# Chichester District Council Authority’s Monitoring Report

# 1st April 2021 – 31st March 2022



 **November 2022**

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# Introduction

* 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 2021 to 31 March 2022; however, significant events occurring since 31 March 2022 are also noted.
	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 this is detailed below.

## Purpose of the Report

* 1. 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. 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.
* **Developer Contributions:** Further to changes to the CIL Regulations during the monitoring period, details on CIL receipts, Section 106 financial contributions as well as expenditure on infrastructure are now provided in separate reports – links to these reports are supplied in section 6.
* **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. 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 which excludes 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.
	2. In order to monitor policy indicators, this report uses the monitoring framework of the Chichester Local Plan: Key Policies 2014-2029 (Chichester Local Plan).
	3. 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.
	4. Neighbourhood plans once ‘made’ form part of the development plan.  Each Parish Council undertakes monitoring of the policies in its own plan and completes a monitoring report that is included in the AMR.

# Context and Headline Issues

## Context for Local Plan area

* 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

### Current approach to housing development

* 1. Planning Practice Guidance sets out that once the Local Plan is more than 5 years old, the housing target against which housing supply and delivery is assessed should be derived from the Government’s standard methodology. On 15th July 2020, the adopted Local Plan became 5 years old, so from that date the Council’s five-year supply must be assessed against the standard methodology for assessing housing need. This increased housing need from 435 to 634 dwellings per annum. The most recent Five-Year Housing Land Supply assessment reported a 5.3 year housing supply.
	2. In June 2020 the Council produced a draft Interim Policy Statement for Housing to guide development in the Local Plan area until the new Local Plan is adopted. The final version of the Interim Statement was approved by Planning Committee in November 2020. The Statement aims to ensure that housing proposals that may be submitted in advance of the new Local Plan are assessed in a consistent manner against national and local planning policies, with the aim of ensuring that the most appropriate development comes forward in the most suitable locations.
	3. As part of the emerging Local Plan, we are in the process of determining what level of housing need can be achieved bearing in mind the transport and environmental constraints that are faced by our Local Plan area. We have been investigating whether our neighbouring authorities can help meet our housing need and will finalise our housing numbers once we have reviewed the revised evidence based upon these challenges posed to the Local Plan area.

### A27 Upgrade

* 1. In the absence of a government funded scheme for the A27, the Council has undertaken significant additional work as part of the emerging Local Plan process to assess the impacts of planned development upon the A27 and associated roads, and to consider how they might be mitigated. Due to the significant road improvements required and the fact that insufficient funding is available to deliver these, we have been working closely with National Highways and West Sussex County Council to establish a revised development strategy and the A27 transport improvements that are capable of being delivered over the plan period.
	2. 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 to support development including that already identified in the adopted Local Plan 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.

### Wastewater

* 1. 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.
	2. The Council has been working closely with Southern Water and the Environment Agency to prepare and publish a Statement of Common Ground setting out the current situation and the process for identifying ways to treat the additional wastewater arising from new development. The first version of this Statement was signed and published in November 2021. This will be kept under review as work on the plan progresses and updated as necessary.
	3. Alongside this, the Council have been working with Southern Water on their Drainage and Wastewater Management Plan (DWMP). The [DWMP](https://www.southernwater.co.uk/dwmp/our-regional-dwmp) which covers 10 river basin catchments, including the Arun and Western Streams, is supported by 5 investment plans setting out investment needs for internal sewer flooding; sewer condition and groundwater pollution; storm overflows; compliance and pollution; and the environment. The DWMP was recently out for consultation from July to September 2022.
	4. Following Natural England’s assessments during 2019/20 where more than 3000 hectares of the intertidal parts of Chichester Harbour were classified in an “unfavourable – declining” condition requiring certain types of new development to be nutrient neutral, we have continued to work with the Partnership for South Hampshire (PfSH) and other authorities affected by the nutrients issue. The Strategic Environmental Planning Manager (SEPM) employed by PfSH and other affected authorities, including Chichester, is progressing potential nutrient mitigation schemes for those impacted areas within the Solent, and has recently been joined by two additional members of staff.  Meanwhile, applicants must continue to submit a nitrogen budget with their planning application together with proposals for mitigating any nitrogen load their development is likely to discharge into the Harbour. Natural England’s detailed guidance on achieving nutrient neutrality (which was most recently updated in March 2022) can be accessed on the council [website](https://www.chichester.gov.uk/nutrientneutrality).

### Water Resources

* 1. Natural England is concerned that existing water abstraction in the Sussex North Water Resource Zone, which supplies part of the north of the district, is having an impact on protected sites in the Arun Valley. The increasing demand for water is thought to be harming internationally protected species, with the potential threat of extinction for some of these species. In response to this, Natural England has advised that new developments within this zone, which affects a number of other local planning authorities must not add to this impact.
	2. In September 2021, the Council received a position statement from Natural England setting out the interim approach and in December 2021, Natural England provided further guidance in response to frequently asked questions (FAQs) from developers.  A further advice note was issued by Natural England (February 2022) to be read together with the position statement, and Natural England has now published an updated FAQ document.
	3. The Council, in partnership with a number of other councils across the county including the South Downs National Park Authority, has commissioned a water neutrality study. The Study is crucial to enable the Council to complete the Habitats Regulations Assessment for the new Local Plan as well as provide solutions for water consumption to enable new housing development to go ahead. Individual authority assessments have already been combined into a Water Supply Zone assessment (published April 2022). The affected authorities are working closely with other key stakeholders, including Natural England, Southern Water and the Environment Agency to identify a strategic mitigation strategy moving forward. Progress on this work is detailed on our [website](https://www.chichester.gov.uk/waterresources).
	4. Southern Water and Portsmouth Water have recently published their draft Water Resources Management Plans (WRMPs) which are out for consultation until mid-February 2023. The WRMPs set out how the Water Companies intend to secure drinking water supplies over the next 50 years.

### Tangmere Strategic Development Location – Compulsory Purchase Order 2020

* 1. The Chichester Local Plan makes provision for the Council to deliver a total of 7,388 homes between 2012 and 2029, with 3,250 dwellings to be provided at Strategic Development Locations (SDLs). Delivery of the Tangmere Strategic Development Location is crucial to ensure that there is no shortfall in meeting the housing targets set out in the adopted Local Plan. The strategic allocation at Tangmere is the second largest allocation in the Local Plan comprising 1000 dwellings, community facilities and open space. The emerging Local Plan makes provision there for a minimum of 1,300 dwellings.
	2. The Tangmere Strategic Development Location was identified in 2010, and formally allocated in 2015, with the site having a number of landowners and promoters. Despite the Council being assured by the landowners and site promoters that there was progress with regard to commitment to jointly deliver the residential development and associated infrastructure, no material progress was made over a 10-year period in terms of comprehensive delivery of the site. The Council had no alternative but to make use of its Compulsory Purchase Order (CPO) powers and, after a tender exercise, appointed a development partner in 2018. The Council entered into a Development Agreement with Countryside Properties (UK) Limited in February 2019 and a Masterplan for the proposed development of the Tangmere Strategic Development Location was subsequently presented to and endorsed by the Planning Committee in January 2020. Full Council authorised the use of the Council’s CPO powers in March 2020.
	3. On 28 October 2020, the Council formally made the Tangmere Compulsory Purchase Order and this decision was publicised on 3 November 2020. The Council submitted the Order to the Secretary of State for confirmation in November 2020 and an outline planning application for a residential-led mixed use development comprising up to 1,300 dwellings was also received and subsequently presented to Planning Committee in March 2021. Members agreed with the Officer’s recommendation to grant outline permission subject to completion of the Section 106 Agreement.
	4. A public inquiry was held to consider the Compulsory Purchase Order in September 2021. The Inspector’s decision followed and the Compulsory Purchase Order 2021 was subsequently confirmed subject to modification. A 6-week judicial review period expired on 3rd February 2022. Discussions regarding the S106 Agreement in relation to the outline planning permission 20/02893/OUT are continuing to progress.

# Planning Context

## National Planning Policy Framework

* 1. The National Planning Policy Framework (NPPF) sets out national policy to be considered when planning for new development. The NPPF was first published in 2012 and most recently updated in July 2021.
	2. The NPPF is supported by Planning Practice Guidance (PPG). Both the [NPPF](https://www.gov.uk/government/publications/national-planning-policy-framework--2) and [Planning Practice Guidance](https://www.gov.uk/government/collections/planning-practice-guidance) published by the Department for Levelling Up, Housing and Communities can be found on the gov.uk website.
	3. The Local Plan and other development plan documents must be consistent with the principles and policies set out in the NPPF.

## Strategic Planning in Coastal West Sussex and Greater Brighton

* 1. The Council is a member of the Coastal West Sussex and Greater Brighton Strategic Planning Board comprising lead councillors from the district and borough councils of Adur, Arun, Chichester, Crawley, Mid Sussex, Horsham, Lewes and Worthing together with Brighton & Hove City Council, West Sussex County Council and the South Downs National Park Authority.
	2. The Board is an advisory body with the following remit:
* To identify and manage spatial planning issues that impact on more than one local planning area across the Coastal West Sussex and Greater Brighton area; and
* To support better integration and alignment of strategic spatial and investment priorities in the Coastal West Sussex and Greater Brighton area.
	1. The Board has signed a Memorandum of Understanding and agreed Terms of Reference which has established a framework for co-operation. In October 2013, the Board agreed the Coastal West Sussex and Greater Brighton Local Strategic Statement (LSS) which was prepared by the Board member planning authorities as a non-statutory strategic planning document to provide the context for delivering sustainable growth over the period 2013-2031.
	2. The LSS focuses on strategic issues that are shared across the Coastal West Sussex and Greater Brighton area or that will impact on the long-term sustainability of the area, providing an overlay for local plans and the business priorities of key stakeholders. It is the main vehicle for taking forward the Board’s work on behalf of the local planning authorities. A refresh of the strategy (known as LSS2) was agreed by the member planning authorities in 2016. Local Strategic Statement 2, which covers the period 2015 to 2031, identifies 4 Strategic Objectives and 9 Spatial Priorities.
	3. The Strategic Planning Board has made some initial steps in producing an update to LSS2. However, due to delays in the production of LSS3, strategic cross-boundary matters that apply to the new Local Plan have been addressed directly between Chichester District Council and individual members of the Strategic Planning Board.
	4. A revised draft SoCG was produced in January 2022 with the involvement of all local authorities who are members of the Strategic Planning Board. This draft SOCG is currently subject to review and sign-off by member authorities. Whilst this SoCG is not directly related to specific policy outcomes within the new Local Plan, it does contribute towards demonstrating the commitment of Chichester District Council to addressing strategic planning matters and the “Duty to Cooperate”.
	5. Progress in relation to the LSS3 and Statement of Common Ground will be recorded in future AMRs.

# Local Plan Progress

* 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.
	2. The Council is the local planning authority for those parts of Chichester District outside the South Downs National Park (referred to as the Chichester Local Plan area). The South Downs National Park Authority has prepared a separate local plan which will cover the parts of the District within the National Park boundary. The South Downs Local Plan was adopted in July 2019.

## Local Development Scheme

* 1. Section 15 of 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.
	2. The current LDS can be viewed on the Council's website at [Timetable - Local Development Scheme: Chichester District Council](http://www.chichester.gov.uk/article/24662/Timetable---Local-Development-Scheme). The current LDS was approved by Council on 12 March 2021.

## Development Plan Documents

### Chichester Local Plan Review

#### Table 1: Local Plan Review timetable in the LDS March 2021

| **Key Milestone** | **Dates**  | **Current Position** |
| --- | --- | --- |
| Approval of consultation on strategy options | Cabinet – June 2017Council – June 2017 | Achieved |
| Consultation on strategy options | June- August 2017 | Achieved |
| Approval of Preferred Approach DPD for consultation | Cabinet – November 2018Council - November 2018 | Achieved |
| Consultation on Preferred Approach (Reg 18) | December 2018 – February 2019 | Achieved |
| Revision and Publication of EvidenceRevised Landscape Capacity StudyRevised Coastal West Sussex Gypsy and Traveller Accommodation Assessment Landscape Gap AssessmentHousing StrategyInfrastructure Business Plan Guidance on Nutrient NeutralityRevised Housing and Economic Development Needs Assessment Retail Study UpdateCouncil Report on Local Plan, Strategic Infrastructure and Way Forward | March 2019April 2019May 2019March 2020March 2020June 2020September 2020November 2020July 2021 | Achieved |
| Approval of Statutory Public Consultation DPD for consultation (Publication)  | Cabinet – February 2022 Council – February 2022 | Remains outstanding |
| Statutory Public Consultation document (Reg 19) (Publication) | March –April 2022 | Remains outstanding |
| Submission to Secretary of State | June 2022 | Remains outstanding |
| Examination Hearing  | September 2022 | Remains outstanding |
| Adoption | March 2023 | Remains outstanding |

* 1. The current Local Plan was adopted in July 2015. At that time, the Council committed to review the Local Plan within five years to ensure that sufficient housing was planned to meet the needs of the area. The Council is now working on the new Local Plan. The first stage of consultation (Issues and Options) took place between 22 June and 3 August 2017. Consultation on the second stage (Preferred Approach) took place between December 2018 and February 2019. In light of the responses received, a report was made to Council in December 2019 setting out the main issues raised and considering a way forward. Since then, work has progressed on additional evidence and testing to inform potential changes to the development strategy prior to the publication and submission of the revised Local Plan. The need for this additional evidence and testing meant that the timetable in the LDS from the Publication stage onwards was not achieved.
	2. Following the July 2021 Council report on “strategic infrastructure and way forward” as well as advice received from the Planning Inspectorate in the Summer of 2021, further key areas of work were identified to support the soundness of the plan prior to publication of the draft plan at Regulation 19. In this regard, it is critical that further work associated with confirming a deliverable package of mitigation for the A27, the further review of development options across the plan area and the requirements of the duty to co-operate are met, before publication of the next stage of the new Local Plan. The Council is currently working with National Highways and West Sussex County Council Highways to agree a strategy for the A27 to support housing growth in the emerging Local Plan. A funding strategy also needs to be confirmed for improvements to the A27 to support the new Local Plan.
	3. Further work to test the implications of a revised development strategy has also been ongoing since Autumn 2021 alongside Duty to co-operate engagement with neighbouring authorities. Once this further work is complete, the Council can move to the next stage of consultation (Reg 19) of the Local Plan followed by Submission of the Plan and Examination.

### Local Plan Review Site Allocation Development Plan Document

* 1. The Local Plan Review Site Allocation Development Plan Document (DPD) will allocate land for development needs identified in the new Local Plan such as housing and employment sites and review Settlement Boundaries in conformity with the new Chichester Local Plan. It covers those parts of the Plan area where local communities have not chosen to identify sites through neighbourhood plans.

#### Table 2: Local Plan Review Site Allocation DPD timetable in the LDS March 2021

| **Key Milestone** | **Dates**  |
| --- | --- |
| Approval of Site Allocation DPD for consultation |  May 2023 |
| Consultation on Site Allocation DPD (Reg 18) | June-July 2023 |
| Approval for Statutory Public Consultation on Site Allocation DPD (Publication) |  Cabinet/Council – January 2024 |
| Statutory Public Consultation on Site Allocation DPD (Reg 19) (Publication) | Feb – March 2024 |
| Submission to Secretary of State | May 2024 |
| Examination Hearings | August 2024 |
| Adoption (anticipated) | December 2024 |

* 1. The timescales for preparation of the Site Allocation DPD will be revised to commence following adoption of the new Local Plan.

### Gypsy, Traveller and Travelling Showpeople Site Allocations Development Plan Document

* 1. A new Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) update has been commissioned in order to inform the new Local Plan. This builds on the previous joint study undertaken in 2018/19, which was produced on behalf of a group of Coastal West Sussex Authorities. The new GTAA update is expected to be completed by the end of 2022. The Council cannot demonstrate a 5-year supply of pitches based on the current GTAA, and the position will be updated once the new GTAA update has been completed and meeting the new level of need will be addressed in the new Local Plan.

#### Table 3: Gypsy, Traveller and Travelling Showpeople Site Allocations DPD timetable in the LDS March 2021

|  |  |
| --- | --- |
| Key Milestone | Dates |
| Approval of Gypsy, Traveller and Travelling Showpeople Site Allocations DPD for consultation  | Cabinet – July 2021Council – July 2021 |
| Consultation on Gypsy, Traveller and Travelling Showpeople Site Allocations DPD (Reg 18) | August – September 2021  |
| Approval for Statutory Public Consultation on Gypsy, Traveller and Travelling Showpeople Site Allocations DPD (Publication) | Cabinet – February 2022Council – February 2022 |
| Statutory Public Consultation on Gypsy, Traveller and Travelling Showpeople Site Allocations (Reg 19) (Publication) | March – April 2022 |
| Submission to Secretary of State | May 2022 |
| Examination Hearings | September 2022 |
| Adoption (anticipated) | April 2023 |

* 1. In response to the previous GTAA, which identified a higher need than had previously been the case, the Council began work on a specific Gypsy and Traveller and Travelling Showpeople DPD in order to address the need identified at that time. However, the new Local Plan is now ahead of the schedule for the production of that DPD and hence the new Local Plan will become the main vehicle for meeting the needs identified in the new GTAA. The evidence base which has been produced to in order to support the specific DPD will be supplemented and integrated into the evidence base for the new Local Plan.

## Supplementary Planning Documents

* 1. Supplementary Planning Documents are brought forward as and when appropriate with details of forthcoming consultations reported in future AMRs.

## Other Documents

### Community Infrastructure Levy

* 1. The CIL Charging Schedule sets out standard charge(s) that the Council will levy on specified types of development to contribute towards required infrastructure. The CIL Charging Schedule was adopted by the Council in January 2016 with the Planning Obligations and Affordable Housing SPD. It was prepared concurrently with the Chichester Local Plan and is supported by the Infrastructure Development Plan. Both the CIL Charging Schedule and the Planning Obligations and Affordable Housing SPD will require review and possible amendment in the light of the development proposed in the new Local Plan, the contents of the Infrastructure Delivery Plan and the Whole Plan Viability Assessment (evidence documents to support the new Local Plan). The Local Plan and CIL viability assessment currently being prepared as part of the emerging Local Plan process will review CIL rates in the light of the new local plan policy requirements which may inform a review of the Chichester CIL.

### Policies Map

* 1. 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 is updated when the following documents are adopted or made:
* Chichester Local Plan;
* Site Allocation DPD (adopted Jan 2019);
* West Sussex Joint Minerals Local Plan (adopted August 2018);
* West Sussex Waste Local Plan (adopted April 2014); and
* Neighbourhood Development Plans.

### Statement of Community Involvement

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

### Brownfield Land Register

* 1. The Council is required to prepare, maintain and publish a register of brownfield (previously developed) land within the plan area. The [brownfield register](https://www.chichester.gov.uk/brownfieldlandregister) prepared by the Council annually aims to provide publicly available information on all brownfield sites which the Local Authority considers are appropriate for residential development.

### Sustainability Appraisal incorporating Strategic Environmental Assessment

* 1. 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 considered. This is particularly important in the appraisal of reasonable options. A Sustainability Appraisal report will accompany each published stage of the DPD including the final Submission version.

### Appropriate Assessment

* 1. 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. The HRA will accompany each published stage of a DPD including the final Submission version.

# Neighbourhood Planning

* 1. The Localism Act 2011 introduced Neighbourhood Planning as a new way for communities to decide the future of their areas. It gave powers to local communities and parish and town councils to produce neighbourhood plans. The Neighbourhood Planning (General) Regulations 2012 sets out the stages of producing a neighbourhood plan.
	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.
	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.
	4. Further information on neighbourhood planning in the Chichester Local Plan area, and for each parish with a designated neighbourhood area, is provided on the Council's website at: [Neighbourhood Planning](http://www.chichester.gov.uk/neighbourhoodplan).

## Neighbourhood Plan Area Designation

* 1. 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. As at April 2022, a total of 25 parishes within, or partly within, the Chichester Local Plan area were subject to Neighbourhood Plan Area designations.

## Neighbourhood Plans Progress

* 1. Table 4 shows neighbourhood plans by parish that have been made whilst Table 5 details neighbourhood plans that are in progress and evidences any stages that were undertaken during the monitoring period (1 April 2021 to 31 March 2022) as well as significant milestones occurring before and after that time. More detailed information on individual neighbourhood plans can be found on the Council’s website at: [Neighbourhood Planning](http://www.chichester.gov.uk/neighbourhoodplan).

## Neighbourhood Plans Made

* 1. Following a successful referendum, a Neighbourhood Development Plan (NDP) is brought into legal force (‘made’) and becomes part of the statutory development plan for the Chichester Local Plan area.

#### Table 4: Neighbourhood Plans Made

| **Parish** | **Key milestones** | **Date achieved** |
| --- | --- | --- |
| Birdham | Made | July 2016 |
| Bosham | Made | November 2016 |
| Boxgrove | Made | June 2021 |
| Chidham & Hambrook | Made | September 2016 |
| Fishbourne | Made | March 2016 |
| Kirdford | Made | July 2014 |
| Lavant\* | Made | July 2017 |
| Loxwood | Made | July 2015 |
| Petworth\* | Made | July 2018 |
| Selsey | Made | June 2021 |
| Southbourne | Made | December 2015 |
| Tangmere | Made | July 2016 |
| Westbourne | Made | September 2021 |
| Wisborough Green | Made | July 2016 |
| **Other parishes with a Neighbourhood Plan Area designation** |
| Chichester City, East Wittering and Bracklesham, Funtington\*, Lynchmere, North Mundham, Oving, Sidlesham, and Westhampnett |

\* South Downs National Park Authority is the lead planning authority.

#### Table 5: New Neighbourhood Plans and Neighbourhood Plan Reviews in progress

| **Parish** | **Key milestones** | **Date achieved** |
| --- | --- | --- |
| Hunston | Pre-submission ConsultationSubmission ConsultationExaminationExaminer’s Report Plan withdrawn by Parish Council for technical reasons | May 2020July – September 2021September 2021April 2022June 2022 |
| Loxwood NP Review | Pre-submission Consultation | September 2020 |
| Plaistow & Ifold | Pre-submission ConsultationSubmission ConsultationRepeat Submission ConsultationExaminationPlan withdrawn by Parish Council for technical reasons | Sept – Oct 2017Feb – April 2020Sept - Oct 2020November 2020May 2022 |
| Southbourne NP Review | Pre-submission ConsultationSubmission ConsultationExamination ExaminationPlan withdrawn by Parish Council for technical reasons | August 2020April – June 2021September 2021April 2022June 2022 |
| West Wittering | Pre-submission ConsultationRepeat Pre-submission Consultation | February 2020July - Sept 2021 |
| Wisborough Green NP Review | Pre-submission Consultation | May – June 2021 |

## Monitoring of Made Neighbourhood Development Plans

* 1. The following made neighbourhood development plans have now undertaken a period of monitoring up to 31 March 2022. Each parish listed below has been asked to provide information and/or a commentary and where supplied, these are included at Appendix 1.
* Birdham Neighbourhood Development Plan
* Bosham Neighbourhood Development Plan
* Boxgrove Neighbourhood Development Plan
* Chidham and Hambrook Neighbourhood Development Plan
* Fishbourne Neighbourhood Development Plan
* Kirdford Neighbourhood Development Plan
* Loxwood Neighbourhood Development Plan
* Selsey Neighbourhood Development Plan
* Southbourne Neighbourhood Development Plan
* Tangmere Neighbourhood Development Plan
* Westbourne Neighbourhood Development Plan
* Wisborough Green Neighbourhood Development Plan

## Neighbourhood Development Orders

* 1. 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.
	2. No neighbourhood development orders have been made during the monitoring period or up to the date of publication of this AMR.

# Developer Contributions

## Community Infrastructure Levy

* 1. The Council adopted a Community Infrastructure Levy Charging Schedule on 26 January 2016 which took effect from 1 February 2016. The money generated contributes to the funding of infrastructure to support growth within the Local Plan area (the South Downs National Park Authority has implemented its own CIL for the parts of the district within the SDNP). The CIL is applied as a charge per square metre of gross internal area (GIA) as set out in Table 6 below.

#### Table 6: CIL Charging Schedule

| **Use of Development** | **Levy (£ per square metre)** |
| --- | --- |
| \*Residential - South of the National Park | £120 |
| \*Residential - North of the National Park | £200 |
| Retail (wholly or mainly convenience) | £125 |
| Retail (wholly or 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 of 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: CIL rates are index linked from the base year to the year when permission is granted using the ‘Community Infrastructure Levy (CIL) Index’ ‘published by the Royal Institute of Chartered Surveyors. **The current indexed rates can be found on the** [**CIL process, forms and payment**](https://www.chichester.gov.uk/article/27023/CIL-process-forms-and-payments) **page of our website.**
 |

* 1. The CIL is to be used to help provide infrastructure to support the development of an area rather than making an individual planning application acceptable in planning terms (which is the purpose of section 106 Agreements). CIL does not fully replace Section 106 Agreements.
	2. The infrastructure projects that the CIL will be used to fund are identified in the CIL spending plan which can be found within the [Infrastructure Business Plan](https://www.chichester.gov.uk/article/29784/Infrastructure-Business-Plan-including-CIL-Spending-Plan) (IBP) published on the council’s website:
	3. 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).

## Section 106 contributions

* 1. 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. The CIL Charging Schedule 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 infrastructure needed to support the development outside of that funded by CIL (which may also include provision for affordable housing).

## Reporting: Infrastructure Funding Statement and Public Facing Module

* 1. Local Authorities which have adopted the CIL are now required to produce an Infrastructure Funding Statement (IFS) on an annual basis, as a result of changes to the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019. The IFS covers both CIL and S106, contributions and spending, for the twelve months up to the 31 March and is published annually by the following 31st December. The latest IFS can be viewed on the [Infrastructure Funding Statements (IFS) and CIL Annual Monitoring Reports (AMR)](https://www.chichester.gov.uk/article/32695/Infrastructure-Funding-Statements-IFS-and-CIL-Annual-Monitoring-Reports-AMR) page of the council’s website.
	2. The most recent CIL and S106 information can be found on our Developer Contribution Public Facing Module (PFM). This is updated with the latest receipts and spending on a daily basis. The information can be accessed from the [CIL & S106 Public Facing Module](https://www.chichester.gov.uk/article/33422/CIL-and-S106-Public-Facing-Module-PFM) page of the council’s website.

# Duty to Cooperate

* 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.
	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.
	3. The NPPF at paragraph 25 and 26 provides details regarding the expectations of LPAs to co-operate on strategic issues and highlights the benefits of joint working, whilst paragraph 27 sets out what is required to demonstrate on-going joint working.
	4. The Council has engaged actively with neighbouring local authorities, both individually and as part of planning groups and forums on a sub-regional basis. Statutory bodies, public and private bodies and the local residential and business communities have also been engaged and consulted throughout the plan-making process. The Council engaged extensively with West Sussex County Council, the SDNP Authority, neighbouring local authorities, statutory bodies including Environment Agency, Natural England and Highways England as well as key infrastructure providers during the preparation of the current adopted Local Plan and continues to engage with these groups on a number of strategic cross-boundary matters throughout preparation of the new Local Plan.
	5. Statements of Common Ground are being progressed detailing the joint working on these strategic matters and any agreement reached with relevant organisations. As and when these Statements of Common Ground are produced, they will be placed on the Council’s duty to cooperate [webpage](https://www.chichester.gov.uk/dutytocooperate). The Council has sought/is pursuing Statements of Common Ground with the following organisations:

|  |  |
| --- | --- |
| * Arun District Council
 | * Waverley Borough Council
 |
| * Crawley Borough Council
 | * South Downs National Park Authority
 |
| * East Hampshire District Council
 | * West Sussex County Council
 |
| * Havant Borough Council
 | * Surrey County Council
 |
| * Horsham District Council
 | * NHS Clinical Commissioning Group
 |
| * Hampshire County Council
 | * National Highways
 |
| * Environment Agency
 | * Local Enterprise Partnership (Coastal West Sussex)
 |
| * Natural England
 | * Historic England
 |
| * Southern Water
 |  |

* 1. Details of specific collaborative working with other West Sussex authorities (and wider authorities) and statutory bodies is set out below.

### Solent Recreation Mitigation Partnership - Bird Aware Solent

* 1. 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.
	2. 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.
	1. Implementation of these measures and monitoring of their effectiveness is funded by ‘developer contributions’. The Strategy seeks to provide mitigation for the duration of the impact in line with the Habitat Regulations. Throughout this period, regular strategic reviews will take place every 5 years, or more frequently, if changes in the legislation or evidence necessitate.
	2. The Bird Aware Solent project was awarded the RTPI South-East Award for Planning Excellence in November 2018 and in June 2019, the Bird Aware Partnership received the ‘Planning for the Natural Environment’ Award at the National Planning Awards. In September 2020, Bird Aware Solent was bestowed the honour of best sustainability campaign in the public sector by the Institute of Environmental Management and Assessment (IEMA) and in November 2020, the organisation was presented with a ‘highly commended’ accolade for its social media activity at the international awards ceremony ‘Drum Social Media Awards’.

### Coastal West Sussex

* 1. 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 area. Strategic planning is the remit of the Coastal West Sussex and Greater Brighton Strategic Planning Board detailed at 3.4 to 3.10 above.
	2. As part of work on the new Chichester Local Plan, the Council carried out joint work with Coastal West Sussex authorities on matters such as gypsy and traveller needs.

### Other Collaborative Working Projects

* 1. 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, including discussions with Havant Borough Council particularly in relation to housing levels and need; strategic transport infrastructure; wastewater and working with the wider Partnership for South Hampshire (PfSH) in relation to nutrient mitigation through the PfSH Water Quality Group.
	2. Chichester and Arun District Councils have put in place a Strategic Scheme of Access Management and Mitigation (SAMM) for Pagham Harbour SPA. It is similar in principle to the Bird Aware Scheme in that it is funded in-perpetuity through S106 contributions and is delivered through wardening within the SPA, through the RSPB as site managers, as well as a wider programme of education and awareness-raising.
	3. There is also ongoing collaboration with other statutory bodies including National Highways, the NHS Clinical Commissioning Group, 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.

# Policy Indicators

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

* 1. As shown in Table 7, the additional employment floorspace (B1-B8 uses) completed in 2021-22 totalled 5,666.00 sq.m (gross) or 3,695.00 sq.m (net). Overall, a total of 107,193.20 sq.m gross (63,287.30 sq.m net) has been completed in the Local Plan area over the period 2012-2022. It should be noted that the data from WSCC records economic activity on existing and newly developed employment sites and excludes data on losses of employment sites to other uses. As from September 2020, the B1 business use class was revoked and effectively replaced with the new class E(g).

#### Table 7: Employment floorspace developed by type 2012-2022 (Source: WSCC)

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

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|   | B1a\*: | B1b\*: | B1c\*: | B1\*: | B2: | B8: | Total |
| Offices | Research & Development | Light Industry | Mixed Uses | General Industry | Storage & Distribution |
| 2012-13 | 231.00 | 150.00 | 0.00 | 67.00 | 3866.00 | 1160.00 | 5474.00 |
| 2013-14 | 656.00 | 0.00 | 843.00 | 4660.00 | 371.00 | 1880.00 | 8410.00 |
| 2014-15 | 70.00 | 0.00 | 856.00 | 0.00 | 182.00 | 4333.00 | 5441.00 |
| 2015-16 | 615.00 | 0.00 | 3799.00 | 1206.00 | 515.00 | 6278.00 | 12413.00 |
| 2016-17 | 52.00 | 0.00 | 285.00 | 7469.00 | 120.00 | 1684.00 | 9610.00 |
| 2017-18 | 6120.30 | 0.00 | 243.00 | 0.00 | 1276.00 | 21777.00 | 29416.30 |
| 2018-19 | 2704.30 | 0.00 | 5282.00 | 9967.00 | 2137.00 | 2685.50 | 22775.80 |
| 2019-20 | 741.00 | 0.00 | 350.00 | 467.00 | 485.00 | 1956.00 | 3999.00 |
| 2020-21 | 441.10 | 0.00 | 1237.00 | 402.00 | 652.00 | 1256.00 | 3988.10 |
| 2021-22 | 325.00 | 0.00 | 1460.00 | 1151.00 | 146.00 | 2584.00 | 5666.00 |
| Total 2012-2022 | 11955.70 | 150.00 | 14355.00 | 25389.00 | 9750.00 | 45593.50 | 107193.20 |

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

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|   | B1a\*: | B1b\*: | B1c\*: | B1\*: | B2: | B8: | Total |
| Offices | Research & Development | Light Industry | Mixed Uses | General Industry | Storage & Distribution |
| 2012-13 | 231.00 | 0.00 | 0.00 | 67.00 | 2183.00 | 750.00 | 3231.00 |
| 2013-14 | 274.00 | 0.00 | 763.00 | 4660.00 | 90.00 | 1880.00 | 7667.00 |
| 2014-15 | 70.00 | 0.00 | 322.00 | 0.00 | 182.00 | 4333.00 | 4906.60 |
| 2015-16 | 363.00 | 0.00 | 249.00 | 1206.00 | 0.00 | 6278.00 | 8096.00 |
| 2016-17 | 52.00 | 0.00 | 247.00 | 7469.00 | 120.00 | 1574.00 | 9462.00 |
| 2017-18 | 5238.50 | 0.00 | 243.00 | 0.00 | 1276.00 | 172.00 | 6929.50 |
| 2018-19 | 1942.30 | 0.00 | 5030.00 | 9967.00 | 477.00 | 2685.50 | 20101.80 |
| 2019-20 | 741.00 | 0.00 | 350.00 | 467.00 | 485.00 | 1228.00 | 3271.00 |
| 2020-21 | 63.00 | 0.00 | 1030.00 | 332.00 | 652.00 | -6150.00 | -4073.00 |
| 2021-22 | 325.00 | 0.00 | 1107.00 | 417.00 | -738.0 | 2574.00 | 3695.00 |
| Total 2012-2022 | 9299.8 | 0.00 | 9341.00 | 24585.00 | 4727.00 | 15334.5 | 63287.3 |

*\* (Since 1 September 2020, now Use Class (E(g)(i, ii, iii))*

### Delivery of new employment land and floorspace

* 1. 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 8shows 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 allocated in the Site Allocations DPD. In combination, these sites provide slightly under 25 hectares of employment land. It is expected that the remaining requirement will be met through additional unallocated employment floorspace coming forward during the Plan period, although the employment land supply will continue to be monitored.

#### Table 8: Employment land availability – progress against Local Plan target (Source: CDC)

| **Location** | **Comments** | **Site area (hectares)** | **Development progress** | **Remaining area not yet developed (hectares)** |
| --- | --- | --- | --- | --- |
| **Employment allocations carried forward from Chichester District Local Plan 1999** |
| Portfield Quarry (Glenmore Business Park)[[1]](#footnote-1) | Land included in Local Plan Policy 16 - Shopwyke Strategic Development Location. At start of Local Plan period, site already had outline planning permission for 17,468 sq.m floorspace for B8 distribution uses. | 4.2 | Hybrid application (4.18ha) (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 complete & occupied. Reserved matters (2.1ha) (16/02315/REM) approved Oct 2016 for remaining development comprising 9,324 sq.m. Construction completed.17/00975/FUL granted July 2017 comprising full planning permission for 5,398 sq.m floorspace for B1/B2/B8 uses (0.9ha). Full 5,398 sq.m completed. Site completed. | 0 |
| Ellis Square, Selsey | Remaining undeveloped area. Site has outline planning permission (00/00837/OUT) part implemented for B1 mixed uses. | 2.2 | 17/03005/FUL permitted Dec 2017 on part of allocated site (0.58 ha) for secure parking compound, temporary storage building, and new vehicular access from Ellis Square. Development not yet started.17/02137/FUL permitted Sept 17 for B1 office building, access, car parking and landscaping (0.24ha). Development completed. | 1.96 |
| 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). Permission expired. 19/03144/FUL granted May 2020 renewal of 16/00622/FUL. Development completed. | 0 |
| **Total** |  | **6.63** |  | **1.96** |
| **New employment land allocated in Chichester Local Plan: Key Policies 2014-2029** |
| West of Chichester SDL (Policy 15) | Suitable for B1 (specific mix of B1 office/light industry floorspace to be determined at masterplanning/detailed planning stage) | 6.0 | Planning application (14/04301/OUT) for first phase of development proposes 2,513 sq.m B1a office floorspace (0.82 ha) within planned local centre. Remaining employment to be provided in second phase (limited to B1c light industrial use to avoid unacceptable traffic impacts). 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). 21/00460/REM granted March 2022 for 'Local Centre' to include 4 office buildings totalling 8439sqm. | 6.0 |
| Tangmere Strategic Employment Land (part) (Policy 19) | 2.8 hectares new land allocated in addition to 1.7 hectares (Plots 1-4) carried forward from Chichester District Local Plan 1999. Suitable for B1-B8 uses. | 4.5 | Plot 6 (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). Development complete.Plots 1-5 (2.47ha) granted planning permission October 2019 for 8,700sq.m flexible B1(c) and/or B8 uses (19/01675/FUL). Development not yet started. Only Plots 7 and 11 remaining. | 2.7 |
| **Total** |  | **10.5** |  | **8.7** |
| **Employment allocations in Site Allocation DPD** |
| High School, Kingsham Road, Chichester(Policy CC6) | Allocated for up to 7,200 sq.m B1 office space (Allocation forms part of Southern Gateway Masterplan). | 1.07 | Site currently vacant, but no planning applications yet submitted. | 1.07 |
| Plot 12 Terminus Road (Chichester Enterprise Zone) (Policy CC7) | Allocated 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) | Allocated 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). Permission expired. 19/00619/OUT granted April 2021 for mixed use, to include 7870sqm B1c/B2/B8 uses. Site under construction. | 3.8 |
| Springfield Park (adjacent to Fuel Depot) (Policy CC9) | Allocated for B1, B2 and B8 employment uses. | 2.2 | Outline planning application (18/01365/OUT) for redevelopment of site for 9,240 sq.m B1/B2/B8 permitted February 2019. 22/00377/REM granted June 2022. | 2.2 |
| **Total** |  | **7.49** |  | **7.07** |
| **Grand Total** |  | **17.99** |  | **15.77** |

### Key Indicator E2:

### Amount of large-scale glasshouse developments permitted

* 1. In the monitoring year, the Council granted planning permission for one largescale glasshouse development for Madestein in Tangmere HDA under planning ref: 17/01699/FUL. Within Runcton HDA, permission was granted for ancillary development at Runcton Nursery under planning ref: 20/03329/FUL.
	2. In the smaller HDA at Sidlesham, planning reference: 21/03685/PNO involved demolition of glasshouse whilst planning reference: 21/03563/FUL concerned a change of use of land to a residential garden.

* 1. In relation to other major horticultural development, permission for polytunnel development was granted under 20/02087/FUL at Colworth Farm (Oving Parish). Other ancillary horticultural development was granted outside HDAs under planning references: 21/03650/PNO, 21/00653/PNO AND 21/03201/ELD.
	2. There continues to remain approximately 9 hectares free of planning permissions within Runcton HDA whilst Tangmere HDA has around 38 hectares free of planning permissions.

### Key Indicator: E3

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

* 1. 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.
	2. The primary and secondary shopping frontages in Chichester shopping centre were surveyed quarterly during the monitoring period. The results were as follows:

#### Table 9: Primary and Secondary Shopping Frontages non-shopping uses in Chichester

| **Survey Month** | **% Primary Shopping Frontage in non-shopping uses** | **% Secondary Shopping Frontage in non-shopping uses** | **% Increase or Decrease in Primary Frontage non-shopping uses** | **% Increase or Decrease in Secondary Frontage non-shopping uses** |
| --- | --- | --- | --- | --- |
| April 2021 | 26.2 | 53.60 | +0.45 | 0 |
| August 2021 | 26.2 | 53.60 | 0 | 0 |
| October 2021 | 26.4 | 53.16 | +0.2 | -0.44 |
| February 2022 | 27.14 | 53.33 | +0.74 | +0.17 |

* 1. The monitoring results in Table 9 show that the percentage of secondary shopping frontages in Chichester shopping centre that are in non-shopping uses is broadly in accordance with Policy 27 of the adopted Chichester Local Plan. Whilst the percentage of primary shopping frontages in non-shopping uses exceeded the 25% limit specified by the Local Plan policy 27, the Monitoring Framework triggers a review of policy when either target is exceeded by 10%.

## Housing and Neighbourhoods

### Key Indicator: H1

### New homes built each year (net)

* 1. 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.
	2. Housing completions in the Chichester Local Plan area over the year to 31 March 2022 totalled the equivalent of 712 net dwellings as shown in Table 10. In accordance with national planning guidance, this figure includes a small allowance for new communal housing built for students and older persons.
	3. The NPPF sets a requirement to maintain a five-year supply of deliverable housing sites. On 15th July 2020, the adopted Local Plan became 5 years old, so from that date the Council’s five-year supply must be assessed against the standard methodology for assessing housing need. This increased housing need from 435 to 634 dwellings per annum. The Five-Year Housing Land Supply assessment as at 1st April 2022 will shortly be published on the Council’s [website](https://www.chichester.gov.uk/article/24661/Housing-land-supply). Details are also provided on the Housing Delivery Test and particularly, how the Council has successfully passed the Test.

#### Table 10: Net additional dwellings completed 2012-2022 (Source: CDC/WSCC)

|  |  |  |  |
| --- | --- | --- | --- |
| **Monitoring year** | **Local Plan requirement** | **Net dwellings completed** | **Housing surplus / shortfall** |
| 2012/13 | 435 | 307 | -128 |
| 2013/14 | 435 | 202 | -233 |
| 2014/15 | 435 | 351 | -84 |
| 2015/16 | 435 | 507 | +72 |
| 2016/17 | 435 | 439 | +4 |
| 2017/18 | 435 | 557 | +118 |
| 2018/19 | 435 | 654 | +219 |
| 2019/20 | 435 | 503 | +68 |
| 2020/21 | 568[[2]](#footnote-2) | 461 | N/A |
| 2021//22 | 634 | 712 | N/A |
| Total 2012-2022 | 4,682 | 4,693 |  |

## Key Indicator: H2

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

* 1. 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 11 shows housing completions on strategic sites to date against the indicative phasing shown in Table 7.2 in the Local Plan. Since 1 April 2012, 1,344 dwellings have been completed on strategic sites.
	2. However, as shown in Table 12, considerable progress is being made towards future housing delivery on the majority of the strategic sites. Of the SDLs, Shopwyke, Westhampnett/North-East Chichester and West of Chichester are all under construction. Phase 2 of West of Chichester has 850 dwellings remaining without planning permission.
	3. The Council is working with the landowners and developers to facilitate the Tangmere strategic site in accordance with Local Plan and neighbourhood plan policies. As part of this, a Compulsory Purchase Order (CPO) was formally made on 28 October 2020 to ensure delivery of the development. The outline application was reported to Planning Committee on 31 March 2021 and permitted subject to Section 106. A public inquiry was held into the CPO between 7th-9th September 2021. The Inspector’s decision was received with the Compulsory Purchase Order confirmed subject to modification and a 6-week judicial review period ended on 3rd February 2022.
	4. At the Settlement Hubs, the majority of the strategic housing sites are now complete, with only Selsey remaining as under construction.

#### Table 11: Net housing completions on strategic sites to 31 March 2021

| **Location** | **Local Plan policy** | **No. of homes planned to 2029** | **Net housing completions** **2020/22** | **Total net completions since 1 April 2012** | **Remaining housing yet to be delivered** |
| --- | --- | --- | --- | --- | --- |
| ***SDLs***West of ChichesterShopwykeWesthampnett/North-East ChichesterTangmere | Policy 15Policy 16Policy 17Policy 18 | 1,2505005001,000 | 13295820 | 1593602350 | 1,0911402651,000 |
| SDL total |  | 3,250 | 309 | 754 | 2,496 |
| ***Settlement Hubs***Southbourne (village)SelseyEast Wittering/ Bracklesham | Policy 20Policy 23Policy 24 | 300150180 | 8900 | 300110180 | 0400 |
| Settlement Hubs total |  | 630 | 89 | 590 | 40 |
| Total |  | 3,880 | 398 | 1,344 | 2,536 |

#### Table 12: Progress towards future housing delivery

| **Location** | **Planning permission under construction** | **Detailed planning permission granted, not yet started** | **Outline planning permission granted or agreed subject to S106** | **Outstanding housing requirement not yet permitted** |
| --- | --- | --- | --- | --- |
| ***SDLs*** | 591225126501,081 | 00000 | 00010001000 |  |
| West of ChichesterShopwykeWesthampnett/ North-East Chichester | 500000500 |
| Tangmere |
| SDL total |
| ***Settlement Hubs*** |  |  |  |  |
| Southbourne (village) | 0 | 0 | 0 | 0 |
| Selsey | 402 | 0 | 0 | 0 |
| East Wittering/ Bracklesham | 0 | 0 | 0 | 0 |
| Settlement Hubs total | 40 | 0 | 0 | 0 |
| Total | 1,121 | 0 | 1000 | 500 |
| 1 Includes outline planning permission for 85 additional dwellings bringing the total planning housing at Shopwyke SDL to 585 dwellings. The additional 85 dwellings are also counted towards the parish requirement for Chichester under Indicator H3.2 Covered by planning permission 19/00321/FUL for 193 dwellings.  |

### Key Indicator: H3

### New homes built each year (net) by Parish

* 1. Table 13 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 2022, a total of 162 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 1248 net dwellings, with a total of 171 dwellings remaining to be delivered.
	2. As shown in Table 14, a further 104 dwellings are currently under construction on parish housing sites. The majority of the remaining parish requirement is 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 13: Parish net housing completions to 31 March 2022

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Parish** | **Number of homes planned to 2029** | **Net housing completions 2021/22** | **Total net completions since 1 April 2012** | **Remaining parish housing yet to be delivered** |
| ***East-West Corridor*** |   |   |   |   |
| Bosham | 50 | 0 | 0 | 50 |
| Boxgrove | 25 | 0 | 22 | 3 |
| Chichester city | 2351 | 126 | 507 | 0 |
| Chidham & Hambrook | 25 | 0 | 127 | 0 |
| Fishbourne | 50 | 0 | 69 | 0 |
| Southbourne (excl village) | 50 | 11 | 92 | 0 |
| Westbourne | 25 | 0 | 16 | 9 |
| E-W Corridor total | 460 | 137 | 833 | 62 |
| ***Manhood Peninsula*** |  |  |  |  |
| Birdham | 50 | 0 | 64 | 0 |
| Donnington | 50 | 0 | 138 | 0 |
| Hunston | 25 | 2 | 25 | 0 |
| North Mundham | 25 | 0 | 47 | 0 |
| West Wittering | 50 | 0 | 50 | 0 |
| Manhood Peninsula total | 200 | 2 | 324 | 0 |
| ***Plan Area (North)*** |   |  |  |  |
| Kirdford | 60 | 0 | 0 | 60 |
| Loxwood | 60 | 0 | 43 | 17 |
| Lynchmere | 10 | 0 | 0 | 10 |
| Plaistow & Ifold | 10 | 0 | 0 | 10 |
| Wisborough Green | 60 | 23 | 48 | 12 |
| Plan Area (North) total | 200 | 23 | 91 | 109 |
| Parish housing total | 860 | 162 | 1,248 | 171 |
| 1 Parish target allows for the inclusion of suitable sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27 e.g. at Shopwyke in Oving Parish). |

#### Table 14: Parish progress towards future housing delivery

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Parish** | **Planning permission under construction** | **Detailed planning permission granted, not yet started** | **Outline planning permission granted or agreed subject to S106** | **Allocated in neighbourhood plans or Site Allocation DPD** | **Total sites identified** |
| ***East-West Corridor*** |  |  |  |  |  |
| Bosham | 0 | 0 | 0 | 50 | 50 |
| Boxgrove | 0 | 0 | 0 | 6 | 6 |
| Chichester city | 0 | 0 | 0 | 0 | 0 |
| Chidham & Hambrook | 0 | 0 | 0 | 0 | 0 |
| Fishbourne | 0 | 0 | 0 | 0 | 0 |
| Southbourne (excl village) | 0 | 0 | 0 | 0 | 0 |
| Westbourne | 0 | 0 | 0 | 12 | 12 |
| E-W Corridor total | 0 | 0 | 0 | 68 | 68 |
| **Manhood Peninsula** |  |  |  |  |  |
| Birdham | 0 | 0 | 0 | 0 | 0 |
| Donnington | 0 | 0 | 0 | 0 | 0 |
| Hunston | 0 | 0 | 0 | 0 | 0 |
| North Mundham | 0 | 0 | 0 | 0 | 0 |
| West Wittering | 0 | 0 | 0 | 0 | 0 |
| Manhood Peninsula total | 0 | 0 | 0 | 0 | 0 |
| ***Plan Area (North)*** |  |  |  |  |  |
| Kirdford | 54 | 0 | 0 | 15 | 69 |
| Loxwood | 50 | 10 | 24 | 17 | 101 |
| Lynchmere | 0 | 0 | 0 | 0 | 0 |
| Plaistow & Ifold | 0 | 0 | 0 | 10 | 10 |
| Wisborough Green | 0 | 0 | 0 | 11 | 11 |
| Plan Area (North) total | 104 | 10 | 24 | 53 | 191 |
| Parish housing total | 104 | 10 | 24 | 121 | 259 |

### Key Indicator: H4

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

* 1. The Chichester Local Plan housing provision figure included an allowance for 'windfall' housing expected to come forward in small developments of less than 6 dwellings (arising mainly through change of use, conversions, and small infill sites). Taking account of small sites that already had planning permission at the time of Plan adoption, the windfall allowance equated to 48 net dwellings per year across the Plan area. Table 15a shows that actual recorded net completions on sites of less than 6 dwellings since 1 April 2012 have averaged 60 dwellings per year which is well in excess of the Plan target.
	2. From 1st April 2019, the definition of a small site was updated to those less than 5 dwellings, following a change to monitoring by West Sussex County Council, in line with the Housing and Economic Land Availability Assessment PPG. Table 15b shows that 43 dwellings were delivered on sites of less than 5 dwellings in 2021/22.

#### Table 15a: Net dwellings completed on sites of less than 6 dwellings 2012-2019 (Source: CDC/WSCC)

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|   | **East-West Corridor** | **Manhood Peninsula** | **North of Plan Area** | **Plan Area total** |
| Small sites windfall allowance | 326 | 171 | 87 | 584 |
| Small sites windfall allowance per year | 27 | 14 | 7 | 48 |
| Net dwellings completed on sites of less than 6 dwellings |
| 2012/13 | 46 | 22 | 0 | 68 |
| 2013/14 | 31 | 16 | 8 | 55 |
| 2014/15 | 29 | 16 | 4 | 49 |
| 2015/16 | 31 | 10 | 8 | 49 |
| 2016/17 | 48 | 10 | 7 | 65 |
| 2017/18 | 41 | 22 | 1 | 64 |
| 2018/19 | 42 | 14 | 15 | 71 |
| Total 2012-2019 | 268 | 110 | 43 | 421 |
| Average per year | 38 | 16 | 6 | 60 |

#### Table 15b: Net dwellings completed on sites of less than 5 dwellings 2019-2022 (Source: CDC/WSCC)

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|   | **East-West Corridor** | **Manhood Peninsula** | **North of Plan Area** | **Plan Area total** |
| 2019/20 | 24 | 13 | 6 | 43 |
| 2020/21 | 13 | 1 | -1 | 13 |
| 2021/22 | 17 | 11 | 4 | 43 |

### Key Indicator: H5

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

* 1. Tables 16 and 17 show gross and net affordable housing completions in the Local Plan area as reported by West Sussex County Council (WSCC). During 2021-2022, affordable housing completions totalled 227 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).
	2. With no completions on rural exception sites during the year, the net total of 227 affordable dwellings delivered in 2021/22 represents around 33.8% of total net completions which is slightly above the Local Plan target. In the Local Plan period to date since 1 April 2012, a net total of 1345 affordable dwellings have been built representing 29.3% of all net dwellings completed, slightly below the Local Plan target of 30%.

#### Table 16: Gross affordable housing completions as a percentage of total housing completions (C3) 2012-2022 (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% |
| 2018/19 | 640 | 145 | 145 | 22.7% |
| 2019/20 | 531 | 140 | 140 | 26.4% |
| 2020/21 | 482 | 151 | 151 | 31.3% |
| 2021/22 | 700 | 228 | 228 | 32.6% |
| Total 2012-2022 | 5016 | 1504 | 1441 | 28.7% |

#### Table 17: Net affordable housing completions as a percentage of total housing completions (C3) 2012-2022 (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 | 30.0% |
| 2018/19 | 597 | 145 | 145 | 24.3% |
| 2019/20 | 503 | 140 | 140 | 27.8% |
| 2020/21 | 456 | 148 | 148 | 32.5% |
| 2021/22 | 671 | 227 | 227 | 33.8% |
| Total 2012-2022 | 4590 | 1407 | 1345 | 29.3% |

* 1. The Council’s Housing Strategy 2020-2025 sets a target of 1000 new affordable homes in the district, an annual total of 167 (i.e. including 2019/20 when the strategy was being developed, plus the five following years). This applies to the Chichester District Council area including the part of the district which is within the South Downs National Park. It aims 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.
	2. Table 18 shows affordable housing completions within the Local Plan area (excluding completions in the National Park area), as recorded by the Council's Housing Delivery team. The figures show affordable housing units at the date that the registered providers give as handover dates. It should be noted that these figures differ from the completion figures recorded by WSCC. This is mainly due to the date at which the housing was recorded as completed.

#### Table 18: Affordable housing completions 2012-2022 (Source: CDC Housing Delivery Team)

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Gross affordable housing completions** | **Delivered on market sites(Section 106 agreements)** | **Rural exception sites** | **Additional affordable housing** | **Total affordable housing (gross)** |
| 2012-13 | 43 | 15 | 31 | 89 |
| 2013-14 | 91 | 0 | 0 | 91 |
| 2014-15 | 139 | 17 | 78 | 234 |
| 2015-16 | 107 | 15 | 62 | 184 |
| 2016-17 | 132 | 11 | 0 | 143 |
| 2017-18 | 144 | 0 | 21 | 165 |
| 2018-19 | 125 | 0 | 46 | 171 |
| 2019-20 | 146 | 0 | 1 | 147 |
| 2020-21 | 187 | 0 | 1 | 188 |
| 2021-22 | 171 | 0 | 29 | 200 |
| Total 2012-2022 | 1285 | 58 | 269 | 1612 |

* 1. All of the affordable housing built during 2021-22 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 Lower Graylingwell, Chichester; Minerva Heights, West of Chichester; and Cathedral Park, Bognor Road.

### Tenure mix of affordable housing

* 1. In planning for new affordable housing, the Council’s Housing Delivery Team aims to achieve an overall tenure split of 25% First Homes, 35% Social Rent, 18% Shared Ownership and 22% Affordable Rent. This is based on the latest available evidence including but not limited to the HEDNA 2022.
	2. Table 19 shows that in the monitoring year to 31 March 2022, 59% of affordable housing completions were affordable rented with 43% 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). From June 2021, new s106 schemes, not already being negotiated, will need to provide 25% of units as First Homes. This is a government initiative giving a 30% discount on a property up to £250,000 (after discount). This will not affect the rent/intermediate split but there will be fewer shared ownership units provided.

#### Table 19: Tenure mix of affordable housing completions 2021-22 (Source: CDC Housing Delivery Team)

|  |  |  |  |
| --- | --- | --- | --- |
|   | **Affordable/ social rented** | **Intermediate housing** | **Total** |
| Affordable housing mix  | 70% | 30% | 100% |
| Affordable housing completions 2021/22(gross) | 149 | 51 | 200 |
| % of total affordable housing completed | 75% | 25% | 100% |

### Key Indicator: H6

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

* 1. Policy 36 in the Chichester Local Plan identifies that 59 pitches for Gypsy and travellers and 18 plots for travelling showpeople are required in the Plan area by 2027. Policy 36 was informed by the need identified in the Gypsy, Travellers and Travelling Showpeople Accommodation Assessment (GTAA) 2013, which has a base date of September 2012.
	2. During the monitoring period, 2 sites were granted permanent planning permission for 2 Gypsy and traveller pitches. A total of 87 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 2022 (end date of this monitoring period).

#### Table 20: 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 2022 | 87 |

* 1. During the monitoring period, no sites was granted permanent planning permission for travelling showpeople plot in the monitoring period. A total of 20 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 2022 (end date of this monitoring period).

#### Table 21: 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 2022 | 20 |

## Environment

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

### Key Indicator: EN1

### Proportion of SSSIs in favourable or unfavourable recovering condition

* 1. 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.
	2. 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.
	3. The Sussex Biodiversity Record Centre (SBRC) provides information on the condition of Sites of Special Scientific Interest (SSSI) based on condition assessment undertaken by Natural England. Figures 1 and 2 show the condition of SSSI units in Chichester District (including the SDNP) and West Sussex as a whole.
	4. In Chichester District, 41.5% of SSSI units are considered to be in a favourable condition, which is close to the overall County figure of 43.9%. Of the SSSI units in the District assessed as being in unfavourable condition, 85 are categorised as recovering against 38 declining, with 4 units showing no change. Parts of the Chichester Harbour SSSI were reclassified from unfavourable recovering to unfavourable no change in February 2019. Overall, 80.7% of the SSSI area is in favourable or recovering condition, falling short of achieving the Natural England target of 95%.
	5. The District Council has been working closely with Natural England and other partners including the Chichester Water Quality Group and the Partnership for South Hampshire Water Quality Group (PfSH) to determine the best way to address this, both through planning policy and when considering planning applications. Before the District Council agrees to a planning proposal such as that contained in a planning application or development plan document, it undertakes a Habitats Regulations Assessment to be certain the proposal will not have an adverse impact on the protected site or sites. Certain types of new development must be nutrient neutral to avoid detrimental harm to Chichester Harbour’s ecology and conservation. The District Council has published information on achieving nutrient neutrality on its [website](https://www.chichester.gov.uk/nutrientneutrality) including guidance from Natural England on completing a nutrient budget and advice on mitigation solutions where development is unable to achieve nutrient neutrality as well as providing details of the Solent Nutrient Market Pilot Project led by DEFRA.
	6. The Council has contributed towards the funding of a Strategic Environmental Projects Officer (SEPO) who has been working on nutrient mitigation across the wider Solent area since December 2020 and in particular, identifying suitable nutrient mitigation schemes that could ensure future development proposals achieve nutrient neutrality. The SEPO was recently joined by 2 additional staff.

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

|  |  |  |
| --- | --- | --- |
| **Condition** | **No. of Units** | **% of Units** |
| Favourable | 90 | 41.5 |
| Unfavourable recovering | 85 | 39.2 |
| Unfavourable no change | 4 | 1.8 |
| Unfavourable declining | 38 | 17.5 |
| Part destroyed | 0 | 0.0 |
| Destroyed | 0 | 0.0 |
| **Total no. of units** | **217** |  |

#### Chichester District SSSI Unit Condition

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

|  |  |  |
| --- | --- | --- |
| **Condition** | **No. of Units** | **% of Units** |
| Favourable | 157 | 43.9 |
| Unfavourable recovering | 140 | 39.1 |
| Unfavourable no change | 8 | 2.2 |
| Unfavourable declining | 52 | 14.5 |
| Part destroyed | 0 | 0.0 |
| Destroyed | 1 | 0.3 |
| **Total no. of units** | **358** |  |

### Key Indicator: EN2

### Preparation of Green Infrastructure Strategy by 2014

* 1. Policy 52 of the Chichester Local Plan adopted in 2015 set out the expectation for new development to contribute to the network of green infrastructure across the Plan area. At that time, it was expected that a more detailed strategy would be produced as an SPD – however the elements of the SPD have instead been covered by site specific concept statements and a Green Infrastructure Delivery Document as detailed below.
	2. 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.
	3. The overarching Green Infrastructure Delivery Document produced in January 2016 is available on the Council’s [website](https://www.chichester.gov.uk/article/29757/Supplementary-planning-documents-and-policy-guidance) and is guidance rather than formal policy. Although the delivery document does not have the same status as an SPD, it usefully 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.

* 1. 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.
	2. 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

* 1. As part of the Bird Aware Initiative, evidence was collected from a series of car park transects, undertaken during the Winter 2016/17, counting parked cars and people around the Solent shoreline. The results collected provide baseline data for monitoring visitor numbers around the Solent. The survey was repeated in Winter 2018/19, using the same methodology and survey routes. The survey was due to be repeated in Winter 20/21 but only 3 counts of the planned 7 were completed, before the imposition of Coronavirus restrictions in December 2020 prevented the survey work from being completed. The survey from winter 20/21 remains the most up to date monitoring report for visitor numbers, as the survey is conducted every other year.
	2. Survey Route 6 (Emsworth-West Wittering) encompasses 18 coastal car parks (one located outside of the District in Warblington). These were surveyed 12 times over the winter period and included a total of 887 car parking spaces. In 2016/17 an average of 139 vehicles was counted per survey event, which equated to 0.16 vehicles per parking space. In winter 2018/19 the average number of vehicles counted per survey event increased to 267.5, or 0.30 vehicles per parking space. In 20/21, the average number of vehicles per survey event was 217 for Route 6, equating to 0.25 vehicles per space.
	3. The car park surveys also included vantage point surveys which looked at the number of people on the coast at 6 of the 18 car parks on route 6, and what activities they were undertaking. The main activities recorded were walking and dog walking (69% of observed activity in 16/17, 72% in 18/19 and 78% in 20/21). The percentage of dogs observed off lead fell slightly from 62% to 59%.

* 1. The second survey shows a considerable increase over the baseline year of 16/17 with a 92% in the mean count per survey event. The count on 24/02/19 was much higher than any other survey (1,283 vehicles counted) - this may be explained by this date falling at the end of half term when higher than average temperatures for this time of year were being enjoyed. Excluding this event, the average from the other 11 surveys is 175 vehicles per survey event. This is still a 26% increase from 16/17. The 20/21 data is based on a smaller number of surveys but at 217 vehicles per survey, show an increase on the 175 average from 18/19 (24% increase). The trend from the 3 surveys appears to indicate a year-on-year increase in the levels of car parking at or near the coast.
	2. 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. This survey was repeated in Winter 2019/20 and has not been repeated since.
	3. In 2017/18, in West Itchenor, 91 groups were recorded, comprising 169 people and 50 dogs, making the site the 5th busiest of the 10 surveyed. In 2019/20 there were 97 groups comprising 192 people and 82 dogs – once again the site was the fifth busiest of the 10. From the 91 groups in 2017/18, 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. In 2019/20 26 out of the 97 groups that were interviewed, 16 (62%) were dog walking and 8 walking (31%) and this was much closer to the Solent wide average split (61%/ 25%) than the previous survey. West Itchenor also had a markedly lower proportion of visitors arriving on foot at 27%, (31% in 2019/20) than other Solent sites and a correspondingly higher percentage arriving by car at 73%, (69% in 2019/20). 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 survey points showed visitors coming from a 0-6km range. In 2019/20 the median distance travelled was 5.0km compared to 2.3km Solent wide, which was the third highest distance travelled of the 10 sites.
	4. For West Itchenor, only 40% (38% in 2019/20) of the interviewed visitors were frequent visitors, much lower than the Solent-wide average of 71% (60% in 2019/20). A pattern emerges that visitors 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 (median = 3km, compared to Solent median of 2.2km) once at the Harbour. This in turn, suggests that increased population at the settlement hubs would in turn, without mitigation, tend to increased visitors at the harbour.
	5. 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 2021/22 and at intervals thereafter. Over time, a trend will emerge and be reported on in future AMRs. This planned survey was postponed due to covid restrictions making it difficult to stop and interview visitors.
	6. A monitoring survey that looked at how bird disturbance levels differ at several sites between times when wardens are present and when they are not present, was carried out in winter 2021/22. This concluded that “A significantly smaller proportion of birds showed a behavioural response (i.e. were disturbed) when a ranger was present. The presence of rangers resulted in a smaller proportion of events causing major flight and the proportions of events causing birds to take flight were reduced for most types of recreation.” This is evidence that the presence of wardens affects the behaviour of visitors and so reduces disturbance levels for bird species.

### Pagham Harbour SPA and Medmerry

* 1. 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 of wardening started in the winter of 2019/20 and currently no monitoring for the area has been completed within the monitoring period.

### Key Indicator: EN4

### Air Quality Management Areas Nitrogen Dioxide levels

* 1. Air Quality Management Areas (AQMAs) are declared where air quality fails or is likely to fail an Air Quality Objective prescribed in regulations. Emissions from road transport have a detrimental impact on air quality and there is currently one AQMA in the Plan Area located at St Pancras. AQMAs at Orchard Street and at the A27 Stockbridge roundabout were revoked on 9 May 2022.
	2. Air quality monitoring data (see Figure 3 below) indicates that annual mean Nitrogen Dioxide concentrations continue to improve in Chichester District. The data evidences that air quality during the monitoring period was compliant with the annual mean standard of 40µg/m3. Although the data appears to show a slight increase in annual mean Nitrogen Dioxide concentrations compared to last year, this reflects reduced traffic flows during 2020 due to the Covid 19 pandemic which has resulted in lower than expected air quality monitoring data for that year. Nevertheless, computerised air quality modelling commissioned by the Council before the pandemic suggests continued compliance at the Orchard Street and A27 Stockbridge roundabout AQMAs and that air quality in St Pancras will also become compliant in the life of the revised Local Plan.

**Figure 3: Nitrogen dioxide (NO2) Annual Mean Concentration measured in the three CDC Air Quality Management Areas between 2015 and 2021**



UK Annual Mean Objective

Nitrogen dioxide (NO2) Annual Mean Concentration measured in the three CDC Air Quality Management Areas (units µg/m3)

### Key Indicator: EN5

### Conservation Areas with Character Appraisals

* 1. The aim of a Conservation Area Character Appraisal (CACA) is to improve the understanding of the special architectural and historic interest of a place – in other words, the features that make it unique. In addition, it helps shape future developments and planning policies, as well as giving residents an idea of what enhancements can be made.
	2. 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 district’s Conservation Area appraisals, the CACA for Westbourne was updated in June 2022 along with an extension to the conservation area. The Chichester CACA, alongside a new article 4 direction, was published in September 2018. In 2022, the Selsey, Old Selsey and Fishbourne CACA’s are being updated in accordance with changes to national policy and the emerging Local Plan. These will be put forward for adoption in the fourth quarter of 2022.

### Key Indicator: EN6

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

* 1. Table 22 below provides a breakdown of CO2 emissions across the whole of Chichester District, including the SDNP.
	2. The Department for Business, Energy and Industrial Strategy published figures for carbon emissions for local authorities for 2020 in June 2022. There is a two-year time lag in terms of the Department for Business, Energy and Industrial Strategy reporting carbon emissions data. The most recent publication shows the per capita local CO2 emission estimates in the industry, commercial, public sector, domestic, transport and agriculture sectors for the years 2005 to 2020. Of particular note, is the overall decline in carbon dioxide emissions since the beginning of the four- year period (2017-2020) featured in the table.

#### Table 22: Carbon emissions estimate (kilotonnes CO2) (Source: Department for Business, Energy and Industrial Strategy)

| **Year** | **Industry**  | **Commercial** | **Public Sector** | **Domestic** | **Transport** | **LULUCF\*** | **Agriculture**  | **Total** | **Per Capita Emissions (t)**  | **Emissions per km2 (kt)** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |  |  |  |  |  |
| 2017 | 122.8 | 54.9 | 30.6 | 210.0 | 316.8 | -124.0 | 50.0 | 661.1 | 5.5 | 0.8 |
| 2018 | 115.7 | 53.5 | 33.7 | 206.4 | 305.1 | -122.8 | 46.0 | 637.7 | 5.3 | 0.8 |
| 2019 | 117.2 | 48.2 | 29.4 | 195.6 | 302.6 | -123.4 | 47.7 | 617.1 | 5.1 | 0.8 |
| 2020 | 118.8 | 38.9 | 27.5 | 196.5 | 248.1 | -123.0 | 49.3 | 556.2 | 4.6 | 0.7 |

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

## Strategic Infrastructure

* 1. 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.

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

### Key Indicator: S2

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

* 1. In the monitoring year, any initial objections made by the Environment Agency were addressed through incorporating conditions recommended by the Environment Agency’s into planning decisions.

# Appendix

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

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

# Monitoring Report

# Made Neighbourhood Plans (1 April 2021 to 31 March 2022)

# Birdham Neighbourhood Plan

## Purpose

The purpose of this report is to provide information relating to the effectiveness of the policies contained in the Birdham Neighbourhood Plan, to assist Chichester District Council with the compilation of an Authority Monitoring Report. Although the period covered is 1 April 2021 to 31 March 2022, significant events occurring since 31 March 2020 are also noted.

Due to the Local Plan Review taking place, the Parish Council has initiated a Neighbourhood Plan Review to run concurrently with the Local Plan Review. A considerable amount of evidence has been collected but until the Local Plan housing allocation has been decided, no further progress is possible. The District no longer has a 5 year housing supply, and as a result 2 planning applications for developments in the Parish are still open. One of these applications has been refused, and an appeal has been lodged, the other remains undecided. If these 2 planning applications are approved, Birdham will have delivered more than 5 times the number of houses envisaged by the Local Plan.

## Background

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

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

The vison 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 vison, 7 objectives were established, which lead to 24 policies drawn up. A summary follows:

## Summary of Objectives

|  |  |
| --- | --- |
| **Objectives**  | **Policies**  |
| **HERITAGE** **Protection & Enhancement** Protect and enhance the Parish’s heritage for the benefit of tourists, existing residents and education of future generations.  | **1 - 2**  |
| **ENVIRONMENT** **Conservation & Enhancement** Conserve and enhance important ecological sites and links, including hedgerows, ditches and key species in these habitats.  | **3 - 6**  |
| **COMMUNITY & LEISURE** **Preservation & Enhancement** Preserve and enhance existing open community spaces and buildings and widen their use, including additional amenities and ensure community amenities are easily accessible to any new development to provide a ‘Sense of Community’.  | **7 - 8**  |
| **TRANSPORT** **Infrastructure** Improve existing sustainable transport connections to and within the Parish, including public transport and access across major roads. **Road, Pedestrian & Cycle Safety** Locate new development within walking distance of amenities and address the actual and perceived safety issues on roads and associated footpaths and cycle paths within and alongside residential areas.  | **9** **10 - 11**  |
| **HOUSING** **Housing Development** Accommodate sustainable housing development in accordance with the Chichester Local Plan and ensure that the development of sites is appropriate for this rural location. **Housing Density & Design** Ensure that the design, style and density of new housing are in keeping with the character of the Parish and the rural environment and that it is sustainable, free from flood risk with adequate parking provision and appropriate landscaping. **Housing Need** Ensure that the mix of housing types and supply of social and affordable housing meets the needs of the Parish.  | **12 - 15** **16** **17**  |
| **DRAINAGE** **Surface Water** Identify issues to reduce the risk of surface water flooding in Birdham and immediate surrounding areas and take measures to ensure proper controls are applied to any development to eliminate flood risk. **Waste Water** Identify issues to eliminate the risk of sewage infiltrating into surface water systems and properties and risks of discharge into the environment and ensure that there is sufficient headroom at the treatment works for any additional development.  | **18 - 20** **21**  |
| **BUSINESS/LOCAL ECONOMY** **Development & Growth** Support the retention, development and sustainable growth of new and existing businesses, including core industries important to the local economy and community and home workers. **Business Infrastructure** Improve mobile phone signals and provision of high speed broadband.  | **22 - 23** **24**  |

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

## Evaluation

### Heritage

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

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

#### Policy 2 – Archaeological Sites

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

### Environment

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

#### Policy 3 – Habitat Sites

Development must avoid harming existing ecological assets.

#### Policy 4 – Landscape Character and Important Views

Any development must maintain the local character of the landscape.

#### Policy 5 –Light Pollution

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

#### Policy 6 – Biodiversity

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

These policies have been met during the monitoring period, although the planning applications and unlawful development on Birdham Farm continued to pose a threat to these policies. The Supreme Court has refused an appeal from the residents of this site, who have been granted until 31/12/2020 to vacate the site, and a further 1 month to restore it to its original condition.

### 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.

The Parish Council resolved to apply for a TRO to decrease the speed limits on the main roads through the village, as well as the subsidiary roads. The necessary applications are being considered.

#### 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.

Any application to mitigate traffic harms to the village will include proposals to improve cycling facilities.

#### 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, and anecdotally, is increasing noticeably. No progress has been made on the A27, and there are no current proposals to improve the position. The effects on the residents are considerable, from being unable to predict how long any journey will take, as well as the health damage caused by excessive noise and pollution. Hopefully applications to improve the situation will be met favourably.

### 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 | Completed |
| 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 | Complete |

#### 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 75 houses completed, and technical starts made on 15, the indicative number of 50 will easily be met. Please note that this number of 50 was meant to be sufficient to last until 2029.

### Drainage

#### Policy 18 - Flood Risk Assessment

#### Policy 19 - SUDS Design & Management Development

#### Policy 20 - Surface Water Run-off

Further steps have been taken to improve the ditch network in the village, in conjunction with the County Council and Operation Watershed. Approval has been given for improvements in the Crooked Lane area, which has now been completed, funded by Operation Watershed. A further application for work on the culvert crossing underneath Crooked Lane has been submitted, but not yet approved.

#### Policy 21 - Wastewater Disposal

Wastewater disposal has risen as an issue, due to unsatisfactory service at the Tawny Close development. Continual lobbying of Southern Water is yet to produce results.

### 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 compiledof 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 complete, with completions and planning permissions at 90 against an indicative figure of 50, which were required by 2029.

In view of the Local Plan Review, currently under way, Birdham Parish Council has initiated a Neighbourhood Plan Review, which is making progress, but held up pending housing allocations from CDC.

# ****Bosham Neighbourhood Plan Monitoring Report (1 April 2021 to 31 March 2022)****

The parish council, through its planning committee continues to consider all proposed planning applications using all 9 of the plan polices as guidelines. The parish objects to developments falling outside of these strategies including 20/03326/FUL - Five Elms.

#### ****Policy 4 – Community Facilities****

The parish has provided grants to the village hall to repair their roof and has installed a 'mile a day' running track on the recreation ground. This new facility has been long desired and has proved a popular addition to field.

#### ****Policy 5 – Conservation of the Historic Environment****

The council has added the Old School house to the Chichester DC list of historic buildings.

#### ****Policy 8 – Flooding an Drainage****

The council continues to monitor the flow of water through the stream and ditches ensuring the watercourses are free from debris. During February/March, the council met with Southern water to further discuss headroom and storm outfall figures in an attempt to apply pressure for reduction on housing numbers added to the pressure of a system already at capacity.

#### ****Policy 9 – Transport & Highways****

The 20mph scheme was rejected for implementation by the County Local Committee in Nov 2019, but they did say they would consider a blanket 20mph zone, but we are yet to hear back from this. It is understood that WSCC are now looking to revise the speed limit policy and BPC support this change in March 2022. The council has secured a license to erect a SID in 6 locations in the village on a rotating basis and is awaiting the installation of poles to house the SID securely before purchase of the unit.

#### Infrastructure

CDC car parking forum plans 2021/22 included renovations to Bosham car park to start in 2022/23

# CHIDHAM AND HAMBROOK NEIGHBOURHOOD PLAN MONITORING REPORT

This report covers the period between 1 April 2021 and 31 March 2022.

## General

The Chidham & Hambrook 2014 - 2029 Neighbourhood Plan was made on 20 September 2016. This plan is now in the process of being revised.

## Neighbourhood Plan progress and implementation of NP Policies –

### Land for homes

The CDC Local Plan for the period 2014 – 2029 states that in order to meet its overall strategic housing objectives and to address the specific needs of local communities, housing sites should be identified by the NP in accordance with its indicative parish housing numbers. For the parish of Chidham & Hambrook the indicative housing number for the plan was twenty-five homes.

By 16/9/2016 planning applications for 112 houses, of which 8 were windfalls, had been permitted so that when the 2014 - 2029 Neighbourhood Plan was made (16/9/2016), the number of houses permitted was well over the required housing indicative number.

Permissions for a number of major development planning applications have been granted since the Neighbourhood Plan was made, prior to the report period.

Jan 2017 Flat Farm, Broad Road - 11 homes Permitted Aug 2017
Feb 2017 Greenacres, Main Road - 10 homes Permitted Sept 2017
Aug 2017 Jutland House, Lion Park - 8 homes Permitted Dec 2017
Dec 2017 Lewis Saab, Main Road - 5 homes Permitted Sept 2018
Apr 2018 The Nest, The Avenue - 4 homes Permitted Nov 2018

One major development was permitted on appeal during the report period.

Jul 2020 North of Scant Rd West - 118 homes Permitted Nov 2021

A major development planning application launched during the report period has not yet been determined and is subject to appeal.

Jan 2021 Land off Broad Rd (Flat Farm) - 30 homes Appeal

There is also a development proposal for land in Southbourne is accessed through, and immediately adjacent to, the parish which is awaiting determination.

Jun 2021 Willowbrook Farm - 73 homes Awaiting determination

### ***Significant events occurring after 31 March 2022***

Some major development planning applications launched since the end of the report period have not yet been determined.

May 2022 Chas Wood Nursery - 26 homes Appeal
Apr 2022 Land East of Broad Road -132 homes Appeal
Apr 2022 Land North of Main Road - 68 homes Appeal
Jun 2022 Land North of Aviary Close - 30 homes Awaiting determination

### Other - Green Space

Pynham Meadow/Hawthorne Meadow – Acquired by the Parish Council 22 June 2021 from Mildren Homes Ltd (in administration) acting by the Administrators. Landscaping started at the end of the reporting period (March 2022). Allotments will be available in late 2022/early 2023.

## **Community Infrastructure Levy receipts or expenditure**

During this period the Parish Council received £18,271 CIL funding. The Council has a number of projects listed in the Infrastructure Business Plan.

## **Progress on the Revised Neighbourhood Plan**

The Neighbourhood Plan (made 2016) and the District Local Plan are now more than 5 years old, and thus their policies have reduced weight.

Progress on the Revised Neighbourhood Plan has been limited because the Local Plan Parish Housing Allocation has not yet been finalised. It is not anticipated that the Local Plan will be finalised in the year 2022 / 2023

# FISHBOURNE NEIGHBOURHOOD PLAN MONITORING REPORT (1 April 2021 – 31 March 2022)

## PROJECTS

### Housing & Planning

A scoping report for a Strategic Environmental Assessment has been completed. The full assessment will be carried out once the final allocation for the Neighbourhood Plan Review is known.

The revised housing allocation for Fishbourne has been reduced from 250 to 30 and the Review Group is assessing sites appropriate for this number of houses.

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

The Parish Council is monitoring the condition of Listed Building Pendrills in Mill Lane.

The appeal to an application for an Entry Level Exception Site on Bethwines Farm was dismissed. This application was contrary to Policy E2 (Protection of agricultural land), parts of Policy D1 (preventing coalescence, adequate amenity space, being visually attractive) and Policy ENV 3 (flood risk).

The Parish Council objected to an application for a ‘doggy day care’ on land at Bethwines Farm. This application was contrary to Policy E2 (Protection of agricultural land), parts of Policy D1 (preventing coalescence, adequate amenity space, being visually attractive). This has now gone to appeal and the Council continues its objection. The Parish Council challenges to the appellant’s claim that the application is in accord with NP Policies are:

* *D1 establishing a strong sense of place where the individual identity of Fishbourne, whether actual or perceived, is maintained and development of poorer agricultural land has been fully considered.* This is not ‘poorer agricultural land’.
* *E1 Proposals that support the development of small-scale businesses that meet the needs of the community will be permitted provided that they would: …. Contribute to the character and vitality of the local area.* This business does not meet an unaddressed need in the area, nor would it add to its character and vitality.

The Parish Council asked that an EIA be required for a planning application on Bethwines Farm. Any application would be contrary to Policy E2 (Protection of agricultural land), parts of Policy D1 (preventing coalescence, adequate amenity space, being visually attractive) and Policy ENV 3 (flood risk).

### 2. Local Economy and Tourism

Project 5 Employed and self-employed. The Parish Council has given grants to the Fishbourne Playing Fields Association which has the Fishbourne Centre and Pre-school on its site, in order to ensure the survival of these facilities which form the hub of employment within the village.

Project 5 Employed and self-employed. The Parish Council supported an application for a yoga studio to support a home business.

Project 4.2 Local Economy and Tourism: The Parish Council supported a planning application from the Woolpack Inn to change its use from B&B to hotel and HMO making this business more viable.

Project 4.2 Local Economy and Tourism: The Parish Council is investigating improving access to the Mill Pond area.

### 3. Environment

Project 6 Environmental Conservation: 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.

Project 6 Environmental Conservation: A flood archive has been created and is available on the Parish Council website. This is a living document containing images of flooding within Fishbourne contributed by residents.

Project 6 Environmental Conservation: The Parish Council supported the construction of a wildlife tower on land near the Roman Palace.

### 4. Travel and Transport

Policy T1 Sustainable Transport: The Parish Council made a successful bid for a Community Highway Scheme to provide a pavement along the southern part of Blackboy Lane. This project was completed in 2021 and connects the A259 in the south, to the footpath along the playing field which was provided by the Parish Council and on to the Fishbourne Centre.

Policy T2: Encouraging Sustainable Transport. A new bus shelter was provided in November 2021 outside the Woolpack Inn. The Parish notice board is attached to the shelter so that both bus users can read local news and readers can be sheltered.

Policy T2: Encouraging Sustainable Transport: The Parish Council supported EV charging points at the Fishbourne Centre.

Project 7 Travel safety: The Parish Council has attended workshops and fed back to consultations with National Highways to find a viable and feasible cycle route from Chichester to Emsworth and has promoted the consultation of Chemroute in the Village Voice magazine.

Speed Indicator Devices (Project 7b) are running smoothly thanks to the commitment of the volunteers who change the batteries and move the devices to different locations regularly. The Council agreed to a further site for a SID in Appledram Lane South which was provided in 2021 and community volunteers are now running it.

Project 7 Travel safety: The possibility of a Neighbourhood Speed watch group was explored but did not receive enough volunteers to go ahead at this time.

The Parish Council consulted on the possibility of double yellow lines to combat parking issues in Old Park Lane, but insufficient information was available for a TRO application to be successful.

A survey was conducted into Community Transport, but although many respondents showed interest in volunteer drivers, there was little uptake for transport users. This scheme has not been taken further.

A report has been prepared on the effect of cumulative traffic of all the building planned for the A259 corridor goes ahead, which has been sent to members of the District and County Councils and the MP.

The Parish Council attended workshops and gave feedback on potential upgrades for the A27.

### 5. A Sense of Community

The Parish Clerk has continued to develop the Council’s Facebook and Twitter presence.

Fishbourne Companions – this group, a community group wholly run by volunteers and supported by the Parish Council, gives an opportunity for lonely and isolated people to come and meet regularly and enjoy stimulating activities, talks, outings, keep fit and lunches.

Grants were given to the pre-school, 4SIGHT (an organisation helping visually impaired people), Fishbourne Companions, Citizens Advice and Fishbourne Primary School which are all organisations working for and within the community.

## Monitoring and Review

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

Lucy Wright - Parish Clerk July 2022

# KIRDFORD NEIGHBOURHOOD PLANNING MONITORING REPORT 2021 - 2022

# PLAN WAS MADE JULY 2014

# REPORTING PERIOD: April 2021 to March 2022

## **General Policies**

The general policies in the Neighbourhood Plan have been cited by the LPA and Planning Inspectorate in their determination of applications and appeals and appear to have been reasonable and appropriate when referenced as justification for the decisions made.

## Plaistow Road Development

The Plaistow Road Development of 54 dwellings commenced in Aug 2021. The development will consist of 38 market and 16 affordable units, comprised of: - 6 flats; - 2 bungalows; - 17 detached two-storey houses; - 14 semi-detached two-storey houses; - 15 terraced two-storey houses. The Parish Council met with the origional developer in April 2021and agreed to loan them the parking space of the Village Football pitch, so that the contractors would not cause a hazard on the road. Since then, the site has been sold onto a new developer and they expect to be able to park contractor's vehicles on site. The development complies with the current Neighbourhood Plan, although it has now caused some further thought onto what ought to go into the next revision.

## Townfield Meadows Site

The provision for 9 dwellings on the site KSS(2) Townfield site remains undeveloped. A planning application for 74 dwellings was submitted early in 2021, and this is still open. The Parish Council is strongly against this application, as the developer is not following the Neighbourhood Plan.

## **Neighbourhood Plan Review**

Kirdford Parish Council, alongside residents, reviewed the Neighbourhood Plan, and this was finalised early 2020. The reviewed plan is still trying to be submitted to CDC, but due to the delay to their Local Plan, the submission process seems to be broken.

After going through the planning process for the Plaistow Road Development and the Townfield Meadows Application, further amendments to the Neighbourhood Plan will need to be added at the next review cycle.

* Adequate Off-street Parking, as this is a small village with no bus service, families need to have multiple cars.
* Car charging ports as standard in new properties to assist with Climate Change
* Water Saving Measures to assist with climate change
* Fibre Broadband to the property

## **Planning Enforcement**

The Parish Council noted several breaches of Planning in the period 2021 to 2022, these were reported to CDC, unfortunately the results were disappointing from the CDC side as most of the breaches were either ignored or approved without any real investigation.

## Traffic

The Parish Council undertook a traffic Survey in 2020, the results of which enabled the decision to purchase Village Gates on the roads entering the village. These gates were installed in 2021

The table below provides a list of delivered projects during the period.

|  |  |  |  |
| --- | --- | --- | --- |
| **Section**  | **Do what** | **Comments** | **Further notes** |
| Proposal 3 – Bus on Demand | Delivered | The local Bus Service has been significantly reduced and it was thought that a Bus -on-Demand service would be a good idea. | Low demand for community bus that is in place. Increasing this service may not be viable. [for now at least] |
| Proposal 4 - Butts Common | Delivered | Land belongs to National Trust. Decided against Pond due to safety, and in consultation with Parish & National Trust, play equipment is being replaced on Butts Commons. | Deposit paid and National Trust license granted. |
| Proposal 5 - Play area off School court | Delivered | Delivered circa summer 2016 | Actively used by the village. New Zip line added 2021 |
| Proposal 6 – Enhance Kirdford Village Stores as a meeting place | Delivered | Notice board in place, outside seating and benches at the shop. | information board, events and benches. The outside seating areas are well used by residents and visitors. |
| Proposal 7 - Seek to provide for new school facilities in/ around Kirdford | On-going - Supported | The Village supports Plaistow & Kirdford Primary School through fundraising initiatives. | A number of grants have been made. |
| Proposal 9 – Provide Workshop Spaces for Local Crafts on Main Road Site Opposite Kirdford Village Stores. | Two units have been delivered (Dog grooming Service and Landscaping company) | A third unit has been granted planning permission even though **the developer has not carried out the enforcement works required by the previous unit development.** | KPC liaising with CDC on the enforcement requirements |
| Proposal 12 - Develop a Kirdford & Kirdford Area footpath map & Way finding Scheme | Delivered | Two of these now in place. 1 at the Foresters front garden and one at the Shop. |  |
| Proposal 16 – Provide new landscaped parking in central area of Townfield. | Delivered |  |  |
| Proposal 17 – Strengthen footpath network and bird-hides. | Delivered & Ongoing | Some footpaths through the village have been upgraded. The rest is ongoingOver 20 bird boxes were installed across the village in 202120 Bat boxes were installed in 2021 | After an environmental survey, the Parish Council decided to assist the bat population within the Parish, this is ongoing |

# Loxwood NP Monitoring report

# 1 April 2021 to 31 March 2022

Note: The Plan was made on the 14 July 2015

Loxwood Neighbourhood Plan Monitoring Report

## **General Policies**

The general policies in the Neighbourhood Plan have been cited by the LPA and Planning Inspectorate in some cases in their determination of applications and appeals and appear to have been reasonable and appropriate when referenced as justification for the decisions made. Other times policies have been ignored with no reasoning.

## Housing Policies

One of two sites has been completed. The second site has yet to be built out.

## Neighbourhood Plan Review

Loxwood Parish Council, alongside residents, has undertaken a review of the Neighbourhood Plan over 2020 and 2021 and a submission plan is currently with CDC. This is the same position as last year and is in the main due to the water neutrality issue.

# Selsey Town Council

# Neighbourhood Plan Annual Monitoring Report

The Council has been consulted the following planning applications since the Neighbourhood Plan was made where it specifically commented on those applications in relation to the Neighbourhood plan policies (001, 002 etc). Where the Council objected it considered that the applications were contrary to those policies.

SY/21/02892/FUL Boulevard Objected on 001,002,010,011,012,014

Approved against our Neighbour Plan by CDC.

SY/21/03012/FUL 17-19 Seal Road Objected to on 001

CDC approved against our objection.

SY/21/03627/FUL 107 East Beach Road Objection on 001/002/004

SY/21/03501/DOM 74 Kingsway Supported on 001/002

SY/22/00138/FUL Boulevard Objected on 001/002/010/012/013

CDC approved against our objections.

SY/22/00178/FUL 43 Clayton Road Objected on 001/002

SY/22/00353/FUL Land South of Danefield Road Objected on 001/003/004

SY/22/00895/DOM 32 Woodlands Road Objected on 001

SY/22/01071/DOM 3 Park Farm Cottages Objected on 001/003/004

SY/22/01136/FUL 107 East Beach Road Objected on 001/002/004

SY/22/01088/FUL Villa Maria Objected on 001/002

SY/22/01612/FUL Crown Public House Supported on 001/002/010/011/012/013

**Selsey Town Council**

# SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN (SPNP) 2014 – 2029

# Monitoring Report – period 1 April 2021 to 31 March 2022

“The SPNP will be monitored by the local planning authority and Southbourne Parish Council on an annual basis as part of the Chichester District Annual Monitoring Reports.” (SPNP para.3.3). The SPNP was “made” in December 2015. It has been used by the District Council alongside the Chichester Local Plan to guide development in the Parish”.

In March 2021 the national lockdown restrictions introduced to try to contain the Covid pandemic began to be eased, and it became possible to gradually re-introduce face to face meetings and Parish “Drop-in” sessions. However, the Parish Council maintained its local network of volunteers to assist the most vulnerable members of the Parish because caution was being exercised. The pandemic did not directly affect the implementation of planning policies locally, but the final stages of public consultation on the emerging SPNP Review could only be conducted remotely, as was the Examination Hearing held on 14th January 2022.

In summary, it can be seen that the Neighbourhood Plan housing policies were effective during the first few years of the Plan period. The exception was the Breach Avenue site. This was lost on appeal due to a change in the wording of SPNP Policy 1 put forward by the Independent Examiner which the Parish Council was not in a position to refuse. July 2020 was the date by which the District Council should have been at the very least at an advanced stage in securing a Reviewed Local Plan. There are reasons why this was not achieved, but the effects of this failure are evident in the number and disjointed nature of planning applications for housing received since.

## POLICIES

### POLICY 2: Housing Sites

#### **Southbourne Fields, Southbourne**

(allocated in the SPNP – SPNP Policy Compliant)

Development was reaching the final stages, although in March 2022 the open space, planting and play area were incomplete. However, all the 14 allotments purchased by the Parish Council had been allocated and were in productive use.

#### Priors Orchard, Southbourne

(allocated in the SPNP – SPNP Policy Compliant)

Development of the allocated site was close to completion by March 2022, including the open space and play areas.

The developer acquired an adjoining site (unallocated but within the Settlement Boundary) to the east previously used for traveller’s pitches, but since vacated. Permission was granted on appeal for the use of this site as a temporary builders’ compound in 2020. A lawful development certificate was issued for the use of the land for agriculture in May 2021. The Parish Council raised objection to a subsequent application for 9 dwellings, principally due to the consequent loss of travellers’ pitches and the lack of proposed open space. An appeal against non-determination was lodged in May 2022. The hearing was heard in July 2022 and the Inspector’s decision is awaited.

#### Meadowview, Nutbourne West

(allocated in the SPNP – SPNP Policy Compliant)

The development was completed although the allotment area on the frontage, retained within the developer’s control, was not in use. The parking spaces for neighbouring residents to the west of the access to the A259 has not yet been made available.

#### Breach Avenue

(not allocated in the SPNP - 34 units, appeal allowed 2017 – In Parish Council’s view not SPNP Policy Compliant)

The development of this site continued. The Parish Council in discussions with the developer secured confirmation of the provision of potential pedestrian/cycleway access to land to the east, planting on the site boundaries, and a pedestrian access to the development site to the south.

#### Land North of Cooks Lane

(not allocated in the SPNP - 199 dwellings, appeal allowed 2020 - not SPNP Policy Compliant)

The Parish Council had on-going discussions with the developer Bloor Homes and secured confirmation of the pedestrian access to the Breach Avenue site to the north, and an improved distribution of play areas. A reserved matters planning application setting out the details was submitted in January 2022 and has not yet been determined.

#### Land at Four Acres Nursery, Cooks Lane, Southbourne

(not allocated in the SPNP - 40 dwellings – not SPNP Policy Compliant)

An outline planning application for 40 dwellings was submitted in November 2020. The Parish Council raised objections due to it being contrary to policy outside the Southbourne Settlement Boundary; no provision for the Green Ring; conflict with the CDC Interim Policy Statement on Housing; and for inadequacies relating to wildlife, to the boundary hedgerows and to trees on the site. The application was refused, and an appeal lodged which was subsequently withdrawn in March 2022.

#### Wayside, Land north-west of 139 Main Road, Southbourne

(not allocated in the SPNP – 8 dwellings - not SPNP Policy Compliant)

An application was submitted in September 2020. The Parish Council raised objection due to the site’s location outside the Settlement Boundary and some other detailed matters. It has not yet been determined.

#### Willowbrook Riding Stables, Hambrook Hill

(not allocated in the SPNP – 73 dwellings – not SPNP Policy Compliant)

This site lies mainly within Southbourne Parish although the access lies within Chidham and Hambrook Parish. An application was submitted in June 2021. Southbourne Parish Council raised objections because the site is not allocated in the SPNP and lies outside the Southbourne Settlement Boundaries, it is within the proposed Ham Brook Wildlife Corridor, wastewater treatment is not available and nitrate pollution mitigation is unproven. Chidham and Hambrook Parish Council have also strongly objected. The application awaits determination.

#### Gosden Green Nursery, Main Road, Southbourne

(not allocated in SPNP – 29 dwellings) – not SPNP Policy Compliant)

The old greenhouses on the site are currently used for storage and business use. The site lies within the Chichester Harbour AONB. The Parish Council objected to the application due to the effect on the AONB and conflict with other policies in the SPNP. The application was refused in October 2021 due to its poor relationship to the built-up area, the adverse impact on the AONB and the lack of provision for infrastructure. An appeal was lodged and the outcome is awaited.

#### Land North side of Main Road, Southbourne

immediately north of Tuppenny Barn (not allocated in the SPNP - 110 dwellings – not Policy Compliant)

The developer submitted a request for an EIA Screening Opinion to the District Council in February 2021 which has not yet been determined.

### POLICY 3: The Green Ring

(allocated in the SPNP - continuing additions - Policy Compliant)

Additions to the Green Ring continued to be implemented at Priors Orchard and at Southbourne Fields.

### POLICY 5: Employment

(SPNP Policy Compliant – appeal decision)

An appeal was lodged in March 2021 against the lack of a decision for the demolition of the old greenhouses used for warehousing and storage at **Gosden Green Nursery** and redevelopment of the whole site for storage and business use. The appeal was dismissed in December 2021 due to unacceptable harm to the landscape and character of the area, the failure to enhance the Chichester Harbour AONB and the effect on protected species, in particular bats.

### POLICY 6: Village Centre and Local Shops

(SPNP Policy Compliant)

#### Former Co-op building

In 2021, following the refusal of a number of planning applications,the property wasextensively refurbished, and re-opened for the sale of pet food and other pet products (Pets Corner). Planning permission was not required for the work undertaken. The Parish Council was impressed with the quality of the work, especially the landscaping, which has all helped re-vitalise a very prominent site.

### POLICY 7: Environment

(SPNP Policy Compliant)

Local volunteers continued to assist the West Sussex County Council Ranger with monitoring the footpaths, and reporting damage etc. This has been particularly useful due to the cuts in coverage being implemented by WSCC.

Tree planting – 900 tree whips were distributed for planting throughout the parish this year.

Other projects- Litter picks have begun again, and several residents were supplied with equipment as they wanted to litter pick more frequently.

### POLICY 9: Community Buildings

(SPNP Policy Compliant)

A planning application to extend the **Southbourne Surgery** to provide more consulting rooms was permitted in June 2021. Building work has not started.

## REVIEW OF THE NEIGHBOURHOOD PLAN SPNP2

### Southbourne Parish Neighbourhood Plan Regulation 16 consultation.

**Timeline is as follows:**

**April 8, 2021 –** Reg 16 consultation commenced. The ending date was 3 June 2021

**October 2021 –** The SPNP2 is in the hands of the examiner Mr. Christopher Lockhart-Mummery QC

**October 2021 –** Initial meetings with the Consortium of developers takes place to discuss the SPNP2 allocation of 1250 dwellings (SPNP Policy SB2).

**November 2021 –** the examiner requested amendments to SPNP2 adding in 3 policies that were to “roll-over” from the made SPNP1

**December 2021 –** the examiner requests a public hearing. The date was set for 14 January 2022 at the Village Hall in Southbourne. Due to Covid restrictions coming back into play the hearing was held virtually in the interests of public health**.**

**March 10 2022 –** The examiners final report was received. The Parish was extremely disappointed to learn he suggested it be refused and not brought to referendum. He considered it was not in basic conformity with the CDC Local Plan adopted in July 2015. The Parish Council found the whole process very disheartening. The SPNP2 process was started when CDC started their Local Plan review.

**In his report Mr. Lockhart-Mummery stated:**

“(5) In December 2018 CDC published, for consultation under regulation 18 of the Local Plan Regulations, the draft Chichester Local Plan Review 2035 Preferred Approach (the LPR). Policy S4 provided a housing target of 12,350 dwellings for the period 2016-2035. Under Policy S5 the Parish Housing Requirement for Southbourne was specified as nil. Policy AL13 proposed to allocate a minimum of 1,250 dwellings in the revised Southbourne Neighbourhood Plan. The direction of expansion(s) was not indicated. The LPR recommended that a number of junction improvements on the A27 Chichester Bypass would be required.”

“(7) Following an informal member/officer meeting on 12 January 2022, CDC supplied a letter to the examination dated 13 January 2022. It stated that the emerging development strategy in the Local Plan Review is “continuing to test” 1,250 homes at Southbourne, and that this should be the “working assumption” for SPNP2. So far as the LPR is concerned, the present timetable is a proposed submission plan consultation in summer 2022 with examination in spring 2023 and adoption in summer 2023. Bearing in mind the scope and complexity of the LPR this last date (in particular) seems to me to be extremely optimistic.”

**The Examiner concluded, due to CDC officers’ lack of support at the examination for the figure of 1250 dwellings, or any mention that the Parish Council was working in the correct “direction of travel” -**

“(29) I find that SB2, in its allocation of 1,250 homes by way of a very significant expansion of the village, incorporates a quite different strategy *to that set out in the approved District Local Plan 2014-2029 adopted in July 2015* [sic]. The response and advice of CDC in November 2019 were correct. The development plans officer of CDC accepted at the hearing that the two levels of development were of a “different nature” and that the SB2 allocation was “outside the parameters of the Local Plan”. I therefore conclude that SB2, the key policy of NP2, is quite inconsistent with the *approved [sic]*Local Plan.”

**The only reason the Parish Council can see that SPNP2 was considered not in conformity is that the Neighbourhood Plan Review was completed but CDC still has no Local Plan to take to consultation.**

**Southbourne Parish Council**

# Westbourne Neighbourhood Plan

The Westbourne Neighbourhood Plan was brought into legal force (‘made’) and became part of the statutory development plan for the Chichester Local Plan area, in September 2021.

Since then, the Pan has been cited in a number of documents produced by both Chichester District Council and Westbourne Parish Council. These pertain almost exclusively to land use policies, specifically in the context of planning applications/appeals. These include:

## 4.2.5 Policy OA1: Sustainable Development

1 Within the Settlement Boundary, …, there is a presumption in favour of sustainable development that will apply to proposals that meet all the policies of this plan.

2 Outside the Settlement Boundary, development proposals will not normally be considered either appropriate or sustainable unless;

(i) they comply with all other policy requirements of the development plan; or

(ii) it is sustainable development where the benefits demonstrably outweigh the harm, and is of a form or type that could not reasonably be located within the Settlement Boundary; or

(iii) they are rural exception sites to meet local need.

3 Development proposals will need to demonstrate that they have had regard to all relevant NP policies.

This policy has been used to avoid development occurring outside the Settlement Boundary whilst, at the same time, supporting the development of affordable housing on an exception site adjacent to this Boundary.

## 4.5.28 Policy OA3: Community Balance

OA3-1 GTTPS PLOTS/PITCHES

Development proposals to meet the needs of the Gyspy, Traveller and Travelling Showpeople community (as defined in Planning Policy for Traveller Sites (2015) or any subsequent policy) will be permitted where they:

a) Can demonstrate a local connection;

b) Can demonstrate that there is no alternative available pitch which could be used in the locality;

c) Do not result in sites being over-concentrated in any one location or disproportionate in size to nearby communities;

d) Are capable of being provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management without harm to the special qualities of the National Park;

e) Provide sufficient amenity space for residents;

f) Do not cause, and are not subject to, unacceptable harm to the amenities of neighbouring uses and occupiers;

g) Have a safe vehicular and pedestrian access from the public highway and adequate provision for parking, turning and safe manoeuvering of vehicles within the site; and

h) Restrict any permanent built structures in rural locations to essential facilities.

Proposals for sites accommodating Travelling Showpeople should allow for a mixed-use yard with areas for the storage and maintenance of equipment.

This policy has been used to when considering applications for additional Gyspy, Traveller and Travelling Showpeople pitches and plots in a part of the District which already has more than its fair share.

## 4.6.7 Intent:

The Neighbourhood Plan introduces design policies to conserve the local distinctiveness of Westbourne Parish to ensure that change enhances and does not damage its special character.

Good design in the Westbourne Neighbourhood Plan means developments which:

1 will respond to the rural nature of the Parish and reflect the character of local surroundings and materials while not discouraging innovation;

2 will establish a strong sense of place, where the individual identity of the Parish, actual or perceived, is maintained;

3 prevent coalescence with Westbourne Parish, Hambrook, Emsworth and Southbourne and maintain the separate identities of the settlements of Westbourne Village, Aldsworth and Woodmancote by the introduction and maintenance of local gaps.

This policy has been used when considering applications for development between Westbourne and Emsworth, which would erode the local gap between the two communities and impact significantly on the separate identities of the settlements.

## **4.5.3**

…Therefore the Parish Council supports appropriate proposals for the provision of starter homes, affordable housing for rent, as well as live/work and self-build initiatives in line with national policy and where they meet the policies of the development plan. A high priority will be given to identifying and securing affordable housing in time for the next review of the plan.

## **4.5.4**

In light of this a Westbourne Community Trust was formed in November 2018. The vision for the Trust, focused on the Parish of Westbourne, is to make Westbourne a better place to live. The primary objective for the Trust is the provision of affordable housing that is locally owned and controlled for the benefit of residents of the Parish who have housing needs. 12 dwellings are to be delivered and will be “affordable” for people with a local connection to Westbourne. The rented homes will be let at no more than 80% of market rent value. The village has a significant housing need as shown by the housing needs survey and as such these homes would go towards meeting this demand. This initiative will accelerate the provision of affordable housing for the local community, harnessed through the Trust and planning system. This approach offers the ability for neighbourhood planning to secure a significant affordable housing supply for local communities that could also be applied more widely across the country.

Since the NP was made in 2021, work to provide affordable housing for the local community has continued and it is hoped that construction work will commence in Autumn 2022.

## 4.11.2 Policy SS1: Land to the West of Monk’s Hill

Land to the west of Monk’s Hill is allocated for not less than 6 dwellings for the period 2017-2029. Proposals for the site shall include:

1 New development shall have regard to the principles contained in the Westbourne Village Design Statement;

2 New development will comprise only single-storey dwellings with pitched roofs;

3 A single point of access from Monk’s Hill. The existing frontage hedgerow and trees will be retained consistent with providing suitable visibility splays; and

4 Prior to the submission of a planning application for new development, bat surveys shall be undertaken by suitably qualified ecologists to determine the presence of Bechstein’s Bat and flight routes in this area and if necessary provide a plan for appropriate mitigation measures and habitat management in advance of planning permission being implemented.

5 Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains may be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site’s archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.

In June 2022, a planning application for 10 dwellings on this site was received by CDC and the policy will, no doubt, play a central role when the application is discussed by Westbourne Parish Council and CDC.

# WISBOROUGH GREEN PARISH COUNCIL

# NEIGHBOURHOOD PLAN MONITORING REPORT TO PERIOD END 31ST MARCH 2022

Approved for submission 19th July 2022

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

The Parish Council continues to progress a review of the Neighbourhood Plan (NP) driven by CDC's Local Plan review. The original timetable for the NP review, set by CDC, was ambitious and alarming, requiring the NP review to have started the Regulation 14 consultation by January 2020. The Local Plan review has since been delayed; however, the lack of information, communication and guidance by CDC have diverted the whole process and caused difficulties with community engagement, compounded further by Covid-19 restrictions.

The WGNP Review process is being held up by the lack of clarity from CDC in housing numbers required to be planned for in NP reviews.

## General

1. The NP, in conjunction with the Village Design Statement produced as supporting evidence, continues to be a useful working document.

2. In terms of the development sites identified in the current NP:

• Greenways Nursery: This site is for 10 static residential caravans. There are possibly 4 caravans onsite. The last caravan was delivered in January 2022.

• Great Meadow: The site is complete and all properties occupied.

• Songhurst Meadow (Winterfold Fields): Development is under construction and is due for completion and occupation in August 2022. All properties have been sold.

• Clark’s Yard: Planning permission has not been progressed. The landowner has confirmed his intention to develop and that it should remain as an allocated site in the Reviewed Neighbourhood Plan.

3. Infrastructure:

Substantial developments in rural villages are accompanied by a requisite build-up of infrastructure: schools, medical, water supply, drainage, etc. There is a presumption that the, already creaking, infrastructure will suffice. The lack of a joined-up approach to planning and cooperation and coordination between planning authorities across district and county boundaries, as well as other infrastructure providers, creates difficulties for existing residents, particularly in villages close to such boundaries. The Parish Council submitted a statement identifying infrastructure concerns to CDC in March 2022 but had not received a response.

## Policies

1. There have been several applications which include skylights, lanterns or a large amount of glass. With one third of the Parish being in the South Downs National Park and with the rest of the Parish being in ‘the setting’ of the Park, the Parish Council supports the SDNP dark sky initiative and, as such, has requested automatic dusk to dawn blinds or glazing film to prevent the egress of light at night. It has been noted that there is inconsistent reference to this request by the Planning Authority. This has been raised with CDC but no response received. NP Policy IN3: Street Lighting is being enhanced in the Neighbourhood Plan Review to protect our dark night skies across the whole Parish.

1. Treated as an extant planning permission, so not counted towards the Local Plan requirement for 25 hectares additional employment land. [↑](#footnote-ref-1)
2. Figure calculated as Local Plan requirement for 4 months and Local Housing Need for 8 months. [↑](#footnote-ref-2)