

# Chichester District Council Authority's Monitoring Report 2017-2018



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## **1. Introduction**

1.1. The Authority's Monitoring Report (AMR) has been prepared by the Council and provides information and data relating to the performance, implementation and effects of the Local Plan. This AMR covers the period 1 April 2017 to 31 March 2018; however, significant events occurring since 31 March 2018 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).

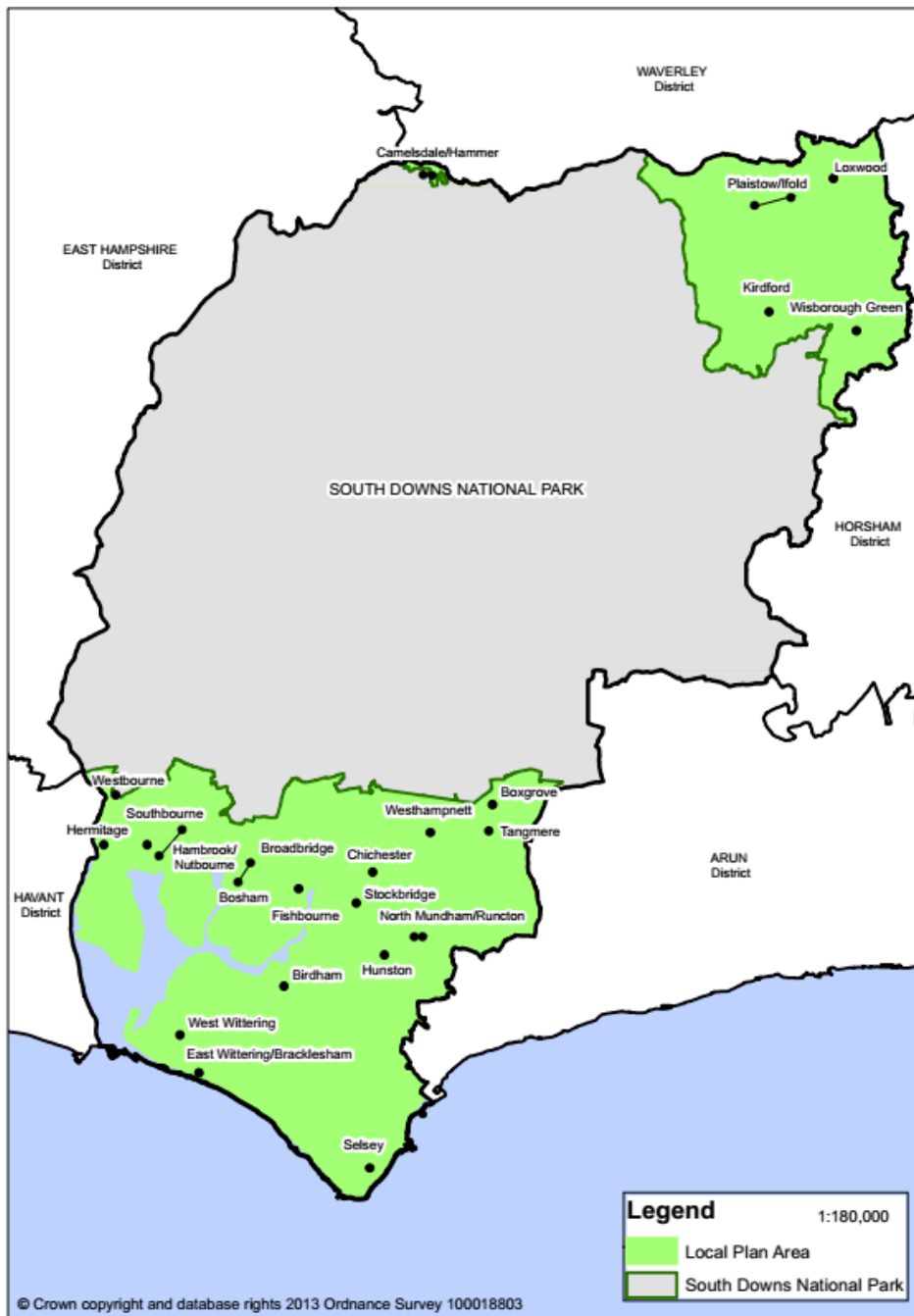
1.7. For two policy indicators in the environment section (EN1 and EN6) of the AMR, the data presented relates to the whole of Chichester District (including the SDNP) rather than the Chichester Local Plan area. In addition, one of the indicators in the environment section (EN3) covers a section of the Solent shoreline and includes data from one site (Warblington) located outside of the district due to set survey routes.

## 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**

- 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 of 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. In doing so, it will also be important to ensure that 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.

## *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 is continuing to work as part of the Chichester Water Quality Group (alongside the Environment Agency, Southern Water, Natural England, WSCC and Chichester Harbour Conservancy) on the issues relating to WwTW.
- 2.8. 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. Sewage is treated to a high standard and there are strict limits on the discharge consent to protect sensitive and important estuary environments and to comply with legal obligations under the Habitats Regulations. A Water Quality Assessment Report was produced in August 2018. It is important to note that the assessment 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 over the next 16 years. 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 development management 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.

### **3. Planning Context**

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

- 3.1. A new National Planning Policy Framework (NPPF) was published in July 2018 setting out national policy to be considered when planning for new development. The NPPF is supported by Planning Practice Guidance (PPG). The previous NPPF, published in 2012, was in place for the period covered by this monitoring report.
- 3.2. The NPPF and other national planning guidance can be found on the Ministry of Housing, Communities and Local Government [website](#) under Planning Practice Guidance.
- 3.3. The Local Plan and other development plan documents must be consistent with the principles and policies set out in the NPPF.

#### **Chichester in Partnership Community Strategy**

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

#### **Strategic Planning in Coastal West Sussex and Greater Brighton**

- 3.6. The Council is a member of the Strategic Planning Board (SPB) for the West Sussex and Greater Brighton area. The SPB comprises 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.

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

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

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

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

3.10. Local Strategic Statement 2, which covers the period 2015 to 2031, identifies 4 Strategic Objectives and 9 Spatial Priorities. Work has now been commissioned to begin preparing the evidence base for the next Local Strategic Statement (LSS3) to cover the period 2030 to 2050. This includes a study of projected housing and employment needs, transport impact, infrastructure need and spatial options to deliver the development needs and infrastructure. 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 is preparing its own separate local plan which will cover the parts of the District within the National Park boundary.

### Local Development Scheme

- 4.3. The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires local planning authorities to prepare, maintain and publish a Local Development Scheme (LDS). The LDS identifies which Local Development Documents are to be prepared for the Chichester Local Plan area within a rolling three-year time frame, including setting out the key production and public consultation stages.
- 4.4. The LDS relevant to the monitoring period was published in June 2017 and set out the Council's intended timetable for the planning policy documents associated with the Chichester Local Plan area over the period to 2020. This version has been replaced with the most recent LDS dated November 2018 which can be viewed on the Council's website at [Timetable - Local Development Scheme: Chichester District Council](#). However, for the purposes of this AMR the progress of planning policy documents will be assessed in line with the LDS published in June 2017. Details and timetables for the documents included in the LDS June 2017 are presented below. The key milestones highlighted in bold show the stages to be undertaken during the monitoring period (1 April 2017 to 31 March 2018). Significant milestones occurring since 31 March 2018 are also noted.

## Development Plan Documents

### *Chichester Local Plan Review*

**Table 1: Local Plan Review timetable in the LDS June 2017**

<b>Key Milestone</b>	<b>Date in LDS</b>	<b>Date Achieved</b>
Approval of consultation on strategy options	Cabinet – June 2017 Council – June 2017	June 2017
Consultation on strategy options	June-August 2017	June-August 2017
Approval of Preferred Approach DPD for consultation	Cabinet – January 2018 Council – January 2018	November 2018
Consultation on Preferred Approach (Reg 18)	February to March 2018	December 2018 – February 2019
Approval of Statutory Public Consultation DPD for consultation (Pre submission)	Cabinet – July 2018 Council – July 2018	
Statutory Public Consultation document (Reg 19) (Pre submission)	July – August 2018	
Submission to Secretary of State	October 2018	
Examination Hearing	February 2019	
Adoption	November 2019	

- 4.5. In May 2015 the Inspector's Report was published and found the Chichester Local Plan: Key Policies 2014-2029 (Chichester Local Plan) 'sound' subject to a number of modifications. These included a Council commitment to undertake an early review of the Chichester Local Plan to aim to ensure that objectively assessed housing needs for the Plan area are met in full. The Chichester Local Plan Review will enable full and detailed consideration of this issue in light of proposed Government funding for upgrading of the A27.
- 4.6. Subsequently the Chichester Local Plan was formally adopted by the Council on 14 July 2015 and now forms part of the statutory development plan for Chichester District outside the SDNP. It provides the broad strategy and planning policy framework to manage development, protect the environment, deliver infrastructure and promote sustainable communities.
- 4.7. The Council has started work on a new Local Plan Review. The first stage of consultation (Issues and Options) took place between 22 June and 3 August 2017 seeking comments and information that would help to develop a draft

strategy and policies to be included. Consultation on the second stage (Preferred Approach) began on 13<sup>th</sup> December 2018.

*Site Allocation Development Plan Document*

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

**Table 2: Site Allocation DPD timetable in the LDS June 2017**

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

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

4.10. Following the Examination Hearing and the receipt of the Inspector's report, the Council consulted on further proposed modifications considered

necessary by the Inspector. The consultation took place between 1 February and 16 March 2018 and all representations were sent to the Inspector. The Council undertook a Further HRA/Appropriate Assessment of the Site Allocation DPD at the request of the Inspector in light of the European Court of Justice decision on HRAs (the Sweetman case). The Council consulted on the Further HRA/ Appropriate Assessment from 15 August until 31 August 2018. Representations received were sent to the Inspector for consideration. Following the Inspector's consideration of all of the representations submitted in relation to the Site Allocation DPD, the Council received the Inspector's Report (dated 26 October 2018) which concludes that, with the recommended main modifications to the DPD, the Site Allocation DPD is sound. The Site Allocations DPD was adopted in January 2019.

### **Supplementary Planning Documents**

#### *Joint Chichester Harbour AONB Supplementary Planning Document*

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

**Table 3: Joint Chichester Harbour AONB SPD timetable in the LDS May 2016**

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

4.12. The Joint Chichester Harbour AONB SPD met its milestones during the monitoring period. The Council adopted the document on the 16<sup>th</sup> May 2017.



## **Other Documents**

### *Community Infrastructure Levy*

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

### *Policies Map*

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

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

### *Sustainability Appraisal incorporating Strategic Environmental Assessment*

4.15. 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*

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

## **5. Neighbourhood Planning**

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

### **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 2018, a total of 21 parishes within, or partly within, the Chichester Local Plan area were subject to Neighbourhood Plan Area designations. No areas were designated during the period April 2017 to March 2018.

### **Neighbourhood Plans Progress**

- 5.6. Table 4 shows the progress of neighbourhood plans by parish. The key milestones highlighted in bold show the stages that have been undertaken during the monitoring period (1 April 2017 to 31 March 2018). Significant milestones occurring since 31 March 2018 are also noted. More detailed

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

**Table 4: Neighbourhood plans progress**

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

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

### Neighbourhood Plans Made

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

### Monitoring of Made Neighbourhood Development Plans

5.8. The following made neighbourhood development plans have now undertaken a period of monitoring up to 31 March 2018. Each parish listed below has provided information and/or a commentary and these are included at Appendix 1.

- Bosham Neighbourhood Development Plan
- Kirdford Neighbourhood Development Plan

- Fishbourne Neighbourhood Development Plan
- Chidham and Hambrook Neighbourhood Development Plan
- Wisborough Green Neighbourhood Development Plan
- Birdham Neighbourhood Development Plan
- Loxwood 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 will contribute 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 5 below.

**Table 5: 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 2017 to 31 March 2018.

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 6 below provides the information required by the regulation for the 2017/18 financial year and in the left-hand column reference is made to the CIL Regulations 62 (3) and (4).

**Table 6: CIL receipts for the financial year 2017/18**

<b>Regulation 62 Reference</b>	<b>Description</b>	<b>Amount Collected/ Project Title</b>
(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	£2,852,376.37
4(b)	Total CIL expenditure for the reported year	£5,000.00
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	Enhancements to the Lavant Biodiversity Opportunity Area – the stretch of the Lavant north of the Westhampnett Strategic Development Location. IBP Project 194

4(c)(ii)	Amount of CIL expenditure on each item	£IBP/194 £5,000																																								
4(c)(iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	N/A																																								
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>£8,000</td> </tr> <tr> <td>Cost of CIL administrator including 50% on-costs</td> <td>£41,894.20</td> </tr> <tr> <td>CIL Exacom training</td> <td>£450.00</td> </tr> <tr> <td>Legal costs incurred to assist CIL enforcement</td> <td>£1,737.51</td> </tr> </table>	Exacom annual maintenance fee	£8,000	Cost of CIL administrator including 50% on-costs	£41,894.20	CIL Exacom training	£450.00	Legal costs incurred to assist CIL enforcement	£1,737.51	£52,082+ £10,848.93 carried forward from last year = £62,930.93 (2.2 %)																																
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4(ca)(i)	<p>Amount of CIL passed to any local council under Regulation 59A or 59B</p> <p>Collected to 30 September 2017</p> <table border="1"> <tr> <td>Boxgrove</td> <td>£1,505.52</td> </tr> <tr> <td>Chichester City</td> <td>£50,424.72</td> </tr> <tr> <td>East Wittering &amp; Bracklesham</td> <td>£8,965.44</td> </tr> <tr> <td>Lavant</td> <td>£4,483.40</td> </tr> <tr> <td>Selsey</td> <td>£3,762.00</td> </tr> <tr> <td>Southbourne</td> <td>£20,998.41</td> </tr> <tr> <td>West Wittering</td> <td>£2,763.00</td> </tr> <tr> <td>Chidham and Hambrook</td> <td>£22,688.20</td> </tr> <tr> <td>Hunston</td> <td>£3,425.44</td> </tr> <tr> <td>Loxwood</td> <td>£110,934.72</td> </tr> </table> <p>Collected to 31 March 2018</p> <table border="1"> <tr> <td>Chichester City</td> <td>£36,181.67</td> </tr> <tr> <td>Chidham &amp; Hambrook</td> <td>£26,603.60</td> </tr> <tr> <td>Donnington</td> <td>£24,867.90</td> </tr> <tr> <td>East Wittering &amp; Bracklesham</td> <td>£74,057.22</td> </tr> <tr> <td>Funtington</td> <td>£612.00</td> </tr> <tr> <td>Loxwood</td> <td>£96,869.45</td> </tr> <tr> <td>Southbourne</td> <td>£55,506.50</td> </tr> <tr> <td>Tangmere</td> <td>£12,500</td> </tr> <tr> <td>Westhampnett</td> <td>£1,829.40</td> </tr> <tr> <td>West Wittering</td> <td>£4,610.13</td> </tr> </table>	Boxgrove	£1,505.52	Chichester City	£50,424.72	East Wittering & Bracklesham	£8,965.44	Lavant	£4,483.40	Selsey	£3,762.00	Southbourne	£20,998.41	West Wittering	£2,763.00	Chidham and Hambrook	£22,688.20	Hunston	£3,425.44	Loxwood	£110,934.72	Chichester City	£36,181.67	Chidham & Hambrook	£26,603.60	Donnington	£24,867.90	East Wittering & Bracklesham	£74,057.22	Funtington	£612.00	Loxwood	£96,869.45	Southbourne	£55,506.50	Tangmere	£12,500	Westhampnett	£1,829.40	West Wittering	£4,610.13	£563,588.71 Issued to Town/Parish Councils in respect of monies collected between 1 <sup>st</sup> April 2017 and 31 March 2018
Boxgrove	£1,505.52																																									
Chichester City	£50,424.72																																									
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4(ca)(ii)	Amount of CIL passed to any person under Regulation 59(4)	£0.00																																								



4(cb)(i)	Summary details of the receipt and expenditure of CIL to which regulation 59E and 59F applied including: The total receipts that regulation 59E and 59F applied to	n/a
4(cb)(ii)	The items to which the CIL receipts that regulations 59E and 59F applied have been applied	n/a
4(cb)(iii)	The amount of expenditure on each item	n/a
4(cc)(i)	Summary details of any notices served in accordance with regulation 59E, including: Total value of CIL receipts requested from each local council	£0.00
4(cc)(ii)	Any funds not yet recovered from each local council at the end of the reported year	n/a
4(d)(i)	Total amount of CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied	£2,220,856.73 Amount left after deductions have been made for CIL project expenditure, CIL admin, and amounts handed to local councils.
4(d)(ii)	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied	£598,294.27
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 2017 and 31 March 2018, a total of 86 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 £200,416. 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.

6.9 Table 7 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 7: Financial contributions by infrastructure category secured via S106 agreements including unilateral undertakings 2017-2018**

To Chichester District Council	Number of planning permissions contributing	Payments Due
Waste & Recycling	1	£900
Affordable Housing	1	£75,820
Chichester Harbour (on behalf of Bird Aware Solent)	67	£90,547
Pagham Harbour	25	£33,149
<b>CDC Total</b>		<b>£200,416</b>
<b>To WSCC</b>		
Transport	1	£90,585
Bus Services	1	£184,101.45
TRO	1	£7,000
<b>WSCC Total</b>		<b>£281,686.45</b>
<b>To Highways England (Following completion of S278 agreement)</b>		
A27	4	£445,623

6.10 Table 8 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 8: S106 agreements signed with financial contributions and non-financial contributions secured 2017-2018**

<b>Application number</b>	<b>Site</b>	<b>Development</b>	<b>Financial contribution to CDC</b>	<b>Financial contribution to WSCC</b>	<b>S278 to secure Financial Contribution to Highways England</b>	<b>Non - financial contribution</b>
12/01739/OUT	Land on the East Side of Meadow Way, Tangmere	59 Residential Dwellings	Yes	No	Yes	Yes
13/03775/OUT	Land between Westhampnett Drive and Barnfield Drive, Chichester	A1, A3, A5 Units and Petrol Filling Station	No	Yes	No	Yes
14/01018/OUT	Graylingwell Hospital, College Lane, Chichester	218 Residential Dwellings	Yes	Yes	No	Yes
16/02254/OUT	Land to the South of Oving Road/B2144 Shopwhyke, West Sussex	100 Residential Dwellings	Yes	No	Yes	Yes
16/02321/OUT	Portfield Quarry & UMA House, Oving, Chichester	Student accommodation of up to 521 bedrooms	Yes	Yes	No	Yes

16/03520/FUL	Chichester Grain, Priors Leaze Farm, Priors Leaze Lane, Hambrook, Chidham	Agricultural Storage	No	No	No	Yes
16/03569/OUT	Land East of Breach Avenue, Southbourne	34 Residential Dwellings	Yes	No	Yes	Yes
16/03803/FUL	Nellies Field, Main Road, Nutbourne	55 Residential Dwellings	Yes	No	Yes	Yes
16/04148/FUL	Flat Farm, Broad Road, Hambrook, Chidham	11 Residential Dwellings	Yes	No	No	Yes
17/00316/FUL	Rowan Nursery & Pippins, Bell Lane, Birdham	27 Residential Dwellings	Yes	No	No	Yes
17/02254/FUL	Jutland House, Kiln Drive, Hambrook	8 Residential Dwellings	Yes	No	No	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 provides details regarding the expectations of LPAs to co-operate on strategic issues and highlights those policies that should be considered as strategic priorities 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. In particular during the preparation of the Chichester Local Plan, which was adopted in July 2015, the Council engaged extensively with West Sussex County Council, SDNP Authority, neighbouring local authorities, statutory bodies including Environment Agency, Natural England and Highways England, and key infrastructure providers. The Council has continued 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.

*West Sussex and Greater Brighton Strategic Planning Board*

- 7.7. Refer to Section 4.

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

- 7.8. The Solent is internationally important for its wildlife interest and there are various protective designations including three Special Protection Areas (SPAs); two of which are located within the Plan area. A substantial amount of house building is planned around the Solent and this could have potential impacts on the SPAs, one of which is increased recreational activity at the coast resulting from population increases associated with the new homes. Such disturbance reduces the birds' opportunities to feed, potentially resulting in a reduction in the bird population. In order to comply with the Habitat Regulations and ensure that potential harm to the integrity of the protected habitats is mitigated, the Council has entered into a partnership with the other local planning authorities around the Solent to deliver a strategic mitigation package.
- 7.9. The Solent Recreation Mitigation Strategy was 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.
- 7.10. Implementation of these measures and monitoring of their effectiveness will be funded by 'developer contributions'. The strategy seeks to provide mitigation for the duration of the impact in line with the Habitat Regulations. Throughout this period, regular strategic reviews will take place every 5 years or more frequently if changes in the legislation or evidence necessitate.
- 7.11. Coastal West Sussex is a public/private sector partnership that 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. The remit of the Strategic Planning Board is detailed at 3.7 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 housing and gypsy and traveller needs.
- 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 issues.
- 7.14. A Joint Scheme of mitigation in relation to Pagham Harbour SPA and Medmerry, agreed with Arun District Council in January 2016 was revised in May 2017 following changes to Arun’s projected housing numbers within the zone of influence for the harbour.
- 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 9, the additional employment floorspace (B1-B8 uses) completed in 2017-18 totalled 29,416.3 sq.m (gross) or 6,929.5 sq.m (net). The majority of the new floorspace was provided for B1a (office) use, with completions at Terminus Road, Chichester and Southern Sidings, Stockbridge totalling 4,200.7 sq.m (net) additional floorspace. The completion of plans at Leythorne Nursery, Runcton through a lawful development certificate application, added 21,605 sq.m (gross) to B8 use supply, however as this site was already in use, it has not contributed to an actual net increase in floorspace in this monitoring period. This application has contributed to a significant increase in gross floorspace completions compared to 2016-17, however net completions are lower. Overall a total of 71,204.3 sq.m gross (40,733 sq.m net) has been completed in the Local Plan area over the period 2012-2018. It should be noted that the data from WSCC records economic activity on existing and newly developed employment sites. It excludes data on losses of employment sites to other uses.

**Table 9: Employment floorspace developed by type 2012-2018 (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	1276	21,777	29,416.3
Total 2012- 2018	7,744.3	150	6,466	13,402	6,330	37,112	71,204.3

### 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	5238.5	0	243	0	1276	172	6,929.5
Total 2012- 2018	6,228.5	0	2264	13,402	3,851	14,987	40,733

### *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 10 shows the current progress towards achieving this target. As shown in the table, the employment land requirement is being met from three sources - existing undeveloped employment allocations carried forward from the previous Local Plan 1999; strategic employment land allocated in the Chichester Local Plan; and further employment sites proposed for allocation in the Site Allocation DPD. In combination these sites provide over 20 hectares of employment land. It is expected that the remaining requirement will be met through additional unallocated employment floorspace coming forward during the Plan period, although the employment land supply will continue to be monitored.

8.5. During the past year there has been progress on several of the allocated sites. As noted above, Phase 2 of development at Glenmore Business Park is now under construction. Construction is now complete at Plot 12, Terminus Road, where the Chichester Enterprise Centre is now open.

**Table 10: 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 - Shopwhyke Strategic Development Location. At start of Local Plan period, site already had outline planning permission for 17,468sq.m floorspace for B8 distribution uses.	4.2	Hybrid application (13/02190/FUL) granted Jan 2014 comprising full planning permission totalling 7,469 sq.m floorspace for B1c/B2/B8 uses & outline permission for up to 10,107 sq.m additional floorspace for B1c/B2/ B8. First phase of 7,469 sq.m now complete & occupied. Reserved matters (16/02315/REM) approved Oct 2016 for remaining development comprising 9,324 sq.m and construction is now underway. 17/00975/FUL granted July 2017 comprising full planning permission for 5,398 sq.m floorspace for B1/B2/B8 uses (0.9ha). Development is underway.	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. 17/02137/FUL permitted Sept 17 for B1 office building, access, car parking and landscaping (0.24ha). Construction underway.	1.38

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

<b>Location</b>	<b>Comments</b>	<b>Site area (hectares)</b>	<b>Development progress</b>	<b>Remaining area not yet developed (hectares)</b>
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>4.13</b>		<b>4.47</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) (Policy 19)	New land allocated in addition to 1.7 hectares carried forward from Chichester District Local Plan 1999. Suitable for B1-B8 uses.	2.8	Plot 7 (0.8 ha) now developed as Make Ready Centre for South East Coast Ambulance Service (14/01413/FUL). Plot 10 (1.0 ha) granted planning permission September 2016 for 4,013sq.m flexible B1(c) and/or B8 uses with ancillary office space (16/02035/FUL).	1.0

Location	Comments	Site area (hectares)	Development progress	Remaining area not yet developed (hectares)
<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 (Policy CC8)	Proposed for B1, B2 and B8 employment uses on 3.8 ha within overall site area of 4.8 ha (allowing remaining 1 ha to be developed for waste uses as identified in West Sussex Waste Local Plan 2014).	3.8	Hybrid permission (14/04284/OUT) granted July 2016 for allocated site (3.8 ha) including outline permission for B2/B8/ Trade uses (7,830sq.m) and 2 ancillary roadside catering units (420sq.m), and detailed permission for a discount food retail unit (2,431sq.m).	3.8

<b>Location</b>	<b>Comments</b>	<b>Site area (hectares)</b>	<b>Development progress</b>	<b>Remaining area not yet developed (hectares)</b>
Springfield Park (adjacent to Fuel Depot) (Policy CC9)	Proposed for B1, B2 and B8 employment uses.	2.2	Outline planning application (17/00640/OUT) for redevelopment of site for 9,240 sq.m B1/B2/B8 uses was refused June 2017 due to insufficient supporting information being submitted on several matters, including transport evidence.	2.2
<b>Total</b>		<b>7.49</b>		<b>7.07</b>
<b>Grand Total</b>		<b>20.42</b>		<b>18.54</b>

**Key Indicator: E2**

Amount of large-scale glasshouse developments permitted

8.6 In the monitoring year the Council received one planning application in relation to major development for glasshouses situated within the Tangmere HDA, though this decision is still pending.

**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 July 2017 and January 2018. The survey found in July 2017 that 24.58% of the primary shopping frontages and 53.92% of the secondary shopping frontages were in non-shopping uses. In January 2018, survey results showed primary shopping frontages in non-shopping uses increasing slightly to 24.94% whilst secondary frontages with non-shopping uses reduced to 53.70%.

8.9 The monitoring results show that the percentages of primary and secondary shopping frontages in Chichester shopping centre that are in non-shopping uses are currently in accordance with Policy 27 of the Chichester Local Plan.

**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 2018 totalled 557 net dwellings as shown in Table 11. This figure is above

the Local Plan requirement and is the third successive year that housing completions have exceeded the Plan housing target. However, the average rate of housing delivery since 1 April 2012 still remains below the Local Plan requirement, giving a cumulative housing delivery shortfall of 247 net dwellings.

**Table 11: Net additional dwellings completed 2012-2018 (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	<b>557</b>	+118
Total 2012-2018	2610	2363	-247
Average per year	435	394	-41

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 three 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 2 years.

8.13 The NPPF sets a requirement to maintain a five-year supply of deliverable housing sites. The five-year supply is currently being prepared and will be published separately.

<p><b>Key Indicator: H2</b></p> <p>New homes built each year (net) by strategic sites and Settlement Hubs</p>
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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 12 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 294 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 13, considerable progress is being made towards future housing delivery on the majority of the strategic sites. Of the SDLs, development of 398 dwellings has now commenced at Shopwyke Lakes, with the remainder of the total of 585 dwellings having outline permission. Reserved Matters have been approved in relation to the Outline permission for up to 300 dwellings on land between Stane Street and Madgwick Lane, Westhampnett comprising the first phase of development at Westhampnett/North East Chichester. At West of Chichester, outline planning permission for the first phase of development (750 dwellings) is granted subject to a S106 agreement. Reserved matters in respect of appearance and landscaping were permitted in Dec 2018. The Council is working with the landowners and developers to facilitate the Tangmere SDL in accordance with Local Plan and neighbourhood plan policies. As part of this the Council is making a Compulsory Purchase Order (CPO) to ensure delivery. The Council have now selected a development partner in order to make progress on the site.
- 8.16 At the Settlement Hubs, all of the remaining strategic housing requirement now has planning permission, with the majority of developments now underway or expected to commence shortly.

**Table 12: Net housing completions on strategic sites to 31 March 2018**

Location	Local Plan policy	No. of homes planned to 2029	Net housing completions 2017/18	Total net completions since 1 April 2012	Remaining housing yet to be delivered
<b>SDLs</b>					
West of Chichester	Policy 15	1,250	0	0	1,250
Shopwhyke	Policy 16	500	78	78	422
Westhampnett/ North East Chichester	Policy 17	500	0	0	500
Tangmere	Policy 18	1,000	0	0	1,000
SDL total		3,250	78	78	3,172
<b>Settlement Hubs</b>					
Southbourne (village)	Policy 20	300	13	33	267

Location	Local Plan policy	No. of homes planned to 2029	Net housing completions 2017/18	Total net completions since 1 April 2012	Remaining housing yet to be delivered
Selsey	Policy 23	150	55	107	43
East Wittering/ Bracklesham	Policy 24	180	26	76	104
Settlement Hubs total		630	94	216	173
Total		3,880	172	294	3,345

**Table 13: Progress towards future housing delivery**

Location	Planning permission under construction	Detailed planning permission not yet started	Outline planning permission granted or agreed subject to S106	Outstanding housing requirement not yet permitted
<b>SDLs</b>				
West of Chichester	0	0	750	500
Shopwhyke	398	0	187 <sup>1</sup>	0
Westhampnett/ North East Chichester	0	300	0	200
Tangmere	0	0	0	1,000
SDL total	398	300	937	1,700
<b>Settlement Hubs</b>				
Southbourne (village)	293	0	0	0
Selsey	110	0	139	0
East Wittering/ Bracklesham	110	0	0	0
Settlement Hubs total	513	0	139	0
Total	911	300	1,076	1,700

<sup>1</sup> Includes outline planning permission for 85 additional dwellings bringing the total planning housing at Shopwhyke SDL to 585 dwellings. The additional 85 dwellings are also counted towards the parish requirement for Chichester under Indicator H3.

**Key Indicator: H3**

New homes built each year (net) by Parish

8.17 Table 14 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 2018, a total of 220 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 568 net dwellings, with a total of 450 dwellings remaining to be delivered<sup>2</sup>.

8.18 As shown in Table 15, a further 348 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 14: Parish net housing completions to 31 March 2018**

Parish	Number of homes planned to 2029	Net housing completions 2017/18	Total net completions since 1 April 2012	Remaining parish housing yet to be delivered
<b><i>East-West Corridor</i></b>				
Bosham	50	4	4	46
Boxgrove	25	3	3	22
Chichester city	235	84	101	134
Chidham & Hambrook	25	15	92	0
Fishbourne	50	14	50	0
Southbourne (excl village)	50	16	16	34
Westbourne	25	16	17	8
E-W Corridor total	460	152	283	244
<b><i>Manhood Peninsula</i></b>				
Birdham	50	16	32	18
Donnington	50	0	116	0
Hunston	25	1	19	6

<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.

North Mundham	25	34	49	0
West Wittering	50	1	51	0
Manhood Peninsula total	200	52	267	24
<b>Plan Area (North)</b>				
Kirdford	60	0	0	60
Loxwood	60	10	10	50
Lynchmere	10	0	0	10
Plaistow & Ifold	10	6	6	4
Wisborough Green	60	0	2	58
Plan Area (North) total	200	16	18	182
Parish housing total	860	220	568	450
<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 15: 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 neighbourhood plans or Site Allocation DPD	Total sites identified
<b>East-West Corridor</b>					
Bosham	1	6	0	50	57
Boxgrove	1	6	22	7	36
Chichester city	122	278	298	0	698
Chidham & Hambrook	21	3	0	0	24
Fishbourne	6	4	0	15	25
Southbourne (excl village)	88	157	3	0	248
Westbourne	1	6	0	12	19
E-W Corridor total	240	460	323	84	1107
<b>Manhood Peninsula</b>					
Birdham	5	49	0	0	54
Donnington	15	2	21	0	38
Hunston	0	4	0	7	11
North Mundham	2	6	0	0	8

West Wittering	1	2	0	0	3
Manhood Peninsula total	23	63	21	7	114
<b>Plan Area (North)</b>					
Kirdford	0	1	0	60	61
Loxwood	37	4	0	17	58
Lynchmere	1	0	0	0	1
Plaistow & Ifold	13	7	2	10	32
Wisborough Green	34	2	22	11	69
Plan Area (North) total	85	14	24	98	221
Parish housing total	348	537	368	189	1442

<sup>1</sup> Additional 85 dwellings granted outline planning permission at Shopwhyke SDL (within Oving parish) in addition to the 500 dwellings already allocated under Policy 16 in Local Plan Key Policies 2014-2029.

#### **Key Indicator: H4**

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

8.19 The Chichester Local Plan housing provision figure includes an allowance for 'windfall' housing expected to come forward in small developments of less than 6 dwellings (arising mainly through change of use, conversions, and small infill sites). Taking account of small sites that already had planning permission at the time of Plan adoption, the windfall allowance equated to 48 net dwellings per year across the Plan area. Table 16 shows that actual recorded net completions on sites of less than 6 dwellings since 1 April 2012 have averaged 58 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 16: Net dwellings completed on sites of less than 6 dwellings 2012-2018 (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
<b>Net dwellings completed on sites of less than 6 dwellings</b>				
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
Total 2012-2018	226	96	28	350
Average per year	38	16	4.6	58

**Key Indicator: H5**

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

8.20 Tables 17 and 18 show gross and net affordable housing completions in the Local Plan area as reported by West Sussex County Council (WSCC). During 2017-2018, affordable housing completions totalled 167 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 167 affordable dwellings delivered in 2017/18 represents around 30% of total net completions, which is in line with the Local Plan target. In the Local Plan period to date since 1 April 2012, a net total of 685 affordable dwellings have been built representing around 30% of all net dwellings completed.

**Table 17: Gross affordable housing completions as a percentage of total housing completions 2012-2018 (Source: WSCC)**

Monitoring year	Total completions (gross)	Affordable housing completions (gross)	Affordable housing completions excluding rural exception sites (gross)	Percentage (%)
2012/13	327	66	51	15.6%
2013/14	286	86	81	28.3%
2014/15	418	187	159	38.0%
2015/16	541	171	156	28.8%
2016/17	484	157	157	32.4%
2017/18	607	173	173	28.5%
Total 2012-2018	2663	840	777	29.2%

**Table 18: Net affordable housing completions as a percentage of total housing completions 2012-2018 (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%
Total 2012-2018	2363	747	685	30.0%

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.

8.23 Table 19 shows affordable housing completions within the Local Plan area (excluding completions in the National Park area), as recorded by the Council's Housing Delivery team. The figures show affordable housing units at the date on which they become available for occupation. It should be noted that these figures differ from the completions figures recorded by WSCC. This is mainly due to the date at which the housing has been recorded as completed.

**Table 19: Affordable housing completions 2012-2018 (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
<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 Maudlin Nursery, Westhampnett, North of Shopwhyke Road, Shopwhyke, North East of Tangmere Military Museum, (Gamecock Terrace) Tangmere and North of Park Road, Selsey.

#### *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 20 shows that in the monitoring year to 31 March 2018, 64% of affordable housing completions were affordable rented with 36% 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 20: Tenure mix of affordable housing completions 2017-2018 (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 2017/18 (gross)	105	60	165
% of total affordable housing completed	64%	36%	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. It also specifies that 37 of the 59 pitches and 11 of the 18 plots are required by 2017. Policy 36 was informed by the need identified in the Gypsy, Travellers and Travelling Showpeople Accommodation Assessment (GTAA) 2013, which has a base date of September 2012.

8.28 During the monitoring period one site was granted permanent planning permission for two Gypsy and traveller pitches. A total of 58 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 2018 (end date of this monitoring period). Therefore, in accordance with Policy

36 the requirement to provide 37 pitches by 2017 has been achieved. It should be noted that since March 2018 a further 9 pitches have been granted permanent planning permission.

**Table 21: 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 2018	58

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 2018 (end date of this monitoring period). In accordance with Policy 36 the requirement to provide 11 travelling showpeople plots by 2017 has been achieved.

**Table 22: 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 2018	17

## Environment

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

### **Key Indicator: EN1**

Proportion of SSSIs in favourable or unfavourable recovering condition.

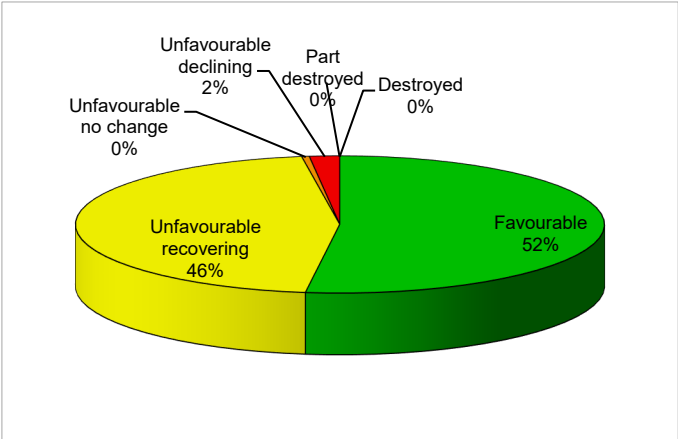
8.31 The Natural Environment and Rural Communities Act 2006 aims to make biodiversity a consideration in policy and decision-making processes. This is reinforced in the NPPF, which sets out that the planning system has an environmental role to play that is fundamental to achieving sustainable development.

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 (SNRC) 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.

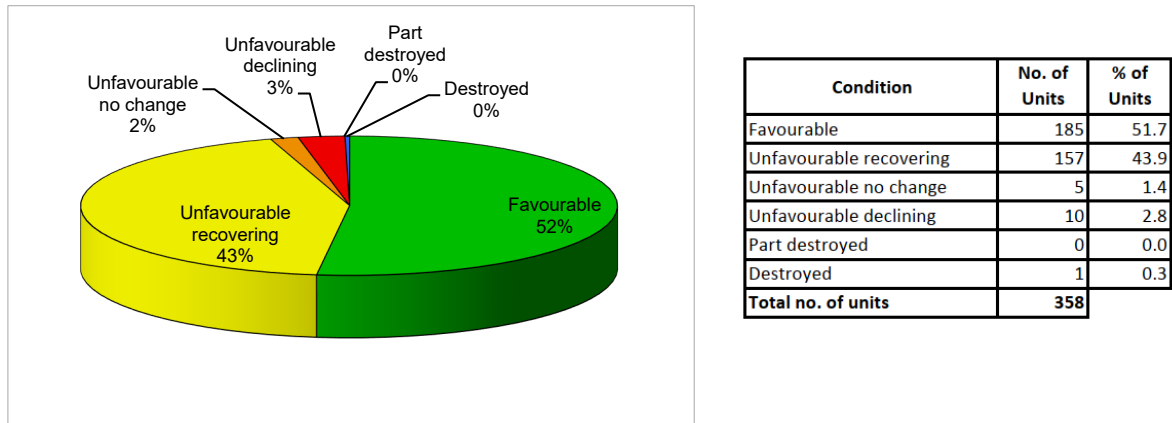
8.34 In Chichester District, 51.6% of SSSI units are considered to be in a favourable condition, which is similar to the overall County figure of 51.7%. Of the SSSI units in the District assessed as being in unfavourable condition, 100 are categorised as recovering against only 4 assessed to be declining, with 1 unit showing no change. These figures (97.7%) meet Natural England's target that 95% of the SSSI area should be in favourable or recovering condition.

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



Condition	No. of Units	% of Units
Favourable	112	51.6
Unfavourable recovering	100	46.1
Unfavourable no change	1	0.5
Unfavourable declining	4	1.8
Part destroyed	0	0.0
Destroyed	0	0.0
<b>Total no. of units</b>	<b>217</b>	

**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.

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. An average of 139 vehicles was counted per survey event, which equated to 33.4% occupancy or 0.16 vehicles per parking space. The car park surveys also included vantage point surveys which looked at the number of people on the coast at certain points, and what activities they were undertaking. The main activities recorded were walking and dog walking.

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

8.43 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.

8.44 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.

8.45 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.

8.46 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*

8.47 For Pagham Harbour there is limited monitoring data. A Joint Scheme of mitigation, with Arun District Council, was agreed by Cabinet in January 2016. Subsequently in May 2017, a revised scheme was agreed following changes to Arun's projected housing numbers within the zone of influence for the harbour. Whilst the strategic mitigation has now been agreed, implementation is only due to start in winter 2018/19 and currently no monitoring for the area has been completed within the monitoring period.

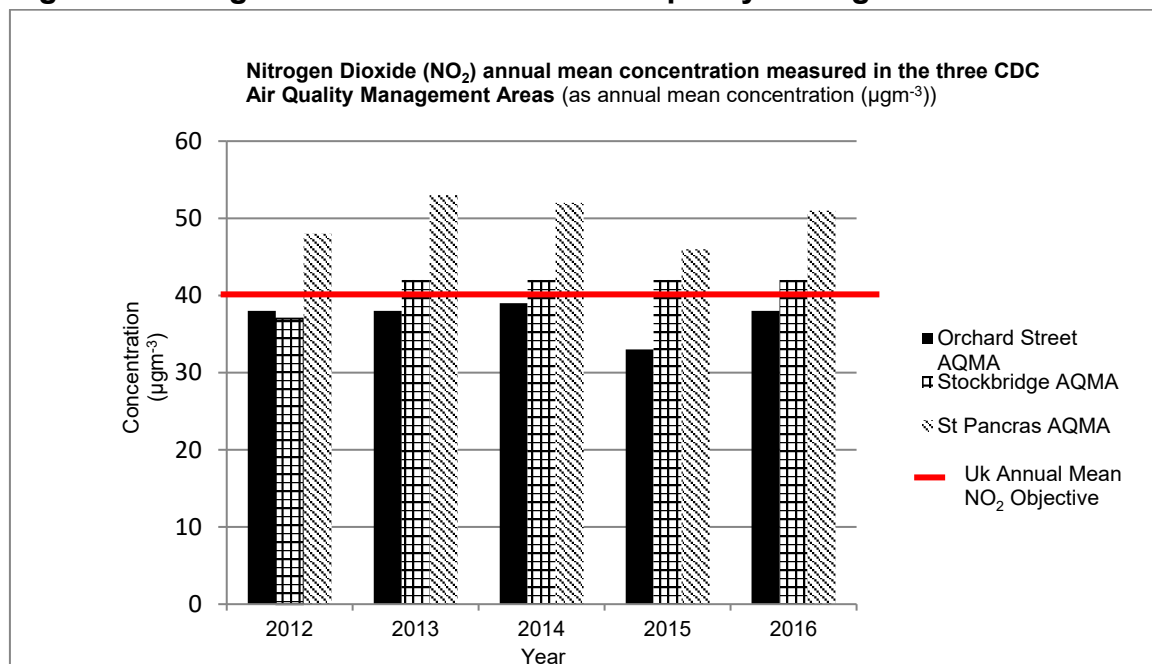
#### **Key Indicator: EN4**

Air Quality Management Areas Nitrogen Dioxide levels

8.48 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.

8.49 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  $38\mu\text{g}\text{m}^{-3}$ ,  $42\mu\text{g}\text{m}^{-3}$  and  $51\mu\text{g}\text{m}^{-3}$ , respectively, in 2016. In 2017 the annual mean concentration was  $33\mu\text{g}\text{m}^{-3}$ ,  $39\mu\text{g}\text{m}^{-3}$ , and  $44\mu\text{g}\text{m}^{-3}$ . This shows that levels have decreased in all three AQMAs by  $5\mu\text{g}\text{m}^{-3}$  within Orchard Street, by  $3\mu\text{g}\text{m}^{-3}$  within Stockbridge and by  $7\mu\text{g}\text{m}^{-3}$  within St Pancras. It is noted that in 2017 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**

8.50 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.

8.51 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, though 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**

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

8.53 The Department for Business, Energy and Industrial Strategy published figures for carbon emissions for local authorities for 2016 in June 2018. There is a two-year time lag in terms of the Department for Business, Energy and Industrial Strategy reporting carbon emissions data. However, the most recent publication shows the per capita local CO<sub>2</sub> emission estimates; industry and commercial, domestic and transport sectors for the years 2005 to 2016. The table below indicates that whilst levels rose slightly between 2014 and 2015, there has been a significant decline in carbon emissions in Chichester District since 2013.

**Table 23: Carbon emissions estimate (kilotonnes CO<sub>2</sub>) (Source: Department for Business, Energy and Industrial Strategy)**

Year	Industry and Commercial	Domestic	Transport	Total
2013	327.6	287.3	306.2	789.30
2014	261.7	243.5	312.4	683.80
2015	290.2	235.5	321.3	709.30
2016	266.7	220.5	330.1	680.30



## Strategic Infrastructure

8.54 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.

8.55 In the monitoring year the Environment Agency objected to two planning applications on flood risk grounds. Table 24 sets out details of the Environment Agency objections and how they were addressed. Consequently, the Council did not grant permission for any planning applications contrary to the advice of the Environment Agency on flood risk grounds during the monitoring period.

**Table 24: Planning applications where the EA has objected on flood risk grounds**

<b>Application Number and Location</b>	<b>Description</b>	<b>EA Objection Reason</b>	<b>Council Decision</b>
17/01097/FUL  Boxalland Farm, Village Road, Kirdford	Demolition of modern outbuildings/extension, conversion of barn into a swimming pool and annexe; erection of a detached single-storey garage and plant room building and the realignment of the existing access drive	In May 2017, EA objected to the application as they considered it had not been demonstrated that the proposed development would be safe without increasing flood risk elsewhere. A revised Flood Risk Assessment (FRA) was submitted and the EA were able to remove their objection to the planning application.	Permitted September 2017.
17/02753/FUL  Manchester House, North Street, Westbourne	Change of use of storage space on first and second floor above existing shop premises to form 1 no. flat.	In December 2017, EA objected on the grounds that the development had not been demonstrated to be safe from flood risk, in accordance with national planning policy. A revised FRA was submitted, and the EA were able to remove their objection to the proposed development.	Permitted with S106 February 2018.

**Key Indicator: S2**

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

In the monitoring year no objections were received from the Environment Agency to planning applications on water quality grounds.

## **9 Appendix**

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

## 1. Bosham Neighbourhood Plan

### BOSHAM PARISH NEIGHBOURHOOD PLAN

#### Monitoring Report

Within this period, we were still awaiting the examiner report on the CDC SADPD which included the allocation of 50 houses. This delayed the planning application on this site.

#### Policy 9

- 1.1. The Parish council decided at MinRef: C18/79.1.2 not to progress the 20mph limit in Station Road. Further to this resolution a local resident group the Bosham Association (BA) came to the February meeting to present a case for introducing 20mph scheme throughout all the residential areas in Bosham. It was therefore left to this group to take up any further village consultation.
- 1.2. The parish council asked the school to provide the evidence for a pedestrian crossing on the A259 to be presented at the Parish Assembly meeting.

#### 2. Infrastructure

- 2.1. Because of the traffic management costs associated with works to the Swan Roundabout, balanced against the available budget, Highways could not let it be considered as part of the works package being put forward for 2018/19. However, drop kerbs in Delling Lane are to be considered.
- 2.2. The Hedge project made good progress in replanting on the North of the A259

3. **Monitoring and review** - Progress is monitored by the full Parish Council at its monthly meetings.

## 2. Kirdford Neighbourhood Plan

Kirdford Parish Neighbourhood Plan 2014 – Monitoring Report 03/01/19

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

Policy KSS1 – Land to the north of Kirdford Growers – Permission has now been granted to Cala Homes for the development of 54 dwellings on this site. Reaching an agreement with the developer has been a tough process, mostly attributed to their persistent attempts in circumventing the published policies requiring phasing of the project. The phasing of the project was always intended to be a mechanism for allowing a cohesive plan to be designed but built in line with local (Kirdford Parish Council) need. As a consequence of the developer refusing to bring forward a policy compliant plan, Policy KSS1 is being delivered later than planned. Permission/ Decision issued 22 Nov 2018. The application was first made 07 Oct 2015.

The Parish Council remains feeling let down by Chichester District Council and its interpretation of the phasing requirement of Policy KSS1. Whilst we appreciate that a compromise has been achieved, the intent and spirit of the policy has, in our opinion been ignored.

To date, the developer has not acknowledged the Kirdford CLT. Nor have they made any attempt to work with the CLT, in order to reach agreements which would benefit the local community in terms of asset transfers and management rights/ agreements.

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

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

General Policies – the general policies in the plan have been cited by the LPA and Planning Inspectorate in their determination of applications and appeals and appear to have been reasonable and appropriate when referenced as justification for the decisions made. There is concern locally that in regard to Policy KSS1 the LPA is seeking to set aside some aspects of the Policy by way of other material

considerations. Whilst this is normally acceptable practice, arguably the LPA's allocation of weight to other material considerations seem to favour District needs ahead of local sustainability requirements.

### **3. FISHBOURNE NEIGHBOURHOOD PLAN MONITORING REPORT (1 April 2017 – 31 March 2018)**

#### **PROJECTS**

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

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

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

The Conservation Character Appraisal carried out by the District Council in 2018 strengthens the NP Policy H1 Heritage Protection. This Policy successfully influenced the design of a replacement property in a dominant position to be more in keeping with the original.

##### **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.

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

Speed Indicator Devices (Project 7b) – implemented in September 2017. 3 devices used across 5 locations managed by volunteers. This project has attracted a great deal of comment within the village, overwhelmingly positive. The effect on reducing speed is noticeable and the rotation of location reduces driver complacency.

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

Village Signs – installed in August 2017. Format of replacement village signs agreed with WSCC Highways – white lettering on a green background and including the word 'village' to emphasise the individual identity of Fishbourne.

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

Outdoor Gym – New Homes Bonus secured in September 2017 to fund this community facility.



Fishbourne Companions – this group, supported by the Parish Council, was launched in January 2018, to give an opportunity for isolated people to come and meet regularly and enjoy stimulating activities.

### **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.

## 4. Chidham & Hambrook Neighbourhood Plan

### Monitoring Report to 31 March 2018

#### Report Period.

This report covers the period between 1 April 2017 and 31 March 2018.

1. The Chidham & Hambrook Neighbourhood Plan has proved a useful document over the last 12 months being referred to in a number of planning applications.
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 be incorporated with the second open space.
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 the following made reference to the Neighbourhood Plan as a guiding document. During the committee's review of each application where necessary, especially applications for a number of dwellings, the committee made reference to the relevant sections of the Neighbourhood Plan. The following applications were of particular note regarding the Neighbourhood Plan Policies on land allocation, environment and landscape. I have not listed every planning application reviewed by the committee as they were mainly for small extensions to existing buildings.

17/01646/DOM Single storey side and rear extension.

Chidham & Hambrook Parish Council raises no objection to this planning application. However, it considered the proposed flat roof to the new extension is not in keeping with the style and character of the main dwelling which has a thatched roof. This is reflected in bullet point 9 of Neighbourhood Plan Policy DS1.

17/02254/FUL Jutland House, Kiln Drive Hambrook PO18 8FJ

Change use of existing vacant building to 8 no. apartments (5 no. 2 bed, 3 no. 1 bed) on ground, first and second floor, with flexible A1/B1/D1 use on one half of the ground floor, including elevational alterations, parking and landscaping. Although the Planning Committee accepted this application it was still felt it was a missed opportunity for new business to come into the area as reflected within the Neighbourhood Plan Section 4.

17/03622/OUT Ronic House Main Road Bosham PO18 8PN

Outline application with all matters reserved except Access for the re-use of previously developed land (comprising car showroom – sui generis use) for residential development and associated works.

Although the Parish Council objected to the application as it is outlined it fell within the windfall definition and was is good use of a brown field site as a stated preference within the plan. However, there was insufficient reference to the requirement for affordable housing as stated in Policy LP1. The application has since been re-submitted and taken this requirement in to account.

4. The Parish Council are working on several projects to improve the facilities within the Neighbourhood Plan area which at the time were in the very early stages of development as stated in 2 above. These will be reported on in the next report to CDC. We continue to watch landscape and environment to protect the area and ensure all changes and new developments keep the overall rural nature of the village where possible.
5. The Neighbourhood Plan is monitored by the Parish Council and referred to when making planning decisions and reviewing changes to the Parish. The wording of Policy LP1 regarding windfall sites will be re-worded when the plan is revised in 2019.

## **5. WISBOROUGH GREEN PARISH COUNCIL**

### **NEIGHBOURHOOD PLAN MONITORING REPORT TO 31<sup>ST</sup> MARCH 2018 Prepared December 2018**

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.

#### **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, the site for 10 residential caravans, Greenways Nursery, 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 caravan being on site.
4. The Jones Homes Site (Land South of Meadowbank, now named Great Meadow) is being progressed and marketed. Construction commenced March 2018 and the show home opened in December 2018.
5. Development on the Runnymede Site (Winterfold Fields, with the proposed name Songhurst Meadow) has not commenced, although anticipated early 2019.
6. Planning permission for the remaining site, Clark's Yard, has not been progressed.
7. As mentioned in the report for year ending March 2017, the examiner removed a policy relating to off-road parking within a development. It is felt by the Parish Council that West Sussex County Council guidance is inadequate in a rural village, particularly where all parking must be contained within the site, such as Great Meadow, where parking on the A272 is not possible. Development of the site commenced early 2018 and despite there being a planning requirement that all construction traffic is accommodated on site, this has not been achieved. Contractors' vehicles have been parked around the village centre, resulting in traffic congestion and obscuring visibility at junctions for drivers and pedestrians. The Parish Council hopes that this is not an indication that onsite parking provision for future residents will be inadequate, leading to pavement parking and parking difficulties already evident on existing estates which were built without providing parking provision to meet today's needs. The Parish Council is disappointed that the examiner and current policy makers continue to promote inadequate parking provision for today's needs and do not have the foresight to address future needs

## **Policies**

1. Policy OA2: Spatial Strategy and Policy OA3: Settlement Boundary - Having a NP in place has provided guidance and ensured a consistent approach to the decision process. An application for 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. Street lighting on the Great Meadow site was removed and lighting of the new show home (launched December 2018) is switched off at 9.30pm. As stated in the November 2017 report, 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, this has proved a challenge for developers in an area where electricity power failures do occur. It was the intention that properties on both Great Meadow and the Winterfold site would be heated by air source heat pumps. Permission was granted to change to centrally stored Calor Gas on Great Meadow, and it is anticipated that this will also be proposed for the Winterfold Site.

## **Local Plan Review**

In view of the Local Plan Review and the proposed requirement that Wisborough Green provide a further 25 houses, it is the Parish Council's intention to undertake a Neighbourhood Plan review. A Steering Group, including community members, has been established. The Group will consider policy review, site identification and public consultation with a view to following closely behind the Local Plan adoption, as detailed in the CDC timetable.

## **6. Birdham Neighbourhood Plan Monitoring Report**

### **Made Neighbourhood Plans (1 April 2017 to 31 March 2018)**

#### **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 2017 to 31 March 2018 significant events occurring since 31 March 2018 are also noted.

#### **Background**

The neighbourhood 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

Objectives	Policies
<p style="text-align: center;"><b>HERITAGE</b></p> <p><b>Protection &amp; Enhancement</b> Protect and enhance the Parish’s heritage for the benefit of tourists, existing residents and education of future generations.</p>	<b>1 - 2</b>
<p style="text-align: center;"><b>ENVIRONMENT</b></p> <p><b>Conservation &amp; Enhancement</b> Conserve and enhance important ecological sites and links, including hedgerows, ditches and key species in these habitats.</p>	<b>3 - 6</b>
<p style="text-align: center;"><b>COMMUNITY &amp; LEISURE</b></p> <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>
<p style="text-align: center;"><b>TRANSPORT</b></p> <p><b>Infrastructure</b> Improve existing sustainable transport connections to and within the Parish, including public transport and access across major roads.</p> <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>9</b>  <b>10 - 11</b>
<p style="text-align: center;"><b>HOUSING</b></p> <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> <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> <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>12 - 15</b>  <b>16</b>  <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**

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

#### **Policy 2 – Archaeological Sites**

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

These policies have been met during the monitoring period. A planning application was submitted (after 31<sup>st</sup> March 2018) by Birdham Pool for the provision of 9 houseboats on the inner pool. Birdham Pool is considered one of Birdham's heritage assets, and Birdham Parish would not wish to see any development on the inner pool. The planning application was refused.

## **Environment**

#### **Policy 3 – Habitat Sites**



Development must avoid harming existing ecological assets.

#### Policy 4 – Landscape

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

#### Policy 5 – Light Pollution

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

#### Policy 6 – Biodiversity

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

These policies have been met during the monitoring period, although the planning applications and unlawful development on Birdham Farm 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 proposal 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 in progress
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	Planning application approved

## 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, 30 under construction and technical starts made on 15, and planning permission granted for a further 4, the indicative number of 50 will easily be met. Please note that these houses are meant to be sufficient to last until 2029.

A planning application for 77 houses on Koolbergen, Belfield and Kelly's nurseries was dismissed on appeal. The Neighbourhood Plan was a factor contributing to the appeal decision.

"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. There are further appeals on other parts of the site outstanding. This site was first occupied in May 2015. At the moment there appears to be no date by which the site should be cleared and reinstated. This cannot be considered a satisfactory state of affairs.

## **Drainage**

### Policy 18 - Flood Risk Assessment

### Policy 19 - SUDS Design & Management Development

### Policy 20 - Surface Water Run-off

### Policy 21 - Wastewater Disposal

These policies have been met during the monitoring period

## **Business**

### Policy 22 - Development for Business

### Policy 23 - Retention of Business

## Policy 24 - Broadband and Telecommunications

These policies have been met during the monitoring period

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

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

## Action Plan

Ref	Item	Action	By Whom	Progress
Policy 1	Chichester Canal	Monitor progress and plans by Chichester Canal Society	Parish Council	Ongoing
Policy 4	Maintain open views	Join with bordering parishes in preparing an integrated footpath system that enhances viewpoint access around the Harbour and the interior farmland of the Manhood.	Environment Group	Ongoing
Proposal 1	Playing Field	Seek funds through the Community Infrastructure Levy to improve drainage and facilities	Parish Council	Some improvements made with new equipment.
Policy 9	Crooked Lane	Seek improvements to parking at both ends to improve access and safety.	Parish Council	Ongoing
Policy 10	Footpaths & 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.

## 7. Loxwood NP

### Monitoring report

1 April 2017 to 31 March 2018.

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 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

#### 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 in last monitoring report to 31<sup>st</sup> March 2017 (written November 2017) LPC encouraged CDC to develop a procedure which 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 is currently being built out. The planning consent for the Farm Close site (19 houses) is currently going through planning.

## 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 reapplied 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. The Planning Officer has been working with the developer to try to find a compromise. There has not yet been a response from the planning officer with regard to our letter of objection.

## Policy 5- Land at Nursery site

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

One aspect of the policy which has not worked well is the traffic calming obligations of the policy and those of policy 16, which specifically address traffic calming. Despite the stated safety objectives of both policies, in the view of LPC, the objectives of both these policies have not been met. This, in part, was due to WSCC at the consultation stage, insisting that none of the traffic calming measures



requested by LPC could be conditioned in the S106, as they allegedly did not meet national guidance in terms of the defined requirement under the Road Traffic Regulations for the provision of mini roundabouts and pedestrian crossings or did not deliver a perceived safety benefit. It would appear that despite the intent of a policy, national guidance takes precedent of a policy which has been the subject of consultation and a referendum. It is clear that further national NP guidance is necessary to clarify which takes precedent, an NP policy or guidance material issued at district and/or national level.

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

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

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

The result of this has been the erection, by the developer, of two Vehicle Activated Signs either end of the development which in the parish council's at least one of which is sited incorrectly and as such performs no function.

Policy 8 Foul Water has not been complied with. LPC wrote to CDC informing CDC that compliance with planning condition number 10 had not been complied. The developer had illegally connected to the 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.

#### Policy 6- Local green Spaces

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

#### Policy 7-Street Lighting

This policy requires that any new road built as part of a housing development should not feature street lighting, unless required for health and safety reasons. This will be applicable to the Farm Close and Nursery developments. However, the Nursery site outline planning consent S106 paragraph 12 planning obligations addresses the standard CDC planning constraints with respect to street lighting and fails to mention policy 7 of the NP.

There has been no 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 to its satisfaction that the NP policy is met. This has not come about and the situation is grave.

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 have objected to revised plans for the Farm Close site as they do not meet this Policy requirements. The Planning officer has yet to comment on the LPC Observations.

#### Policy 11- Wey and Arun Canal

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

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

#### Policy 12- The Rural Area

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

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

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

So far, in the time since the NP was Made, no applications have come forward to promote business development or agricultural workers housing in the rural area. However, there have been several instances of applications for the conversion of farm buildings to residential properties, most of which have been granted by CDC in the face of objection from LPC under this policy and in contravention of their Policy 45 and supporting paras 19.21 and 19.22 and Policy 46.

### Policy 13- Housing Extensions

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

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

### Policy 14- Economy and Business

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

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

### Policy 15- Telecommunications and Connectivity

This policy seeks to ensure that new developments should demonstrate how they will contribute to and be compatible with existing fibre and internet connectivity and enable the highest broadband speeds to be achieved. The policy states that this could be demonstrated by means of a “Connectivity Statement”. Review of a number of Decision Notices has established that the conditions imposed have not

referenced the Policy and thus, to date, developers have not been required to comply with this policy.

### Policy 16- Traffic Calming

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

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

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

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

### Policy 17- Environmental Characteristics

This policy seeks to encourage developers to the use the highest standards of energy saving techniques in their designs of any new development. This policy has synergy with CDC Local Plan policy 40- Sustainable Design and Construction in as much as they are both encouraging the use of renewable energy sources. Review of a number of Decision Notices established that the conditions imposed have not referenced either the Local Plan or NP policies and thus, to date, developers have not been required to comply with the policy. When the policy was originally written by LPC it included a sentence with required compliance with the Sustainable Code for Homes level 4 or level 5. This sentence remained in the policy through the first Referendum and Independent Examination. At the second Independent Examination, the examiner recommended removal of the sentence with no substitute wording added. As a result, the policy has lost some of its objectiveness and thus during the next review, the policy will be re worded.

### Policy 18- Flood Risk

This policy seeks to ensure that the risk of flooding from any new development is minimised. To some extent, this policy has the same objectives as CDC Local Plan

policy 42. Any future reviews of the NP will need to take this into account in order to minimise duplication of policy.

Loxwood Parish

Council January 2019