.

There was opportunity for LPC to work with the developer and CDC to ensure that compliance with the policy was 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. More recently in April 2018 when the new Charging Legislation under the Water Act 2014 came into force, the onus has been removed from developers to fund sufficient sewerage infrastructure for their development. The duty to connect that is imposed on the Water Authority results in a temporary cheaper solution found for the site rather than an infrastructure upgrade which is desperately needed.

In the instance of the Nursery site, it does not appear that Southern Water is aware of the NP policy. LPC has tried to work with CDC on the reserved matter to ensure that the NP policy is met to its satisfaction. This lack of communication has resulted in the Nursery site residents having to maintain a private sewer network of pipes and storage tanks due to Southern Water's refusal to adopt the system put in by the developer and approved by CDC.

Southern Water has repeatedly stated in responses to planning applications that no additional capacity exists in the local sewer network. As stated under policy 5, a temporary solution had to be imposed. It is not clear what the solution will be for the Farm Close site.

This lack of capacity in the network will be a major impediment to further development within the parish of Loxwood and calls into question the proposed 125 extra houses allocated in the draft CDC Local Plan (2035) doc.

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.

LPC has objected to the increased housing density put forward recently in the revised plans for the Farm Close site (an allocated site in the NP).

### 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 were 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 was 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. LPC objected to revised plans for the Farm Close site as they did not meet the Policy requirements.

### 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.

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.

### 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.

The development of a CO-OP on the Nursery Site falls within the remit of this policy and LPC is actively supporting the provision of a new convenience store on the Site.

Note: A planning application for a retail development was submitted in June 2019.

#### 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 of 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 which 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

December 2019

## **SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN (SPNP) 2014 – 2029 Fourth Monitoring Report – period 1 April 2018 to 31 March 2019**

“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**

Gosden Green (now known as Parham Place) is complete and the other three housing site allocations in the Neighbourhood Plan (Priors Orchard and Southbourne Fields in Southbourne, and Meadow View in Nutbourne) progressed. They are providing the following new homes:-

Gosden Green – 20 units (of which 6 are classified as affordable) Priors Orchard – 159 units (of which 62 are classified as affordable) Southbourne Fields – 125 units (of which 38 are classified as affordable) Meadow View – 55 units (of which 17 are classified as affordable)

The District Council holds the detailed record of completions on these allocated sites.

#### **Policies 1 and 2: Sites not allocated in the SPNP**

The District Council holds the records of “windfall” permissions granted. One site which lies outside the Southbourne Settlement Boundary at Breach Avenue is of note as follows.

##### Breach Avenue – Proposed development for up to 34 dwellings

This site lies outside the Settlement Boundary set out in the SPNP. It was opposed by the Parish Council and the District Council decided that its development would be contrary to the policies laid down in the Local and Neighbourhood Plans. The application was refused, but granted at a subsequent appeal in 2017. The District Council challenged the decision in the High Court on the basis that the decision did not give due weight to the overall “aims” of the Neighbourhood Plan including resisting development north of the Stein Road level crossing. The Judge in the High Court concluded (September 2018) that the Inspector was correct in his assessment and that permission should be granted. The District Council was not satisfied with this judgment and applied for, and was granted, leave to take the case to the Court of Appeal. In the meantime, development cannot proceed.

### Land North of Cooks Lane

An outline planning application for 199 dwellings (SB/18/03145/OUT) contrary to the policies in the SPNP was submitted by Rydon Homes Ltd. in November 2018 and refused permission in March 2019.

### **Policy 3: The Green Ring**

Areas of open space are currently being laid out by the developers at Priors Orchard and at Southbourne Fields as part of and linking to the future Green Ring for Southbourne.

The development at Southbourne Fields includes the provision of 14 allotments including individual sheds and a parking area. The Parish Council and the developer (Miller Homes) agreed that the allotments will be managed by the Parish Council. It was also agreed that a water supply will be laid on by the developer, the use to be metered and paid for from allotment rents.

A CIO (Charitable Incorporated Organisation) known as the Southbourne Development Trust was registered with the Charity Commission in September 2018 “for the public benefit in the village of Southbourne and the surrounding area”. The CIO is separate to the Parish Council, and in summary is a non-profit making entity capable of owning and managing assets already created by developers as part of the planning process, or creating or implementing new assets either gifted to the Parish Council or purchased with CIL funds or other grants. These future assets could include landscaped public space, allotments, parks, other components of the Green Ring or other community land assets.

### **Policy 6: Village Centre and local Shops – the Co-op**

A planning application to replace the former Co-operative store on Main Road, Southbourne with five dwellings was refused permission in May 2018. It was considered contrary to Local Plan policies and to Policy 6 of the Neighbourhood Plan (due to the consequent loss in retail floor space) and Policy 4 (due to the unsatisfactory design and layout of the proposed dwellings). In July 2018, the District Council issued a time limited Article 4 Direction so that planning permission would be required should demolition be proposed. This demonstrated strong support from the District Council for SPNP policies. An appeal was lodged in January 2019 against the refusal of the redevelopment proposals. The outcome is awaited. In the meantime the building is unoccupied and being advertised for letting.

### **Policy 7: Environment**

The Southbourne Environment Group (SEG) and associated volunteers continued its work on local projects, some arising from the SPNP (SPNP Proposal 2 paras 5.8 and 5.9) including:-

Footpath Monitoring – continues to be undertaken by local volunteers to supplement the reduced frequency by WSCC rangers by notifying them of problems in advance of their own survey, and this works well. The WSCC report was received by the Parish Council in the New Year 2019 and referred to a number of pathways that WSCC cleared once, the replacement of some broken signs and a number of improvements made to stiles. The surveys now work on a 15 month cycle to cover different times of the year. Notices continue to be posted on finger posts between Nutbourne Marsh and Prinsted to advise about the sensitivity of winter wading birds and asking dog owners to respect this.

Tree planting and maintenance – 1000 whips were received and distributed in February, 60 being planted along Footpath 212 by the SEG along with the clearance of the adjoining ditch and planting of the stream banks with native species.

Litter picking – Volunteers undertook Parish wide litter picks in April, July and October 2018 and in March 2019 with equipment supplied by the District Council.

### **Policy 8: Education**

Contributions towards the provision of education within West Sussex are being made by all developers. These funds will be within the control of WSCC which will allocate spending as and when local need arises. Two projects at the Bourne Community College were approved in November 2018; the provision of five new classrooms and a floodlit MUGA with associated facilities, and a new Special Support Centre.

### **Policy 9: Community Buildings**

#### Age Concern Centre, New Road

In June 2018, WSCC confirmed in writing that a new lease would be issued to cover the period up to September 2021.

#### Village Hall

Regular maintenance and improvements continued with the assistance of grant aid.

#### Community Shed at the Village Hall car park

WSCC supplied the equipment to be stored in the shed for use by local Community Groups, and three members of the SEG attended a course on how to use it.

## **PROPOSALS**

### **Proposal 2: Financial Contributions from Development**

Section 106 Agreements continue to secure developer contributions towards some infrastructure arising directly from individual developments. However, the Community Infrastructure Levy (CIL) now secures significant sums based on new dwelling sizes. Due to having a “made” Neighbourhood Plan, the Parish Council will receive 25% of

the CIL Levy to spend on the local projects listed in the CDC Infrastructure Business Plan.

## **PLAN REVIEW**

Chichester District Council is reviewing its Local Plan and is proposing that Southbourne Parish accommodates a minimum of 1250 additional dwellings by 2035. The Parish Council decided to review the Neighbourhood Plan so that, in consultation with the local community, there would be direct local influence on how this might be implemented. In April 2018, the Parish Council appointed a Planning Consultancy to advise and assist it with this review.

Local public consultations in the Parish began with an exhibition event in December 2018 at which views were sought on a new “vision” for Southbourne Parish. A second event was held in March 2019 at which three broad options for future growth were highlighted which may be summarised as:- a major expansion to the west of Stein Road, a major expansion to the east of Stein Road, and expansion from a number of small sites distributed more widely throughout the Parish. Work on the review will continue into 2020.

18th December 2019

## **Monitoring Report 2018/19**

### **Tangmere Neighbourhood Plan** made 19 July 2016

This report covers the period 1 April 2018 to 31 March 2019 and reviews the effectiveness of the policies contained in the Tangmere Neighbourhood Plan.

In the period concerned, the policies set out in the Tangmere Neighbourhood Plan were largely untested because eight of the ten policies contained within the plan relate (some directly, others indirectly) to the development of the Tangmere Strategic Development Location. The latter part of the report period (the early months of 2019) saw some engagement between Tangmere Parish Council and Chichester District Council and its development partner Countryside Properties (UK) Ltd and preparation for the master-planning process. However, Tangmere Parish Council did not have the opportunity to stress the significance of the Neighbourhood Plan policies until after 31 March 2019.

The remaining two policies are:

**Policy 1: A Spatial Plan for the Parish** – Tangmere Parish Council continues to monitor all development proposals for compliance with this policy supporting proposals within the Settlement Boundary which are consistent with the plan's other policies and resisting any development proposals outside of the Settlement Boundary.

**Policy 5: The Yews, City Fields Way** – during the period of this report a planning application was received (18/03143/FUL) that met the requirements of this policy. Tangmere Parish Council made no objection to the application which was permitted in July 2019. Notwithstanding the fact that permission was granted after the end of the report period, Tangmere Parish Council considers that this policy has been effective.

## WISBOROUGH GREEN PARISH COUNCIL

### NEIGHBOURHOOD PLAN MONITORING REPORT TO 31<sup>ST</sup> MARCH 2019

Prepared November 2019

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

In view of the Local Plan Review, the Parish Council agreed to use the opportunity to update the Neighbourhood Plan with the intention to allocate further development sites, update statistics, legislation and referencing as necessary, and amend policies to improve clarity. A site consultation event was held in September and a community questionnaire will be circulated early in the New Year.

#### General

1. The Neighbourhood Plan (NP), in conjunction with the Village Design Statement produced as supporting evidence, continues to be a useful working document for both the Parish Council and developers.
2. The Parish Council is 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:

Greenways Nursery: this site for 10 residential caravans has been delivered and the properties are being marketed. However, despite the site having been prepared to receive the caravans, it appears that there is little interest with only one or two caravan being on site.

Great Meadow: Construction of this Jones Homes site (Land South of Meadowbank with marketing name Bluebell Meadow) is nearing completion. As of November 2019, the websites shows that 9 of the 15 open market homes are shown as available.

Songhurst Meadow: (Winterfold Fields) Development commenced this autumn.

Clark's Yard: Planning permission has not been progressed.

#### 4. Housing Association Properties:

- Great Meadow: The Parish Council understands that the properties for rent have been allocated although disappointingly, eligible households in Wisborough Green did not apply. In terms of the shared ownership properties, it is hoped that one will be allocated to a family with village connections. The price of the other two properties has recently been reduced and therefore re-advertised in the village.
  - Songhurst Meadow: No housing association interest was shown in the affordable housing and as such, a housing association has now taken on all 6 properties for shared ownership.
5. The marketing difficulties at Great Meadow, for both affordable, shared ownership and open market, has called into question the need for further housing in Wisborough Green, particularly with more availability, choice and cheaper housing available in Billingshurst (Horsham District) just 3 miles away. There are plans within the Billingshurst area to provide several thousand more homes over the coming years. This is a concern as Wisborough Green children are in the catchment area for the Billingshurst Senior School (The Weald) and about 45% (2011 survey) of residents use the Billingshurst Doctors' surgery.
6. As mentioned in previous reports, the examiner removed a policy relating to off-road parking within a development. Construction vehicles associated with the Great Meadow site caused difficulties for the village and concern has already been expressed that residents' cars that cannot be accommodated on the site due to lack of space, will be parked in laybys around the village green. The Parish Council is disappointed that the NP examiner did not fully comprehend the need for this policy or provide an opportunity for wording adjustment. It is therefore the intention to pursue further in the NP review.

#### **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. As stated in the 2018 report, an application 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) were both refused on appeal. The appeal decision notice has given insight to where relevant policies could be strengthened and changed to remove ambiguity.



2. Policy HO1: Housing Need – a housing need survey was undertaken in November 2018 which supported NP consultation responses that the greatest need was for 1 and 2 bedroom properties.
3. Policy IN3: Street Lighting – the current developers have taken on board the Parish Council's wish to promote dark skies within the village. As stated previously, it is the intention to rename the policy and promote dark skies in the parish, in support of South Down National Park policy.
4. Policy IN4: Renewable Energy Schemes – The Parish Council is keen to promote renewable energy. However, as stated previously, this has proved a challenge for developers in an area where electricity power failures do occur. Both of the current development sites intended to use air source heat pumps, but permission was granted to change to centrally stored Calor Gas.
5. Policy ED1: Development of New and Existing Business - An application to provide additional hard parking at Fishers Farm Park highlighted some further ambiguity. After considerable discussion between local residents and the park owner and representation to the Parish Council, a compromise was eventually reached. It should be noted that the NP is underpinned by the Village Design Statement in which 10 areas have been assessed in terms of character and landscape. Expansion of commercial activity which creates change to these areas eg; destruction of green field and diminished views should be compliant with this policy to avoid commercial sprawl and harmful change. Amendment to this policy within the NP review will provide greater clarity.
6. Policy EN2: Landscape Character and Open Views

#### Policy EN4: Conserving and Enhancing the Heritage Environment

A large agricultural plastic poly-tunnel was erected in the side garden of the Bat and Ball Public House without planning permission. Despite objection from the Parish Council on the grounds of the unsightly nature of the construction being in immediate proximity to this listed heritage building and restricting the view across the garden to the building from Newpound Lane, retrospective permission was granted by the CDC Planning Committee. This permission is not compliant with the above NP policies and the condition placed on the permission is contradictory in that it acknowledges the impact on the heritage building and requires its removal in entirety when no longer used for agricultural purposes. It is therefore very disappointing that the CDC Officers and Planning Committee did not support the NP policies. (Planning Committee decision on 6<sup>th</sup> November 2019).