**Chichester District Council**

**Council’s suggested modifications schedule**

Suggested changes to the Local Plan 2021 – 2039 Proposed Submission (2023)

| **Modification reference** | **Page number[[1]](#footnote-1)** | **Policy or Para/ or map reference** | **Suggested modification**  **Modified text (deleted text shown as ~~struck through~~ and additional text shown in bold)** | **Reason** | **Source of modification** |
| --- | --- | --- | --- | --- | --- |
| **Contents and Foreword** | | | | | | |
| CM001 | p.1 - 2 | Foreword | The foreword will be updated for final version of the Plan. Text under headings ‘Consultation’ ‘Period of publication for representations’ ‘How to make representations’, ‘What Happens Next’ and ‘Data Protection’ to be deleted. | Factual update | Council |
| CM002 | p.8 | Contents | Insert line above Policy A15 and insert text “Loxwood” and page no. | Formatting | Council |
| **Chapter 1: Introduction** | | | | | |
| CM003 | p.10 | Introduction | Delete ‘~~with the’~~ and replace with ‘**any future’** | Clarification | Council |
| CM004 | p.11 | Para. 1.11 | Add date for Local Strategic Statement:  “identified in the Coastal West Sussex and Greater Brighton Local Strategic Statement as **updated in January 2016 (known as** LSS2)” | Clarification | Council |
| CM005 | p.11 | Para. 1.11 | Amend 5th bullet to refer to Appendix F (currently Appendix G): ‘A suite of **strategic** Policies **(see Appendix F) and non-strategic policies** providing…’ | Clarification | Council |
| CM006 | p.13 | Para. 1.14 | Remove date after reference to National Planning Policy Framework:  “The National Planning Policy Framework (NPPF) ~~(2021)~~ …” | Factual update | Council |
| CM007 | p.14 | Para. 1.25 | Amend reference to publication of Statements of Common Ground to past tense ‘**have been** ~~are currently being~~ prepared and ~~will be~~ made available’ | Factual update | Council |
| CM008 | p.18 | Between 1.37 and 1.38 | Insert paragraph explaining the Regulation 19 consultation:  “**The Publication (Regulation 19) version of the Local Plan was published on the 3 February 2023 and provided the final, formal opportunity for the local community and stakeholders to give their views on its content in terms of soundness and legal compliance.  Approximately 2,400 individual responses were received from 319 consultees.  Representations that were made at this stage formed the basis for the public examination and were submitted to the Inspector for consideration**”. | Factual update | Council |
| **Chapter 2: Vision and Strategic Objectives** | | | | | |
| CM009 | p.19 | Para. 2.3 and footnote | Change the population figure for Chichester to read: ‘…. of around **33,703** ~~29,193~~(4) and …’ and amend accompanying footnote to read: ‘~~ONS Mid Year Parish Population Estimates 2020~~ **ONS 2021 Census. Unless otherwise stated information in this section is taken from the 2021 Census**.’ | Factual update to reflect 2021 Census | Council |
| CM010 | p.19-20 | Para. 2.4 and footnote | In first bullet point change the population figure for East Wittering and Bracklesham and delete footnote reference to read: **7,482**~~4,899~~~~(4)~~  In second bullet point change the population figure for Selsey and delete footnote reference to read: **10,926**~~10,668~~~~(4)~~  In third bullet point change the population figure for Southbourne and delete footnote reference to read: **4,967**~~6,820~~~~(4)~~  In fourth bullet point change the population figure for Tangmere and delete footnote reference to read: **4,000**~~3,158~~~~(4)~~ | Factual update to reflect 2021 Census | Council |
| CM011 | p.20 | Para. 2.6 | Delete footnote 5 | Correction | Council |
| CM012 | p.20 | Para. 2.7 | Change percentages to read: ‘…. the national level of **63**~~62.3~~% at **57.3**~~55.8~~%. …. age of 65 at 27.~~7~~**1**% compared to the national level of 18~~.5~~%.’ | Factual update to reflect 2021 Census | Council |
| CM013 | p.20 | Para. 2.10 | Changes percentages to read: ‘Ethnic minorities make up **5**~~7~~% of the total …. lower than county (**9**~~11.1~~%), regional (**13.7**~~14.8~~%) and national (**19**~~20.2~~%) averages.’ | Factual update to reflect 2021 Census | Council |
| CM014 | p.20 | Para. 2.11 and footnote | Change figures to read: ‘… for males, this is 80~~.1~~ years and 84.~~5~~**2** years for females. ..’ and amend accompanying footnote to read: ‘… ( published ~~September 2021~~**January 2024**).’ | Factual update to reflect 2021 Census | Council |
| CM015 | p.21 | Para. 2.12 | Change percentage to read: ‘The 20~~11~~**21** Census found that **14**~~15.6~~% of Chichester ….’ | Factual update to reflect 2021 Census | Council |
| CM016 | p.21 | Para. 2.16 | Change paragraph and delete footnote to read: ‘… district aged **over** **16** ~~between 16-24~~ years … (degree level or above) is **37.2**~~45.6~~%. That is higher that the South East (**35.7**~~45.1~~%) and National (**33.7**~~43.5~~%) figures~~(11)~~. | Factual update to reflect 2021 Census | Council |
| CM017 | p.22 | Para. 2.19 | Change paragraph and delete footnote to read: ‘… The ~~employment rate of 16-64 year olds~~ **number of people in the district aged over 16 who are economically active** is slightly … of **58.3**~~74.8~~% at **54.2**~~71.3~~%, however …~~(12)~~’ | Factual update to reflect 2021 Census | Council |
| CM018 | p.22 | Para. 2.21 | At end of paragraph 2.21 add new sentence to read:  **The rich and diverse coastline of Chichester Harbour supports both tourist activity and provides an ideal location for businesses linked to the marine sector.** | Clarification to highlight the importance of the coastal economy. | Victoria Douglas (4022) |
| CM019 | p.22 | Para 2.23 | After “Chichester Harbour Area of Outstanding Natural Beauty” insert a footnote: **“Whilst this has been renamed “Chichester Harbour National Landscape” it is referred to in the Local Plan as “ Chichester Harbour AONB” to reflect its legally designated status – which remains unchanged.”** | To clarify after a name change to all designated AONBs announced on 22 Dec 2023. |  |
| CM020 | p.24-25 | Para. 2.33 | Amend first part of para: ~~Targets for~~ **Minimum energy performance requirements, maximum** CO2 emissions, fabric energy efficiency **and** ~~,~~ primary energy rates ~~and building emissions rates~~ for new and existing buildings are set through Building Regulations ~~which require~~**~~s~~** ~~(Reg 25B) that~~ **~~all~~** ~~new buildings are “nearly zero energy”~~. The ~~2022~~ **2021** update~~s~~ to Approved Document Part L**, incorporating 2023 amendments,** which provide**s…** | Clarification, and to remove reference to specific reg numbers as these may change depending on the outcome of the Future Homes and Buildings Standards consultation which began in Dec 2023 . | Council |
| CM021 | p.25 | Para. 2.33 | Amend final sentence of para: This is an interim step prior to the full Future Homes and Buildings Standard**s** which are due to be implemented in 2025 **–** ~~with~~ consultation ~~during~~ **on the changes proposed began in December** 2023. | Factual update | Council |
| CM022 | p.26 | Vision | In first bullet, after “high summer temperatures” insert “**water scarcity**” | Clarification | Natural England (5786) |
| CM023 | p.28 | Para. 2.47 | After Medmerry Compensatory Habitat add **“and other constraints”** | Clarification that the designations mentioned aren’t the only reasons for less development on the Manhood ( more detail is at 3.20) | Barratt David Wilson (5766) |
| CM024 | p.28 | Para. 2.48 | Insert “**including marine related leisure**” after “tourism” | Clarification | Victoria Douglas (4024) |
| CM025 | p.29 | Para. 2.52 | Insert “**Economic**” after “Sustainable” in Strategic Objective 1. | Correction | Council |
| CM026 | p.29 | Para. 2.53 | Amend dates in relation to Local Strategic Statement:  “for the period ~~to~~ 2015 **– 2025**” | Clarification | Council |
| CM027 | p.30 | Objective 1 | Amend first part of the explanatory text: New development will be in accessible locations **with local access at the core of the design, linked by high quality active travel, walking and cycle routes that also link to bus stops and, where available, rail stations where access is required to facilities that cannot be provided locally.** ~~designed to reduce reliance on the private car with convenient walking and cycling routes and public transport o access facilities and open spaces.~~ | Clarification | Govia Thameslink (5896) |
| CM028 | p.30 | Objective 2 | Add additional text at end of the text in bold: ~~.~~ ,**and conserving and enhancing the Chichester Harbour Area of Outstanding Natural Beauty and South Downs National Park and their setting.** | Clarification | South Downs National Park Authority (SDNPA - 5128) |
| CM029 | p.30 | Objective 2 | Amend final sentence of the explanatory text: **Where** ~~All~~  relevant, developments will ~~also~~ be nutrient neutral **and/or water neutral** to protect water quality. | Clarification | NE (5787) |
| CM030 | p.30 | Objective 3 | Delete final sentence: ~~Good design will consider climate change, help to reduce crime and the fear of crime, create beautiful places accessible to all, build communities, and be well integrated with existing communities and facilities.~~ | Simplification to avoid duplication with Objective 6 which covers design. | Kirdford PC (5807) |
| CM031 | p.31 | Objective 4 | Insert after “ tourism” in 1st sentence of the explanatory text: **(including marine related leisure), hospitality, bespoke vehicle manufacturing** | Clarification that marine leisure is included on “tourism” and to add reference to other locally important sectors | Victoria Douglas (4025) and Goodwood Estates (4130,4243) |
| CM032 | p.31 | Objective 5 | Replace “~~opportunities for~~ active travel” with “**with** active travel **designed into communities**”. | Clarification | Govia Thameslink (5901) |
| CM033 | p.31 | Objective 6 | … blue infrastructure**.~~,~~ incorporating the special qualities of designated landscapes where required.** | Clarification | NE (5788) and Plaistow and Ifold PC (4649, 6146) |
| CM034 | p.32 | Objective 7 | In the first para of explanatory text:improvements to ~~transport~~**active travel infrastructure, public transport,**  And in the second para: improvements will be **designed in line with the hierarchy for the road user with priority for people walking, cycling and using public transport so that people choose active travel or active travel combined with public transport as the obvious way to access what they need. These measures will** ~~delivered to~~ mitigate congestion, including ~~measures to~~ mitigat~~e~~**ion** **of** potential impacts on the A27 through a monitor and manage process. | Clarification of preference for active travel | Govia Thameslink (5902) |
| CM035 | p.32 | Objective 7 | Add to the end of the third paragraph of explanatory text: **Nature based solutions will be used where these are appropriate.** | Clarification | NE (5789) |
| **Chapter 3: Spatial Strategy** | | | | | |
| CM036 | p.36 | Para. 3.19 | Amend second sentence to read: ‘Opportunities for development in this area appear to be limited due to land availability, landscape considerations, **including the setting of the National Park,** settlement patterns and available infrastructure.’ | Clarification that the setting of the National Park is a consideration in this area. | SDNPA (5129) |
| CM037 | p.36 | Para. 3.21 | Amend first sentence to read: ‘The north of the plan area covers those parts of Chichester District which lie north of the South Downs National Park boundary **and includes its setting**. | Clarification that the setting of the National Park is a consideration in this area. | SDNPA (5129) |
| CM038 | p.36 | Para. 3.21 | Amend first sentence of paragraph 3.21 to read:  ‘.. which lie north **and east** of the South Downs National Park boundary.’ | Factual amendment | Plaistow and Ifold PC (4650) |
| CM039 | p.38 | Policy S1 Spatial Development Strategy | At criterion 3, amend as follows: “**~~Where opportunities arise, s~~S**upporting the villages and rural communities in the North of the Plan Area. | Clarification | Kirdford PC (5819) |
| CM040 | p.39 | Policy S1 Spatial Development Strategy | Remove number from Point 7 and re-align to left margin. | Clarification that sentence applies to the whole policy | Bellway Homes (Wessex) Ltd (5366) |
| CM041 | p.40 | Map 3.1 Key diagram | Remove strategic employment site icon for SW Chichester (see separate Appendix 1) | Correction | Council |
| CM042 | p.40 | Map 3.1 Key diagram | Chichester Harbour AONB boundary not clear where it is overlaid with roads – make boundary clearer (see separate Appendix 1) | Clarification | Council |
| CM043 | p.40 | Map 3.1 Key diagram | Change the name of the map box titled ‘North of the Plan Area’ to ‘Hammer/Camelsdale’ (see separate Appendix 1) | Consistency with the wording of paragraph 1.9 | Kirdford PC (5823) |
| CM044 | p.40 | Map 3.1 Key diagram | In the legend write the acronyms HDA, BLD, SWC and SAC in full (see separate Appendix 1) | Clarification | Kirdford Parish Council (5823) |
| CM045 | p.40 | Map 3.1 Key diagram | Delete one of the Fishbourne labels (see separate Appendix 1) | Typo | Council |
| CM046 | p.42 | Policy S2 Settlement Hierarchy | Last sentence – repetition of word ‘local’. Amend to ‘or meets an essential local rural ~~local~~ need…’ | Clarification | Council |
| CM047 | p.42 | Policy S2 Settlement Hierarchy | In first line of final paragraph remove capitalisation of 'rest'. | Typo | Bellway Homes (5368) |
| **Chapter 4: Climate Change and Natural Environment** | | | | | |
| CM048 | p.43 | Para. 4.1 | Paragraph changed to read as follows: “National policy promotes increasing energy efficiency, the minimisation of energy consumption and the development of renewable energy sources. This Plan **is** support~~s~~**ive of large renewable energy schemes provided these can be delivered with any significant adverse impacts appropriately mitigated. The council acknowledges that there may be instances where the benefits of a scheme outweigh the adverse impact. The council also recognises that in many cases, the development site can be returned to its original use if changes in renewable technology mean that the scheme is no longer required**. ~~development that promotes these objectives. An important element in this is to ensure that the council embraces effective energy efficiency and the use of off-site renewable energy in all new development, helping to reduce the emission of greenhouse gases and therefore climate change.~~ **The council’s Climate Emergency Detailed Action Plan and its Annual Progress Report provide details of the council’s plans in relation to renewable energy generation within the district including annual progress made in relation to planned actions. The council continues to work collaboratively with other district councils and West Sussex County Council in relation to climate action.”** | Clarification to acknowledge the site can be returned to its former use; acknowledge that the benefits of a scheme may outweigh adverse impact; and provide details of the Council’s progress in relation to renewable energy generation. | Chichester Harbour Conservancy (CHC - 4396) and Landlink Estates (5354) |
| CM049 | p.44 | Policy NE1 Stand-alone Renewable Energy | Insert at criterion 1: “**views into and from the South Downs National Park and Chichester Harbour AONB**”. | Consistency with other policy criteria | SDNPA (5136) |
| CM050 | p.44 | Policy NE1 Stand-alone Renewable Energy | At third paragraph, Insert “**to meet** **Biodiversity Net Gain requirements**” at end of sentence and delete “**~~within the site of the proposed development~~**” and at final paragraph, change to read “The social**, ~~and~~** economic **and environmental** benefits….” | Clarification to highlight the importance of the environment/biodiversity | Mayday! Action Group (5445) |
| CM051 | p.45 | Para. 4.7 | Change as follows: “….guidelines relating to development. ~~Chichester Harbour Conservancy’s~~**The** Chichester Harbour ~~AONB~~ Management Plan (the Management Plan) **prepared by Chichester Harbour Conservancy on behalf of Local Authorities**; Chichester Harbour AONB Landscape Character Assessment;..” | Correction | CHC (4340,4398,6080) |
| CM052 | p.45 | Para. 4.7 | Addition of “**Chichester Harbour**” in front of AONB in second and third sentence. | Clarification | Council |
| CM053 | p.45-46 | Para. 4.8 | Add to paragraph 4.8: **“….**For proposals not in accordance with the Development Plan, that will result in the loss or likely cumulative loss of 20 hectares or more of best and most versatile agricultural land, the council will, **in accordance with Section 18 and Schedule 4(y) of the Town and Country Planning (Development Management Procedure) (England) Order 2015,** consult with Natural England and have regard to “Natural England’s Guide to assessing development proposals on agricultural land (2021)” and any subsequent guidance.” | Clarification in relation to legislative basis for consultation requirement for losses of BMV land. | Landlink Estates Ltd (5355) |
| CM054 | p.46 | Para. 4.9 | Change to read “local **character and setting of the protected** landscape….” | Clarification | CHC (4340,4398,6080) |
| CM055 | p.47 | Policy NE2 Natural Landscape | Criterion 4: Delete word “**significant**”. | Clarification to reflect NPPF paragraph 174b and paragraph 001 of Natural Environment Planning Practice Guidance. | Landlink (5355) |
| CM056 | p.47 | Policy NE2 Natural Landscape | Delete criterion 5. | Simplification to avoid duplication with Policy NE13. | SDNPA (5131) |
| CM057 | p.47 | Policy NE2 Natural Landscape | Change penultimate paragraph to read: “**For large-scale proposals** ~~larger schemes in identified character areas~~, Landscape and Visual Impact Assessments (LVIA**s**) may be required. The LVIA should be used to identify, **describe** and assess the **likely** significant~~ce of the~~ effects **of** ~~change resulting from the development~~**a project** on **~~both~~** the landscape **(including the direct and indirect change to the landscape’s sensitivity, character and condition) as well as the** ~~as an environmental resource and on the views and~~ visual amenity **and visual receptors**. **LVIAs may also be required for small-scale development proposed within the setting of the Chichester Harbour AONB or South Downs National Park.** Further guidance should be sought from the relevant Strategy, Management Plan or SPD and/or general national guidance.” | Clarification regarding LVIAs. | NE (5791) and SDNPA (5131) |
| CM058 | p.47 | Policy NE2 Natural Landscape | In final paragraph: “…. Landscape Gaps, **Strategic Wildlife Corridors**, Chichester Harbour AONB, …..” | Consistency referencing Strategic Wildlife Corridors | Council |
| CM059 | p.48 | Policy NE3 Landscape Gaps between settlements | Amend second sentence of Policy NE3 to read:  **“Including by taking account of the landscape character,** ~~T~~**t**he precise boundaries of gaps will be defined in either a Site Allocations DPD or through neighbourhood plans.” | Clarification | Plaistow and Ifold PC (3636) |
| CM060 | p.49 | Para. 4.17 | Include following sentence at end of paragraph: “**Regard should also be had to the Draft Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol (2018) or any subsequent updated guidance.**” | Clarification | NE (6109) |
| CM061 | p.49 | Para. 4.18 | Amend paragraph to read: “The council will apply an additional layer of planning restraint to the countryside protection policies within these strategic wildlife corridors to ensure that connectivity between the South Downs National Park and the Chichester Harbour AONB and Pagham Harbour is maintained in the long term. Within the corridors will be necessary to demonstrate that ~~no land outside the corridor is available for development and~~ the development will not have an adverse impact on the integrity of the corridor.” | Correction | Council and Bellway Homes (5371) |
| CM062 | p.49 | After para. 4.18 | Insert new paragraph: “**An assessment of the impact of development will be undertaken on a case-by-case basis, as the quantity and quality of habitat present will differ across sites and the impact will be different according to the type and scale of development proposed.**” | Clarification | Council |
| CM063 | p.49 | After para. 4.18 | Insert new paragraph: “**For applicants, this will mean that an assessment of habitat features within the site will need to be undertaken, to establish what features are present (for example, treelines, hedgerows, ditches, watercourses), how features can be retained, protected and enhanced to ensure that connectivity for wildlife can be facilitated across the site. Applicants will need to have regard to the connectivity of the corridor as a whole; whilst it is not within the ability of an applicant to enhance features on land not within their ownership, the wider connectivity and integrity of a corridor is essential to its functionality.**” | Clarification | Council |
| CM064 | p.50 | Policy NE4 Strategic Wildlife Corridors | Amend policy wording:  Development **proposals within, or in close proximity to, strategic wildlife corridors, as shown on the Policies Map,** will only be permitted where **they can demonstrate they** ~~it~~would not lead to an adverse ~~effect~~**impact** upon the ecological value, function, integrity and connectivity of the strategic wildlife corridors**, and protects and enhances its features and habitats.**  ~~Development proposals within strategic wildlife corridors will only be granted where it can be demonstrated that:~~   1. ~~There are no sequentially preferable sites available outside the wildlife corridor; and~~ 2. ~~The development will not have an adverse impact on the integrity and function of the wildlife corridor and protects and enhances its features and habitats.~~   ~~Development proposals outside, but in close proximity to the strategic wildlife corridor will be acceptable where it can be demonstrated that:~~   1. ~~The development will not have an adverse impact on the integrity and function of the wildlife corridor; and~~ 2. ~~The proposal will not undermine the connectivity and ecological value of the corridor.~~   All proposals for new development (with the exception of householder applications) within or in close proximity to wildlife corridors should take opportunities available in order to extend and enhance those corridors. | Clarification | Gleeson (4926, 4899), Rolls-Royce (4705), Smith Simmons (5036), Sussex Wildlife Trust (SWT - 5042), Reside Developments (4789), Obsidian Strategic AC Limited, DC Heaver and Eurequity IC Ltd (4890) Landlink Estates (5357), Bellway (5374), Landowners at Chantry Farm (5639) and Metis Homes (5721) |
| CM065 | p.51 | Para. 4.22 | Addition of text to the end of paragraph as follows:  “**Guidance for developers is provided (and will be updated as necessary) to inform development proposals and biodiversity plans**.” | Clarification o provide reference to forthcoming biodiversity guidance to inform developers. | SWT (5043) and NE (6110) |
| CM066 | p.52 | Para. 4.24 | Remove the reference to Nature Conservation Strategy at the end of the paragraph. | Clarification as cannot find any evidence of this document, so presumably it is no longer relevant. | Council |
| CM067 | p.52 | Policy NE5 Biodiversity and Biodiversity Net Gain | Modification to first paragraph as follows: “avoiding **or mitigating** any adverse impacts” | Clarification to avoid suggestion of an absolute requirement regarding avoidance of impacts that would be overly onerous and inflexible. | Obsidian Strategic et al (4889), Countryside Properties (5643) and Suez (5764) |
| CM068 | p.52 | Policy NE5 Biodiversity and Biodiversity Net Gain | Modification to criterion E. as follows: “ **Protected and** Priority Habitats and Species”, | Consistency with NPPF and PPG | SWT (5043) |
| CM069 | p.52 | Policy NE5 Biodiversity and Biodiversity Net Gain | Insert additional sentence at the end of second paragraph as follows: “ …protection and recovery of priority species populations. **Regard will be had to the Local Nature Recovery Strategy to inform opportunities for nature recovery**.” | Clarification to ensure the policy is futureproofed by referring to LNRSs | Environment Agency (EA - 4745) and NE (6110) |
| CM070 | p.52 | Policy NE5 Biodiversity and Biodiversity Net Gain | Change third paragraph to read: **Unless exempt,** ~~D~~**d**evelopment proposals will be permitted ~~where it can be demonstrated that~~ **subject to** the following criteria ~~have been~~ **being** met: | Clarification to ensure that the applicability of the policy criteria to all development, except that exempt as defined by BNG regulations, is clear, and to recognise the pre-commencement nature of the general BNG condition | Stephen Jupp (4349) and Council |
| CM071 | p.53 | Policy NE5 Biodiversity and Biodiversity Net Gain | Modification to criterion 1 b) as follows: “…the Small Sites Metric (or future equivalent) ~~will~~ **can** be applied;” | Factual amendment to clarify that use of the SSM is a matter of choice, not compulsory. | Council |
| CM072 | p.53 | Policy NE5 Biodiversity and Biodiversity Net Gain | Modification to criterion 1 c) as follows: “…elsewhere within **the** Chichester ~~District~~ **Plan Area**)…” | Consistency and accuracy. | Council |
| CM073 | p.53 | Policy NE5 Biodiversity and Biodiversity Net Gain | Modification to criterion 1 d) and split into two parts as follows:  “d) Where **agreed** appropriate, **off-site provision outside but neighbouring the Plan Area may be permitted provided land is deliverable in areas of strategic significance for biodiversity such as those identified within Local Nature Recovery Strategies;**  **New criterion1 e)** ~~a~~**A**s a last resort, and with the agreement of the local planning authority that on or ~~local~~ off-site provision is not possible….” | Clarification to ensure the flexibility of the policy by allowing for off-site provision outside of, but neighbouring the Local Plan Area. | Gladman Developments (4587), Obsidian Stategic et al (4889), Bellway Homes (5377), Thakeham Homes (5606) and Suez (5764) |
| CM074 | p.53 | Policy NE5 Biodiversity and Biodiversity Net Gain | Modification of new criterion 1 f) as follows:  Development**proposals** will provide for the long-term management **and maintenance** of biodiversity features retained**,** ~~and~~ enhanced **or created** within the site or for those features created **or enhanced** off-site, for a minimum period of 30 years through planning obligations; and | Clarification of development management requirements. | Council |
| CM075 | p.53 | Policy NE5 Biodiversity and Biodiversity Net Gain | Modification of new criterion 1 g) as follows:  **Losses to d**~~D~~esignated sites and irreplaceable habitats are **not calculated within** ~~excluded from~~ net gain metrics as they are irreplaceable. Proposals which may impact these sites will be required to satisfy the legislative tests as set out in Section 3 below. | To ensure accuracy in relation to consideration of irreplaceable habitats within BNG metric | Council |
| CM076 | p.54 | Policy NE5 Biodiversity and Biodiversity Net Gain | Amendment of Point 3 c) “Irreplaceable habitats including ancient woodland (as shown in the policies map) and **ancient or** veteran trees…” and at 3 c)i. “…including ancient woodland and **ancient or** veteran trees…” | Consistency in referencing ancient and veteran trees. | Chichester Tree Wardens (CTW - 4694) |
| CM077 | p.54 | Policy NE5 Biodiversity and Biodiversity Net Gain | Removal of “where possible” from final sentence of Point 3 e)i. | Consistency with NPPF and PPG | SWT (5043) |
| CM078 | p.55 | Para. 4.27 | Correct Policy reference ~~NE18~~ **NE19** (nutrient neutrality) | Typo | Council |
| CM079 | p.55 | Para. 4.27 | Change to read “…the Arun Valley SAC and SPA, and the **Solent Maritime SAC and** Solent Coast SPAs..” | Clarification to ensure comprehensive description of habitats | NE (5800) |
| CM080 | p.55 | Para. 4.28 | Change to read “Evidence demonstrates that there are ~~two~~ particular pressures on these harbours: nitrate pollution, **loss of intertidal habitat due to inappropriate coastal management,** and recreational disturbances impacting upon the designated bird populations.” | Clarification o reflect entirety of pressures on habitats | NE (5800) |
| CM081 | p.56 | Para. 4.31 | Change to read “The Arun Valley SPA, SAC and Ramsar site lies within the Sussex North Water Resource Zone which is **partly** served by supplies from groundwater abstractions near Pulborough...” | Consistency and accuracy in referencing Southern Water’s supply in the SNWRZ. | Southern Water (4455) |
| CM082 | p.56 | Policy NE6 Chichester’s Internationally and European Designated Habitats | Amend title of Policy NE6 and section heading to“Chichester’s Internationally and **European** ~~Nationally~~ Designated Habitats” and of introductory sentence “…on internationally **and** European ~~and nationally~~ ~~important~~ **protected** habitat sites including:”; change criterion a) to read “Water neutrality in the Sussex North Water Resource Zone – Arun Valley SPA, SAC **and Ramsar”**; change criterion c) to read “…Zones of Influence for Chichester **and Langstone** Harbours SPA, and Solent…” | Clarification to ensure policy focus on international designated sites only, and consistent referencing of habitats | NE (5801) |
| CM083 | p.56 | Policy NE6 Chichester’s Internationally and European Designated Habitats | Insert new criterion at between b) and c) “**Coastal Squeeze in Chichester and Langstone Harbours SPA and Ramsar, Solent Maritime SAC and Pagham Harbour SPA and Ramsar**  **Development proposals on the coast at Chichester and Langstone Harbours and Pagham Harbour, including those relating to the shoreline management of harbour-fronting properties, have the potential to adversely impact the integrity of intertidal habitats as a result of coastal squeeze, and are therefore required to provide appropriate avoidance or mitigation measures in accordance with Policy NE12 (Development around the Coast)**” | Clarification to reflect the significance of the issue of coastal squeeze. | NE (5800) |
| CM084 | p.58 | Para. 4.34 | Include reference to Natural England Condition Review of Chichester Harbour Site at end of paragraph. (<http://publications.naturalengland.org.uk/publication/5535304204419072>) | Clarification | CHC (4411) |
| CM085 | p.59 | Para. 4.39 | Change wording to: For both Chichester and Pagham Harbours some of the bird species for which they are ~~designed~~ **designated..”**  Change wording to “**All** ~~D~~development **(not just residential or tourism related)** on or adjacent to these areas ~~can have an impact on~~ **could potentially** impact the SPAs, separate ~~to~~ and **in** addition~~al~~ to the impact of recreational disturbance” | Typo and clarification | NE (5802) and Council |
| CM086 | p.59 | Para. 4.40 | Delete NPPF paragraph reference number:  Under ~~paragraph 181 of~~ the NPPF | Factual update | Council |
| CM087 | p.60-61 | Policy NE7 Development and Disturbance of Birds in Chichester and Langstone Harbours, Pagham Harbour, Solent and Dorset Coast Special Protection Areas and Medmerry Compensatory Habitat | Change policy NE7 (Chichester) as follows:  “**Recreational disturbance**  It is Natural England's advice that all net increases in residential development, **either alone or in-combination with other developments,** within the 5.6km zone of influence are likely to have a significant effect on the Chichester and Langstone Harbours SPA **by means of recreational disturbance affecting bird species,** ~~either alone or in combination with other developments~~ and will need to be subject to the provisions of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).”  And  “**Loss or degradation of functionally linked habitats**  The provisions of this policy do not exclude the possibility that **any development** ~~some residential~~ scheme~~s~~ either within or outside the zone of influence ~~might~~ **may** require further assessment under the Habitats Regulations. For example, large schemes, schemes proposing bespoke or alternative avoidance/mitigation measures, or schemes that impinge on the supporting habitats identified by the Solent Waders and Brent Goose Strategy. Such schemes will be assessed on their own merits under Regulation 63 (Appropriate Assessment), and, subject to advice from Natural England. Where mitigation for any impact upon ~~supporting~~ **functionally linked** habitats is required this should follow the guidance given in the Solent Waders and Brent Goose Strategy.”  Change Policy NE7 (Pagham) as follows:  "**Recreational Disturbance**  Net increases in residential development**, either alone or in-combination with other development,** within the 3.5km zone of influence are likely to have a significant effect on the Pagham Harbour **SPA by means of recreational disturbance affecting bird species** ~~either alone or in combination with other developments~~ and will need to be subject to the provisions of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).”  and  “**Other considerations**  The provisions of this policy do not exclude the possibility that ~~some residential~~ **any development** scheme~~s~~ either within or outside the zone of influence ~~might~~ **may** require further assessment under the Habitats Regulations. For example, large schemes, schemes proposing bespoke or alternative avoidance/mitigation measures, or schemes proposing an alternative approach to the protection of the SPA and/or the Compensatory Habitat where there is survey or other evidence that the site is used as ~~supporting~~ **functionally linked** habitats by SPA species, including Brent Geese. Such schemes will be assessed on their own merits, under Regulation 63 (Appropriate Assessment), and subject to advice from Natural England.”  To remove the sentence from Policy NE7 (Pagham) “Net increases in residential development, which incorporate appropriate avoidance/mitigation measures, which would avoid any likelihood of a significant effect on the SPA, will not require Appropriate Assessment”  To remove reference to LNR Management Plan from Policy NE7 (Pagham) | Clarification to distinguish between impacts; to avoid contradiction of AA screening process, and; to separate LNR Management Plan from mitigations | NE (5802) |
| CM088 | p.60 | Policy NE7 Development and Disturbance of Birds in Chichester and Langstone Harbours, Pagham Harbou, Solent and Dorset Coast Special Protection Areas and Medmerry Compensatory Habitat | Change reference to “Chichester Harbour AONB Management Plan” to “Chichester Harbour ~~AONB~~ Management Plan”. | To correct error. | Council |
| CM089 | p.62 | Para. 4.42 | Change document reference to ‘Ancient woodland, ancient trees and veteran trees: **advice for making planning decisions** ~~protecting them from development~~’ | Factual update as previous document referred to has been superseded. | Council |
| CM090 | p.63 | Policy NE8 Trees, Hedgerows and Woodlands | Change criterion 2 to read: “Development resulting in the **direct or indirect** loss or deterioration of irreplaceable habitats (such as ancient woodland and **ancient** ~~trees~~ **and** veteran trees ~~protected trees, groups of trees and woodland and hedgerows~~) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy in accordance with relevant legislation, policy and guidelines;” | Clarification of irreplaceable habitats examples amended to reflect definition at paragraph 180(c) of NPPF. “Direct and indirect loss” added to bring in line with para 33 of Guidance. | SWT (4888) |
| CM091 | p.63 | Policy NE8 Trees, Hedgerows and Woodlands | Add to end of criterion 5: “**Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone;**” | Consistency to reflect Natural England and Forestry Commission Guidance on buffer recommendations. | Woodland Trust 6070) |
| CM092 | p.63 | Policy NE8 Trees, Hedgerows and Woodlands | Add at end of criterion 6: “…**unless there are clear, justifiable and compelling reasons why this would be inappropriate**”. | Consistency to reflect the NPPF. | Rolls-Royce (4706) |
| CM093 | p.63 | Policy NE8  Trees, Hedgerows and Woodlands | Change criterion 10 after native species to add: “**,** **cultivars and near native species**” | Clarification to encourage more diversity especially where tree planting is occurring in more urban or environmentally constrained areas. | Council |
| CM094 | p.64 | Para. 4.47 | Remove last sentence “~~Development proposals within the vicinity of and which may impact the canals may be subject to Appropriate Assessment.~~” | Correction of erroneous sentence as canals are not subject to any statutory nature conservation designation. | NE (6111) |
| CM095 | p.66 | Para. 4.51 | Change to read: “…its landscape qualities including the special **qualities** ~~characteristics~~ of Chichester Harbour and **character of** Pagham Harbour…..” | Clarification to emphasise the Harbours as separate entities. | CHC (4447) |
| CM096 | p.68 | Policy NE10 Development in the Countryside | First paragraph change to read: “Outside settlement boundaries as defined on the policies map, planning permission will be granted for sustainable development in the countryside **which requires a countryside location or meets an essential, small scale, and local need or supports rural diversification and** where it can be demonstrated that all the following criteria have been met: | Clarification to ensure the policy reflects NPPF paragraphs 78 and 85, criteria from the adopted Local Plan and Reg 18 Plan has been re-inserted. | Plaistow & Ifold PC (4405) and Wisborough Green PC (4489) |
| CM097 | p.68 | Policy NE10 Development in the Countryside | Change criterion 1 to read: “The sustainability of the site is enhanced by improving or creating **any** opportunities to access the site by walking, cycling and public transport **and linking to green infrastructure**;” | Clarification to reflect NPPF paragraph 85, word “any” is added and green infrastructure reference added following rep from NE | NE (5805) |
| CM098 | p.68 | Policy NE10 Development in the Countryside | Add to end of criterion 3: “**including biodiversity whilst avoiding any adverse impact upon Nature Recovery Networks**”. | Clarification to reflect NPPF paragraphs 174/179 | NE (5805) |
| CM099 | p.69 | Para. 4.63 | Add a new sentence at the start of the para “**In June 2022 the council joined Coastal Partners, a partnership of local authorities set up to manage coastal flood and erosion risk**.” In the next sentence insert “**also**” after “the council” | Clarification to reference to Coastal Partners | CHC (4498) |
| CM100 | p.69 | Para. 4.63 | Amend the last sentence of the para: “…. Conservancy, who manage Chichester Harbour for ~~nature conservation and~~ landscape, **the occupation of leisure and recreation, and the conservation of nature**.” | Clarification | CHC (4498) |
| CM101 | p.69 | Para. 4.64 | …Chichester Harbour **SSSI and European** ~~designated~~ sites **(SAC,SPA,Ramsar)** | Correction | NE (5801) |
| CM102 | p.69 | Para. 4.65 | After the first sentence, insert a new sentence: **“Much of this loss is due to hard coastal defences that constrain natural processes, habitats moving landward as sea levels increase, particularly in response to climate change – this is known as coastal squeeze.”**  After “bird species” insert **“due in part to habitat loss and disturbance”** | Clarification | NE (5806,6113) |
| CM103 | p.70 | Para. 4.66 | Amend para from second sentence: “Natural England is working with a number of partners including **Chichester Harbour Conservancy**, the Environment Agency, the council and Southern Water **and not all actions to be implemented are linked to local plan policies**. **The Government’s national Environmental Improvement Plan[[2]](#footnote-2), published in early 2023, sets out targets and actions for restoring nature and the benefits it provides, to protect 30% of our land and sea for nature by 2030.** ~~to implement these actions, many of which are outside of theplanning system and as such not dependent on Local Plan policies.~~ | Clarification | NE (5806,6113) |
| CM104 | p.70 | Para. 4.67 | “The council **also works** ~~has a similar working relationship with~~…. | Simplification | Council |
| CM105 | p.70 | Para. 4.67 | Insert “**(SSSI,SPA,Ramsar)”** after the first mention of Pagham Harbour | Clarification | NE (n/a) |
| CM106 | p.70 | Para. 4.68 | “Two Shoreline Management Plans (SMP**s**) set the …future of the coastline **in a sustainable way**. Strategies and projects will be established **and** ~~/~~delivered by…including environmental. **These SMPs are non statutory and implementation is subject to funding**.” | Clarification | NE (n/a) |
| CM107 | p.70 | Para. 4.69 | “…the ~~Regional~~ Habitat Compensa**tion** **and Restoration** Programme (**HCRP**~~RCHP~~), led by the Environment Agency in partnership with Natural England, **Coastal Partners,…..”** | Clarification to reflect change of name of the Programme and involvement of Coastal Partners | EA (4752) |
| CM108 | p.70 | Para. 4.70 | “…REACH (Restoring Estuarine and Coastal Habitats) project **which is a local delivery of the national** ~~and a range of organisations are involved in the~~ ReMeMaRe……potential for **restoration of** saltmarsh,…” | Clarification | NE (n/a) |
| CM109 | p.70 | Para. 4.70 | In the final sentence replace “~~Delivery~~” with “**Business**” | Correction | Council |
| CM110 | p.71 | Policy NE11 The Coast | Add a new sentence at the end of the first paragraph: “**Undeveloped areas of low lying land around Chichester Harbour are prioritised for opportunities that actively restore coastal habitats or work with natural processes to address climate impacts and loss of biodiversity**.” | Clarification | NE (5818) |
| CM111 | p.71 | Policy NE11 The Coast | In the first bullet “…wetland habitats **to help meet the 30 by 30 targets set out in the Environmental Improvement Plan 2023**”. Also insert a footnote with a link to the EIP. | Clarification | NE (5818) |
| CM112 | p.71 | Policy NE11 The Coast | In paragraph below first set of bullets: “…the ~~Regional~~ Habitat Compensa**tion and Restoration~~tory~~**Programme…” | Factual update to reflect change of name of Programme | EA (4751) |
| CM113 | p.71 | Policy NE11 The Coast | In the next paragraph “… the opportunities for **coastal/wetland** habitat…” | Clarification | NE (5818) |
| CM114 | p.72 | Para. 4.74 | Amend text from second sentence: “….landward side of **any sea** ~~the~~defences ~~it maintains~~. ~~This~~ **A** 16-metre strip of land is required for access for maintenance**, emergency works** and/or…. | Clarification | EA (4759) |
| CM115 | p.72 | Para. 4.75 | Delete last part of final sentence: “~~and to allow for future erosion at a rate of 0.1 metres per year around Chichester and Pagham Harbours”~~ | Clarification | NE (5818) |
| CM116 | p.72 | Para. 4.76 | Add a new sentence at the end of the paragraph: “**The National Coastal Risk Management work of the Environment Agency is also a consideration, particularly around Chichester Harbour where setting back development can make space for nature and floodable areas.** | Clarification | NE (5818) |
| CM117 | p.72 | Para. 4.76 | Insert footnote after the new reference to National Coastal Risk Management work of the Environment Agency: [National Coastal Erosion Risk Mapping (arcgis.com)](https://www.arcgis.com/apps/webappviewer/index.html?id=9cef4a084bbb4954b970cd35b099d94c&marker=636394.9963403749%2C332466.006489025%2C27700%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22x%22%3A636394.9963403749%2C%22y%22%3A332466.006489025%2C%22wkid%22%3A27700%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16) | Clarification | NE (5818) |
| CM118 | p.73 | Policy NE12 Development around the Coast | After introductory para, amend the numbered part of the policy as follows:   1. “There are no harmful effects on or net loss of nature conservation or areas of geological importance, within the Chichester and Pagham Harbours and Medmerry Compensatory Habitat (including no adverse effects on the **integrity of** ~~associated~~ European ~~designated~~sites); 2. **Development would not result in or exacerbate coastal squeeze of any coastal designated European site or prevent managed realignment necessary to protect the sites;** 3. ~~2The d~~ **D**evelopment ~~provides recreational opportunities, that~~ do**es** not adversely affect the character, environment and appearance of the coast and Chichester Harbour Area of Outstanding Natural Beauty ~~or result in adverse effects of integrity to European designated wildlife site~~; 4. A high quality and inclusive design of new buildings in coastal locations has been achieved in accordance with other relevant design and historic environment policies; 5. There are measures in place to mitigate any detrimental effects including where appropriate the improvement of existing landscapes relating to the proposal; 6. Where appropriate, opportunities have been taken to upgrade existing footpaths and cyclepaths, enhance the England Coast Path and ensure that public access is retained and provided to connect existing paths along the waterfront;   ~~6.~~ **7**. Where relevant, the development would result in improvements to or redistribution of moorings, marine berths or launch on demand facilities (dry berths) in the harbours**, whilst also ensuring that any small scale loss of intertidal habitat within the designated sites is compensated for**; ~~and~~   1. ~~7~~. The development would not be detrimental to infrastructure for, and quality of, water-based recreation, or to the safety of navigation; 2. **The development can demonstrate consideration of and adaptation to future climate scenarios and their potential impacts, including, but not limited to, shading, surface water flooding, erosion, wind blown sand, wave driven shingle: and** 3. **The development does not hinder coastal processes with regard to designated sites.** | Clarification | NE (5818, 6292) and  EA (4757) |
| CM119 | p.73 | Policy NE12 Development around the Coast | Amend second para as follows: A strip of land of at least 16 meters immediately behind the landward edge of **any**~~the~~ existing or proposed sea defence or coast protection works should be kept clear to allow access for maintenance or repair. | Clarification | Natural England |
| CM120 | p.73 | Policy NE12 Development around the Coast | Amend text from the second para after the numbered list:  Around **Chichester Harbour and Pagham Harbour** ~~the open coast~~ new **and replacement** buildings should be setback **in line with expected property lifetime and estimated undefended erosion rates (based on NCERM) and** at least 25 metres from the **highest astronomical tide to account for erosion and make space for nature, including floodable areas which could be returned to saltmarsh.**  **Around the open coast, development should be set back at least 25m from the** landward edge of the existing or proposed sea defence or coast protection works in order to prevent storm damage to buildings.  ~~Around Chichester Harbour and Pagham Harbour the 25m setback should be measured from the mean high water level to allow for future erosion.~~  Development for non-residential uses with a functional need to be closer to the water should be accompanied by an assessment of the development’s vulnerability to coastal change to ensure any risk is suitably mitigated and managed and that the proposals do not hinder any coastal defence or management scheme.  ~~Replacement buildings will be permitted unless there is evidence that the existing or demolished property has been damages as a result of the effect of wind and waves. Replacement buildings should be set further back whenever possible.~~ | Clarification to take greater account of NCERM and to ensure replacement buildings are also set back. | NE (5818, 6292), Chidham and Hambrook PC (4156), SWT (5049) and SOSCA (5889) |
| CM121 | p.74 | Policy NE12 Development around the Coast | At boatyard and marina sites within the coastal area the council will permit water compatible development associated with boat building, and the fitting out, maintenance and repair of boats and ancillary uses, provided that it does not:   1. Jeopardise the safety and ease of navigation on the water or have a detrimental impact on the regime of **any**~~the~~ river; 2. Harm nature conservation **(particularly in relation to loss of intertidal habitat)**, landscape or heritage interests; or 3. Damage water quality. | Clarification to include additional wording suggested by Natural England in discussions. | NE (5818) |
| CM122 | p.74 | Policy NE12 Development around the Coast | Delete last sentence of policy: ~~A marketing report as set out in Appendix C will be needed to show that the site is no longer needed for its current use~~ | Simplification as marketing requirement removed as the policy only allows exceptions where appropriate and necessary | Victoria Douglas (4038) |
| CM123 | p.75 | Para. 4.81 | ~~produced~~ **published** an AONB Management Plan ……  ~~18~~ 19.Planning Principles | Corrections | CHC (4555) |
| CM124 | p.76 | Policy NE13 Chichester Harbour Area of Outstanding Natural Beauty | Delete point 6: “~~6. New development is set back at least 25m from the mean high water level in line with Policy NE12, with replacement buildings set back whenever possible~~”. | Simplification as this is covered by policy NE12 which has been revised. | Council |
| CM125 | p.76 | Policy NE13 Chichester Harbour Area of Outstanding Natural Beauty | Change reference to “Chichester Harbour AONB Management Plan” to “Chichester Harbour ~~AONB~~ Management Plan” at points 2 and 5. | Correct error. | Council |
| CM126 | p.77 | Para. 4.84 | Change second bullet point to read Chichester **and Langstone** Harbour**s** ~~SAC/~~SPA/Ramsar site~~s~~, Pagham Harbour SPA/Ramsar site~~s~~. | Correction of errors in site references | NE (6123) |
| CM127 | p.78 | Para 4.87 | Change reference to MPP document as follows: **Climate** Resilience and Adaptation – ICZM 2021 | Document has been updated since original version | Council |
| CM128 | p.79 | Policy NE14 Integrated Coastal Zone Management for the Manhood Peninsula | Add after ecology: **(including the potential to contribute to any nature recovery networks),** | Clarification | NE (6123) |
| CM129 | p.81 | Para. 4.95 | Delete NPPF paragraph reference | Simplification to avoid references to the NPPF becoming out of date. | Council |
| CM130 | p.81 | Policy NE15 Flood Risk and Water Management | In the first paragraph:  “Development will be directed to areas at lowest flood risk applying the sequential test and ~~where relevant~~ the exception test **where relevant**. | Clarification to reflect that the sequential test as well as the exception test will not always be required. | Bellway Homes (5382) |
| CM131 | p.81 | Policy NE15 Flood Risk and Water Management | “Elsewhere, new development should be set back at least 8m from fluvial watercourses **(including when within culverts)**…” | Clarification | EA (4841) |
| CM132 | p.81 | Policy NE15 Flood Risk and Water Management | “New site drainage systems are designed to cope with **residual flood risks** ~~events that exceed the~~ ~~normal design standard~~, such as by considering flood flow routing and using temporary storage areas.” | Clarification of the wording and ensure that the policy can be effectively implemented. | Countryside Properties (5644) |
| CM133 | p.81 | Policy NE15 Flood Risk and Water Management | “There is no increase in ~~either the volume or~~ **the** rate of surface water run-off leaving the site. Where development is on a brownfield site, run off rates should be reduced to match ~~those of~~ greenfield **rates** ~~sites~~ wherever possible.” | Clarification of the wording and ensure that the policy can be effectively implemented. | Countryside Properties (5644) |
| CM134 | p.82 | Policy NE15 Flood Risk and Water Management | For vulnerable development, finished floor levels should be ~~no lower than:~~ **a** **minimum of whichever is higher of 300mm above the:**   * ~~300mm above average ground level of the site~~ * ~~300mm above the adjacent road level to the building~~ * ~~300mm above predicted significant fluvial/tidal flood level (Fluvial 1 in 100year /Tidal 1 in 200 year plus latest climate change allowances) for the lifetime of the development~~   **• average ground level of the site**  **• the adjacent road level to the building**  **• predicted significant fluvial/tidal flood level (Fluvial 1 in 100 year / Tidal 1 in 200 year plus latest climate change allowances) for the lifetime of the development.** | Clarification | EA (4841) and Thakeham Homes (5607) |
| CM135 | p.82 | Policy NE15 Flood Risk and Water Management | Add an additional clause (f):  **“f. Where applicable, any loss of flood storage from any source of flooding in the fluvial floodplain should be compensated for on a level-for-level basis, ideally on-site. Compensation should be hydraulically and hydrologically linked to the floodplain, but not within it.”**  Associated with this amendment, change full stop at the end of e) to a semi-colon and add **“and”** | Clarification in order to reflect new national guidance in the Planning Practice Guidance. | EA (4841) |
| CM136 | p.84 | Para. 4.98 | Add at the end of the paragraph “**The Waterwise UK Water Efficiency Strategy to 2030 provides additional guidance on delivering water efficiency in the UK by 2030**.” (and add link to document as a footnote) | Clarification | NE (5824) |
| CM137 | p.84 | Para. 4.100 | Insert **“(WRZ)”** after “Zone” in the second line. Change the second ~~“Zone”~~ to “**WRZ**” | Correction | Southern Water (4454) |
| CM138 | p.85 | Para. 4.103 | Replace para to read: **Southern Water’s Drainage and Wastewater Management Plan (DWMP) for the Arun and Western Streams is a 25 year plan that looks holistically at a range of issues in the catchment and strategic options for addressing them; such as pollution, combined sewer overflow performance, growth, water quality improvements, maintenance requirements, infiltration and sewer flooding. Chichester District Council officers have been fully engaged in the preparation of the DWMP which was published in June 2023, to ensure that proposals emerging in the Local Plan were taken into account. The DWMP feeds into OFWAT’s Price Review process (PR24) which informs investment for the 2025-30 Asset Management Plan period (AMP8). DWMPs, which are now statutory, will be reviewed every 5 years to inform water company business plans for future AMP periods, allowing an iterative approach to planning for growth. More information is available on Southern Water’s** [**DWMP**](https://www.southernwater.co.uk/dwmp) **webpages.** | Clarification of potentially confusing wording as the DWMP was not yet published. Replace whole para with an up to date para. from the Statement of Common Ground | Bosham Association (3837), Jane Towers (4008),Chidham and Hambrook PC (4217), Wisborough Green PC (4500,6214) |
| CM139 | p.85 | Para. 4.105 | Insert after 110lppd “**Portsmouth Water currently offer an incentive of a 50% discount on the infrastructure charge where developments demonstrate achieving high standards of water efficiency of no more than 100lppd. Portsmouth Water will be installing smart metres from 2025 onwards whilst Southern Water’s roll-out of smart meters has already begun**.” | Clarification to provide additional information in relation to water consumption. | Portsmouth Water (4508) |
| CM140 | p.85 | Para. 4.105 | Delete final sentence ~~“Policy NE19 (Nutrient Neutrality) covers the need for nutrient neutrality in parts of the plan area”.~~ | Simplification to avoid unnecessary cross referencing. | Council |
| CM141 | p.86 | Policy NE16 Water Management and Water Quality | In the part of the policy headed Water Efficiency:  Amend last sentence of the paragraph under this heading: A tighter target applies to development in ~~the Sussex North Water Resource Zone~~ **Southern Water’s Water Resource Zone Sussex North**  (b) correct "Southern Water's Supply Zone North" to " Southern Water's **Water Resource** Zone **Sussex** North". | Correction | Southern Water (4458) |
| CM142 | p.86 | Policy NE16 Water Management and Water Quality | In the part of the policy headed Water Quality and Wastewater:  Criterion d) - Insert **“and operation”** after “delivery”.  Delete “~~and~~” at the end of criterion f and insert “**and**” at the end of criterion g.  At the end of the section headed Water Quality and Waste water add new criterion (h) after g) **- “Development shall connect to a public main sewer as the first option, and if that is not possible, provide justification for this and why a different solution is needed”.** | Clarification | SWT (5051) and EA (4845) |
| CM143 | p.87-88 | Paras. 4.108 – 4.113 | Amend text of paragraphs 4.108 -4.113 as shown below:   * 1. Part of the Chichester plan area in the northeast of the district lies within the [Sussex North Water Resource Zone](https://westsussex.statmap.co.uk/map/Earthlight.html?map=)3HdAuPumDN9c63AHs6oyWGuJdVKVXP0NNll24WaKslzqYXMSol8UB%2FsYaqhLrbUXkTboZbvjKhGkRh1ugI8FbA%3D%3D&login=)xTTmj%2Bk%2FXZKhkhsu%2BorBwOAQZimXKxU7pHYb7pZBlMs%3D&password=)DopPKPV8QR6xiVkRgKTioW2Zfwl3tL%2FjRi6LJRmUBNQ%3D) (WRZ). This WRZ is supplied by the Pulborough groundwater abstraction site **abstracting from the Folkestone beds of the Lower greensand/Wealden greensand semi-confined aquifer**. As well as covering part of the Chichester plan area, the WRZ includes areas within Crawley Borough, Horsham District and the South Downs National Park. Within the WRZ, water is mains-distributed by Southern Water.   2. The abstraction site is located on the River Arun close to a group of nature conservation sites, known as the Arun Valley Sites, that are nationally or internationally designated as Special Areas of Conservation, a Special Protection Area and Ramsar Site for their rare and protected habitats. On 14 September 2021, local planning authorities covered by the WRZ received a position statement from Natural England. This explained it could not be concluded that extraction was not having an impact on the Arun Valley Sites and that development must not add to this impact. Given the high level of regulatory protection afforded to the Arun Valley Sites as a result of their designation, this requires local planning authorities to demonstrate that development plan documents and planning decisions will not have an adverse effect on the sites. **The most feasible method to** achieve this, **is to require that** development must be water neutral (i.e. not increase the demand for water above current rates of abstraction)   3. In order to ensure that water supplies can be maintained and the environment protected, the affected local authorities have worked with consultants, Natural England, Southern Water, the Environment Agency and others to produce a Water Neutrality Strategy. To deliver new development, the Strategy outlines why and how all new development must be highly water efficient to contribute to achieving water neutrality. This means that all development will need to be designed to achieve water efficiency standards above the requirements set by the optional requirements in Building Regulations – new residential development will be required to use no more than 85 litres per day and non-residential buildings required to achieve 3 credits within the BREEAM water issue category. **Achieving these higher levels of efficiency will enable the strategy to provide necessary offsetting more effectively, thereby reducing offsetting costs and ensuring viability for development within the WRZ.** This may include incorporating a range of measures, such as greywater recycling and rainwater harvesting into the design of new development, and fitting water saving fixtures such as flow regulators, low flush toilets, low volume bath, aerated taps and water efficient appliances (in particular, washing machines and dishwashers).   4. The Water Neutrality Strategy shows that water efficient design will not be sufficient alone to achieve water neutrality, as new development would still increase the demand for water above existing levels. As a consequence, this additional demand will need to be offset against existing supplies. It is envisaged this will be achieved through demand management savings identified in Southern Water’s Water Resource Management Plan, together with measures to be identified in a joint local authority **and South Downs National Park Authority**-led Offsetting Implementation Scheme (OIS) being prepared. **Achieving high levels of water efficiency will enable the OIS to provide necessary offsetting more effectively, thereby reducing offsetting costs and ensuring viability for all development within the WRZ.** Those using the OIS to offset water, will ‘buy in’ to the scheme at a level to ensure their development achieves water neutrality. **Offsetting is expected to be provided prior to the occupation of new developments and this shall be secured through the development management process.**   5. The Water Neutrality Strategy provides evidence that the amount of development proposed in the affected area in this Local Plan, and in Local Plans of the other affected authorities, would not increase abstraction at Pulborough and, thus, would not negatively impact on the Arun Valley Sites. Recognising that the capacity of water offsetting the OIS can provide may be limited at particular points in time during the plan period, the authorities will have to monitor use across the WRZ and manage access to the OIS to ensure sufficient water capacity exists to ensure water neutrality is achieved when permissions are granted**. Offsetting capacity in the OIS is not limitless and access will be managed by the local authorities and the SDNPA to ensure there is sufficient capacity in the OIS to demonstrate water neutrality in schemes that are approved. The authorities will publish, and keep regularly updated, a Scheme Access Prioritisation Protocol (SAPP) to show how access to the offsetting in the OIS will be managed. Infrastructure necessary to support planned growth, such as schools, will be prioritised in the SAPP.**   6. Applicants will have to demonstrate their scheme is water neutral within a water neutrality statement submitted as part of any application within the WRZ. Should applicants not seek to utilise the OIS, **certainty of delivery of alternative offsetting will need to be demonstrated. The Water Neutrality Statement** should also provide full details of the offsetting scheme that their development would rely upon. **Similarly, certainty of alternative supply will need to be demonstrated in the Water Neutrality Statement. For connection to an alternative water company, this could be achieved by confirming that the alternative water company has sufficient capacity and will take on supply to the development. For a private supply borehole or other source of supply, this will require evidence that sufficient water supply is available to meet demand arising from the proposed development, and demonstrating with certainty that the alternative supply source does not impact upon the Arun Valley sites. To provide the necessary certainty, measures to deliver water neutrality will need to be secured through the development management process.** The council will seek to provide additional guidance to further assist applicants with water neutrality statements. Offsetting schemes can occur in any part of the WRZ, with the exception of the Bramber/Upper Beeding area in Horsham District identified on the [WRZ Map](https://westsussex.statmap.co.uk/map/Earthlight.html?map=)3HdAuPumDN9c63AHs6oyWGuJdVKVXP0NNll24WaKslzqYXMSol8UB%2FsYaqhLrbUXkTboZbvjKhGkRh1ugI8FbA%3D%3D&login=)xTTmj%2Bk%2FXZKhkhsu%2BorBwOAQZimXKxU7pHYb7pZBlMs%3D&password=)DopPKPV8QR6xiVkRgKTioW2Zfwl3tL%2FjRi6LJRmUBNQ%3D) – unless the development is also proposed in that area. This is on the basis water in this part of the WRZ is usually provided by a water source other than the Pulborough abstraction site. | Consistency and to ensure effectiveness of joint LPA policy and approach | NE (5826, 5827,5830) |
| CM144 | p.89 | Policy NE17 Water Neutrality | Amend Policy NE17 as shown below, including new criterion after current 1c (moved from criterion 5), current criterion 3 split:   1. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. This is to be achieved by ensuring that:   Water Efficient Design   * 1. New residential development is designed to utilise no more than 85 litres of mains supplied water per person per day;   2. New non-domestic buildings to achieve a score of 3 credits within the water (WAT01 Water Consumption) issue category for the BREEAM Standard or an equivalent standard set out in any future update;   And  Offsetting Water Use   * 1. Development proposals must demonstrate that having achieved water efficient design, any remaining mains-supplied water use from the development is offset such that there is no net increase in mains-supplied water use within the WRZ compared with pre-development levels.   **Water Neutrality Statement**   1. **A water neutrality statement will be required to demonstrate how policy requirements have been met in relation to water supply, water efficient design and offsetting. The statement shall provide, as a minimum, the following:**    * 1. **baseline information relating to existing water use within a development site;**      2. **full calculations relating to expected water use within a proposed development; and**      3. **full details of how any remaining water use will be offset.**   Offsetting Schemes   1. A local authority **and South Downs National Park Authority (SDNPA)-**led water offsetting scheme will be introduced to bring forward development **and infrastructure** supported by Local and Neighbourhood Plans. The authorities will manage access to the offsetting scheme to ensure that sufficient water capacity exists to accommodate planned growth within the plan period. 2. Development proposals are not required to utilise the local authority **and SDNPA**-led offsetting scheme and may bring forward their own offsetting schemes. **Any such development proposals will need to have regard to the local authority and SDNPA-led offsetting scheme and associated documents**. 3. Offsetting schemes can be located within any part of the WRZ, with the exception that offsetting will not be accepted within the Bramber/Upper Beeding area identified on the [WRZ map](https://westsussex.statmap.co.uk/map/Earthlight.html?map=)3HdAuPumDN9c63AHs6oyWGuJdVKVXP0NNll24WaKslzqYXMSol8UB%2FsYaqhLrbUXkTboZbvjKhGkRh1ugI8FbA%3D%3D&login=)xTTmj%2Bk%2FXZKhkhsu%2BorBwOAQZimXKxU7pHYb7pZBlMs%3D&password=)DopPKPV8QR6xiVkRgKTioW2Zfwl3tL%2FjRi6LJRmUBNQ%3D), unless the application site is located within the Bramber/Upper Beeding area.   Alternative Water Supply  6. Where an alternative water supply is to be provided, the **Water Neutrality** **S**tatement will need to demonstrate that no water is utilised from sources that supply the Sussex North WRZ. The **wider** acceptability **and uncertainty of delivery for** alternative water supplies will be considered on a case-by-case basis.  5. [text moved to new criterion 2]  **Area of Serious Water Stress**  7. **Should the need to demonstrate water neutrality no longer be required, new residential development must be designed to utilise no more than 110 litres of mains supplied water per person per day, as per the Building Regulations optional requirement for tighter water efficiency. For non-domestic buildings, the minimum standards for BREEAM ‘Excellent’ within the Water category will apply. Should tighter national standards be introduced during the Local Plan period applicable for areas of serious water stress, they will be applied.** | Consistency and to ensure effectiveness with joint LPA policy and approach | NE (5831) |
| CM145 | p.92 | Para. 4.121 | Insert after “overnight stay”: “**Where other types of development have an impact on water quality this can be considered under policy NE16.”**  After “other information” insert “**and guidance**”  after “to accompany applications” insert “**and Natural England’s Framework Approach for Responding to Wetland Mitigation Proposals;** | Clarification | NE (5841) |
| CM146 | p.92 | Policy NE19 Nutrient Neutrality | Insert a second paragraph “**Where wetlands are used as mitigation they should be designed using the Framework Approach for Responding to Wetland Mitigation Proposals.”** | Clarification | NE (5841) |
| CM147 | p.93 | Policy NE20 Pollution | Add fourth paragraph: “**During construction activities, pollution prevention measures should be taken on a development site including but not limited to: appropriate storage of hazardous substances; suitable management of surface water to prevent pollutants reaching watercourses and provision of equipment for containing spills.**” | Clarification to cover construction activities | EA (4850) |
| CM148 | p.94 | Para. 4.128 | Change to read: “…. The plan area includes three ‘Dark Sky Discovery Site**s**’ ~~designations~~, all located ….” | Correction as DSDSs are not designations | CHC (4940) |
| CM149 | p.94 | Policy NE21 Lighting | Change penultimate paragraph to read “Proposals in, adjacent, or near to areas **defined as** ~~with~~ Dark Skies Discovery Sites ~~designation~~…” | Correction as DSDSs are not designations | CHC (4940) |
| CM150 | p.96 | Policy NE22 Air Quality | Criterion 1, add text as follows: “Development is located and designed to minimise traffic generation and congestion through access to sustainable transport modes, including maximising **access to public transport routes and** provision of pedestrian and cycle networks”. | Consistency with transport policies | Stagecoach South (5533) |
| CM151 | p.96 | Policy NE22 Air Quality | Criterion 4, add text as follows: Where development is likely to have a negative impact on an Air Quality Management Area, or other areas of poor air quality **and/or has the potential to cause an AQMA or poor air quality**, then an air quality assessment will be required. | Clarification to strengthen wording following new Environment Act’s PM2.5 standards. | Council |
| CM152 | p.97 | Para. 4.133 and footnote | Changed hyperlink for Planning Noise Advice Document for Sussex and reference in footnote. | Factual update. Document revised and in new location. | Council |
| CM153 | p.97 | Para. 4.134 | Insert “**leisure**” between “transport” and “commercial”. | Clarification. Additional reference to leisure uses sought. | Goodwood Estates (4729) |
| CM154 | p.97 | Policy NE23 Noise | Revise paragraph 1 to read “Where noise sensitive development is proposed, a high-quality living environment is provided with acceptable levels of amenity for future occupiers by seeking to **avoid noise that gives rise to significant adverse impacts on health and quality of life** ~~achieve an absence of significant noise disturbance or annoyance~~ as well as **…….**” | Clarification to reflect paragraph 185a of the NPPF, Noise PPG and Noise Planning Statement, wording regarding impacts on health and quality of life is amended. | Countryside Properties (5652) |
| **Chapter 5: Housing** | | | | | |
| CM155 | p.99 | Para. 5.1 | Update terminology used to refer to standard method figure:  “The Preferred Approach consultation on the Local Plan was based on meeting the identified ~~objectively assessed~~ **local** housing need~~s~~ ~~of~~ **for** the plan area of 638 dwellings per annum[[3]](#footnote-3) (dpa) plus an allowance for accommodating unmet need arising from the Chichester District part of the South Downs National Park. | Factual update to reflect latest terminology in PPG | Welbeck Land (4350) |
| CM156 | p.99 | Para. 5.2 | However, constraints ~~particularly~~ **to** the capacity of the A27 ~~has~~ **have** led to the council planning for a housing requirement below the need derived from the standard method, ~~of~~ 535 dpa in the southern plan area and a further 40 dpa in the northern plan area, a total ~~supply~~ **requirement** of 10,350 dwellings over the plan period from 2021 – 2039. As a result of not meeting the identified housing needs, the council is now unable to accommodate any unmet need from the part of the South Downs National Park within Chichester District. | Clarification | Council, LSH Advice |
| CM157 | p.99 | Para. 5.3 | Update position on Duty to Cooperate:  “In order to meet the requirements of the duty to cooperate the council ~~have~~ approached neighbouring ~~and other~~ authorities to see whether they may be able to meet any of Chichester’s unmet needs. ~~Most of t~~**T**he neighbouring authorities are faced with similar constraints and are unable to assist **at this time**. The latest position ~~will be~~ **is** set out in the Duty to Cooperate Statement of Compliance.” | Factual update to reflect latest position | Council |
| CM158 | p.99 | Para. 5.5 | Additional sentence at the end of the paragraph:  **The number of completions above the housing requirement, since the base date of the plan, will be taken in to account when calculating the council’s 5 year housing land supply position.** | Clarification of approach in calculation of 5 year housing land supply | Council, LSH Advice |
| CM159 | p.100 | Policy H1 Meeting Housing Needs | Table updated to reflect latest monitoring data (see separate Appendix 2) | Factual update to reflect latest position | Council |
| CM160 | p.101 | Para. 5.6 | Additional sentence at the end of the paragraph to clarify approach to speculative permissions within parishes with a strategic location:  “**Paragraph 5.10 also applies to parishes with a strategic location”.** | Clarification of approach for consistency with other parish housing numbers | Council |
| CM161 | p.104 | Para. 5.9 | Housing sites for Chichester city will be allocated through the preparation of **a neighbourhood plan or** ~~the~~ **a subsequent** development plan document and**, if the latter is the case,** this may include sites adjoining the Chichester city settlement boundary in neighbouring parishes (including sites separated from the settlement boundary by the A27). | Consistency with Policy wording | Council |
| CM162 | p.104 | Para. 5.10 | Text should say “**5** or more” not 6 and “less than **5**” not 6. | Factual amendment. Figure carried forward from adopted plan but out of date due to PPG update in 2019. | Council |
| CM163 | p.107 | Policy H4 Affordable Housing | Delete reference to appendix I in 3. | Correction. | Council |
| CM164 | p.107 | Policy H4 Affordable Housing | Add reference to ‘**equivalent’** financial contribution to criteria 2 and 3. | Clarifiction to make it clearer that it will be an equivalent contribution | Council |
| CM165 | p.112 | Policy H6 Custom and/or Self Build Homes | Amend percentage requirement for self/custom build on strategic sites.  “In all other instances ~~2%~~**5%** of market units provided on strategic scale housing sites should be self/custom build.”  This will also need to be reflected in the relevant site-specific allocation policies, A8 (Land East of Chichester), A10 (Land at Maudlin Farm), A11 (Highgrove Farm) and A13 (Southbourne Broad Location for Development). | Factual update to respond to latest evidence of need, which shows a higher need level than was the case at the time of the Reg.19 consultation. | Council |
| CM166 | p.113 | Para. 5.31 | Amend to clarify:  “For the purposes of **rural exception sites**, ~~this policy~~ a ‘local connection’ is set out in the rural allocations policy contained in the council’s allocations scheme[[4]](#footnote-4). **For first homes exceptions sites, ‘local eligibility criteria’ is set out in First Homes guidance [[5]](#footnote-5)”** | Clarification | Kirdford PC (5855) |
| CM167 | p.113 | Para. 5.34 | Amend to clarify:  “National policy sets out that First homes exception sites ~~only~~ need to be ‘primarily’ for First homes and hence can include a small market housing component **where it can be demonstrated it is necessary to ensure overall viability**. ~~However, t~~**T**he inclusion of a market housing component will need to be robustly justified, taking into account the requirements set out in this regard in national policy and guidance”. | Clarification |  |
| CM168 | p.114 | Para 5.37 | Amend to clarify: “…Proposals for affordable housing exception sites will not be permitted in scattered or isolated locations.~~, or, large scale development of over 30 homes.~~” | To reflect changes in national policy for exception sites | Council |
| CM169 | p.114 | Para. 5.38 | Amend to clarify:  “The scale of the development should be ~~appropriate~~ **proportionate** to the size of the settlement. **Proportionate should be determined with regard to the form, scale and established pattern of the settlement. However, sites will be unlikely to be considered proportionate in size if they would lead to an increase in the number of homes in a settlement by more than 5%, or if they would have an area exceeding 1ha.~~,~~** ~~defined in the NPPF as not larger than one hectare, or exceeding 5% of the size of the existing settlement~~” | Clarification |  |
| CM170 | p.114 | Para. 5.39 | Remove reference to the council’s Planning Obligations and Affordable Housing SPD | Factual update. We are no longer producing the Planning Obligations and Affordable Housing SPD | Council |
| CM171 | p.115 | Policy H7 Rural and First Homes Exception Sites | Amendments to policy:  Criteria 1 “**There is an identified local housing need which cannot be met by existing, allocated or** ~~future~~ **permitted affordable housing provision;”**  Delete Criterion 2: “~~Proposals for rural exception sites are for up to 30 dwellings;”~~  Criterion 4 “**Occupiers can demonstrate a local connection;** ~~to the parish in the first instance, and the immediately surrounding parishes in the second instance;~~”  Second part of the policy: “~~In addition to the requirements above,~~ ~~p~~**Proposals for first homes exception sites, except in designated rural areas, will be supported where all of the following criteria are met:**   1. **a)** **The site delivers primarily first homes;** 2. **b) There is a need for first homes which is not being met elsewhere in the plan area;** 3. **c). The homes will remain first homes in perpetuity;** 4. **d) The first homes provided are occupied by first-time buyers who meet the local connection test;** 5. **e) The site is located adjacent or as close as possible to the existing settlement boundary and does not result in scattered or isolated development in rural areas; and** 6. **f). The scale of the proposal** ~~size of the site~~ **is proportionate to the size of the existing settlement to which it is adjacent, reflects the landscape character of the area and would be well related to the settlement…”**   **Applications for** ~~first homes~~ **exception sites that propose the inclusion of a small proportion of market housing will be expected to provide robust evidence that the site would be unviable without such housing being included.** | Clarification | Church Commissioners for England (CCE – 5705), Kirdford PC (5855) and Willowfield Farm (4859) |
| CM172 | p.116 | Heading | Amend title of section and Policy H8 to ‘Specialist **Housing** ~~accommodation for older people and those with specialised needs’~~ | Clarification to better reflect aim of policy to support specialist housing for those of different ages and needs. | Council |
| CM173 | p.116 | Para. 5.42 | Add subheading after paragraph 5.42 ‘**Extra Care Housing’** | Clarification that Extra Care Housing is supported for all ages. | WSCC (5094) and Council |
| CM174 | p.116 | Para. 5.43 | Amend ‘**To help provide accommodation for those of different ages and with different support needs,** West Sussex County Council supports the provision of extra-care housing rather than traditional care homes. | Clarification that Extra Care Housing is supported for all ages. | WSCC (5094) and Council |
| CM175 | p.122 | Policy H10 Accessible and Adaptable Homes | Point a) to be updated to:  “a). 5% of affordable housing must meet wheelchair accessibility standards M4(3)((2)(b)) where there is an identified need on the Housing Register **and the council will have nomination rights.”** | Clarification. Part of Building Regs and previously only in background text. | McCarthy Stone (4980) and Council |
| CM176 | p.123 | Para. 5.60 | Factual updates to reflect new version of PPTS published December 2023:  TheGovernment’s Planning Policy for Traveller Sites (PPTS 20**23**~~15~~) requires councils to assess and meet gypsy, traveller and travelling showpeople’s accommodation needs. Meeting this need has the same level of importance as every other housing need within the plan area. PPTS **was** ~~2015~~ updated **in 2023, to the effect that** the definition of travellers for planning purposes **now includes again** ~~to no longer include~~ those **gypsies and travellers** who have ceased to travel permanently. ~~However, the needs of all travellers still have to be met in an appropriate manner.~~ | Factual updates to reflect new version of PPTS published December 2023 | Council |
| CM177 | p.123 | Para. 5.61 | Factual updates to reflect new version of PPTS published December 2023:  A new Gypsy and Traveller and Travelling Showpeople Accommodation Assessment was completed in 2022 (GTAA) in order to inform the new Local Plan, which builds on the previous joint study undertaken in 2018/19, which was produced on behalf of a group of Coastal West Sussex Authorities. The need requirement, as per the new GTAA is set out below. **The latest GTAA is based on the definition of travellers as set out within PPTS 2015, as that was the relevant version at the time the GTAA 2022 was completed, however, the consultants who prepared it have subsequently updated the need figures to reflect the amendments made to PPTS in 2023.** | Factual updates to reflect new version of PPTS published December 2023 | Council |
| CM178 | p.123 | Table 5.1 | Updates to reflect new version of PPTS published December 2023:   |  |  |  |  |  | | --- | --- | --- | --- | --- | |  | 2024 - 29[[6]](#footnote-6) | 2029 – 34 | 2034 – 2039 | Total | | Households who meet the PPTS **2023** definition[[7]](#footnote-7) | ~~90~~**95** | 17 | ~~17~~**18** | ~~124~~**130** | | Households whose status is unknown but may meet the **PPTS 2023** definition | ~~3~~**2** | 1 | ~~2~~**1** | ~~6~~**4** | | People living in caravans but established in the GTAA as not meeting the **PPTS 2023** definition. | ~~20~~**16** | 4 | 4 | ~~28~~**24** | | Updates to reflect the new version of PPTS published December 2023. The figures have been revised in light of additional analysis undertaken by ORS, and which is set out in an advice note within the Examination Library. | Council |
| CM179 | p.123 | Footnote 41 | Increase percentage figure of unknowns included within the PPTS category from 30% to 68%. | The GTAA provides a choice as to whether to use the national average (30%), or the local average(68%). The Council had been using 30%, however in a subsequent update to the figures ORS used 68%. | Council |
| CM180 | p.124 | Table 5.2 | Factual updates to reflect new version of PPTS published December 2023:   |  |  |  |  |  | | --- | --- | --- | --- | --- | |  | 2024 – 29 | 2029 – 34 | 2034 – 2039 | Total | | Households who meet the PPTS **2023** definition | 24 | 4 | 5 | 33 | | Households whose status is unknown but may meet the **PPTS 2023** definition | 2 | 2 | 3 | 7 | | Travelling showpeople established in the GTAA as not meeting the **PPTS 2023** definition. | 0 | 0 | 0 | 0 | | Factual updates to reflect new version of PPTS published December 2023. There are no changes to these figures in light of the new version of PPTS (2023). | Council |
| CM181 | p.124 | Para. 5.62 | Delete final sentence of the paragraph: ~~The Council will also consider allocating additional pitches via the forthcoming Allocations DPD.~~ | Factual update which reflects that the Council is no longer able to bring forward a separate allocations DPD. Consequently, residual need will need to be tackled through a review of the Local Plan. | Council |
| CM182 | p.124 | Para. 5.64 | Correct typo:  However, the council cannot rely heavily on that approach, as it ~~is~~ will be less effective at meeting the short-term needs. | Typo | Council |
| CM183 | p.125 | Policy H11 Meeting Gypsy and Traveller and Travelling Showpeoples’ Needs | Updates to reflect the changes to PPTS in 2023:   * ~~124~~**130** additional permanent residential gypsy and traveller pitches (for those who meet the **PPTS 2023** definition) of which ~~90~~**95** pitches are required before 2029; * ~~34 additional pitches will be needed for those who don’t meet the~~ **~~PPTS 2023~~** ~~definition; and~~ * 40 additional plots for travelling showpeople, of which 26 are required before 2029. | Updates to reflect the new version of PPTS published December 2023. The figures have been revised in light of additional analysis undertaken by ORS, and which is set out in an advice note within the Examination Library.  The reference to non-definition travellers has been deleted as in light of the change to PPTS there is no automatic assumption that any of the non-definition need would be covered under this policy. | Council |
| CM184 | p.125 | Policy H11 Meeting Gypsy and Traveller and Travelling Showpeoples’ Needs | Amend sentence within the policy to include reference to travelling showpeople: All gypsy and traveller **and travelling showpeople** pitches/**plots** provided must comply with the site design policy (Policy H14). | Clarification that policy (H14) does also apply to travelling showpeople. | Council |
| CM185 | p.125 | Policy H11 Meeting Gypsy and Traveller and Travelling Showpeoples’ Needs | Amendment to the effect that the requirement to make provision on speculative sites only pertains to sites in the southern plan area:  “In addition to the site allocations within the Local Plan, in the event of any non-allocated housing sites coming forward for development **in the southern plan area**…” | Clarification to reference the appropriateness of locations for pitches. This isn’t considered to be valid in relation to the southern plan area, but is in relation to the northern plan area, as there is virtually no need in that area. | Crownhall Estates (5045), Barratt David Wilson (5756) and Council |
| CM186 | p.125 | Policy H11 Meeting Gypsy and Traveller and Travelling Showpeoples’ Needs | Amendment to reflect change to PPTS in 2023:  (~~whether they~~ **that** meet the Planning Policy for Traveller Sites **2023** definition ~~or not~~) | Factual update to reflect the update to PPTS in 2023. The reference to all travellers in the Reg.19 version was in order to ensure that there was no discrimination against travellers who have ceased to travel. However, that issue is addressed by the amended definition within PPTS 2023. | Council |
| CM187 | p.126 | Policy H11 Meeting Gypsy and Traveller and Travelling Showpeoples’ Needs | Delete the following text within the policy:  ~~Where there is a shortfall in provision, sites will be allocated within a Site Allocation DPD.~~ The council’s annual monitoring process will help ensure provision is provided at the appropriate time. | Factual update which reflects that the Council is no longer able to bring forward a separate allocations DPD. Consequently, residual need will need to be tackled through a review of the Local Plan. |  |
| CM188 | p.126 | Policy H11 Meeting Gypsy and Traveller and Travelling Showpeoples’ Needs | Additional text added at the request of Natural England:  **“In all cases, proposals for gypsy, traveller and travelling showpeople’s accommodation are expected to contribute to relevant access management strategies to mitigate recreational disturbance to SPAs in accordance with Policy NE6 (Chichester’s Internationally and Nationally** **Designated Habitats), and Policy NE7 (Development and Disturbance of Birds in Chichester, Langstone and Pagham Harbours and Solent and Dorset Coast SPAs, and Medmerry Compensatory Habitat).”** | Clarification.  The representation was made in relation to H13, but as it pertains to all pitches, it is probably best to apply to the overarching policy, namely H11. | NE (6127) and Council |
| CM189 | p.127 | Policy H12 Intensification sites | The Stables site should also be subject to conditions placing limits on its long-term use in order to address the future flood risk concerns pertaining to the site, and this will address the consistency point raised above regarding how this site compares to the travelling showpeople plots to the north. In addition, the policy should also list personal permissions as a mechanism for dealing with future flood risk, as the flood risk is likely to only be relevant a considerable period into the future i.e. beyond the lifetime of any personal conditions granted over the course of the plan period.  The amended wording is as follows:  • “The Stables on Bracklesham Lane, 1 additional pitch **(temporary or personal consents owing to future flood risk)**  • Five Paddocks Farm, Bracklesham, 2 additional travelling showpeople plots (temporary **or** **personal** consents owing to future flood risk).” | Clarification in response to concerns regarding discrepancy in approach between the Stables and Five Paddocks Barn/Mans Rest sites. The personal consents option has been proposed in order to provide further flexibility for how the flooding issues can be addressed. | Stephen Jupp (4472) and Council |
| CM190 | p.127 | Policy H12 Intensification sites | An amendment is proposed in order to address the situation whereby consents are granted before the Local Plan is adopted, as the number of pitches proposed relates to the position at the time of the Pitch Deliverability Capacity Assessment in December 2022. This would be as follows:  The number of additional pitches specified is in addition to the number of pitches on the site which ~~have~~**had** been granted planning permission at the time of the ~~adoption of the Local Plan~~ **time of the Pitch Deliverability Capacity Assessment in December 2022.** | Clarification in response to concerns raised in representation 5248 whereby it seems that additional pitches may be consented on sites between the time of the capacity study and adoption of the new Local Plan. | Southbourne PC (5248) and Council |
| CM191 | p.129 | After para. 5.77 | An additional paragraph is proposed in response to representation 5630 (Henry Adams obo West Sussex County Council) which query the amount of space required for travelling showpeople plots in connection with the Bognor Road employment site (policy A20). The Council has proposed to amend the wording in that instance the make the policy more flexible. However, it is considered that it would be helpful to provide some indication regarding the site size which is likely to be necessary, and as this is a general principle rather than a site specific one, it is proposed to include that wording in the supporting text for policy H14 rather than A20. The additional paragraph of supporting text proposed is as follows:  **“Travelling showpeople sites entail all of the amenity considerations associated with other traveller sites, however, they also require large areas for the storage and repair of equipment. These areas can vary considerably in terms of size. Analysis of the size of plots is set out** **in the Council’s** [**Gypsy and Traveller and Travelling Showpeople background paper**](https://www.chichester.gov.uk/media/37688/Draft-Gypsy-and-Traveller-and-Travelling-Showpeople-Background-Paper-2023/pdf/Gypsy_and_Traveller_Background_Paper_-_draft.pdf?m=1673951956653)**. This sets out that the average travelling showpeople plot size in the plan area is 1500 sq.m and consequently this provides an indication of the area which should be planned for when providing travelling showpeople plots. Sites will need to include suitable areas of hardstanding for the storage and repair of fairground equipment. Clearly, such large storage and maintenance areas have implications in terms of residential amenity and landscape impact, which will require very careful consideration** **when devising site layouts and assessing relevant applications.”** | Clarification regarding travelling showpeople plot sizes. | West Sussex County Council (WSCC – 5630) and Council |
| **Chapter 6: Place making, Health and Well-being** | | | | | |
| CM192 | p.132 | Policy P1 Design Principles | New paragraph after National Design Guide characteristics list: “**The Council will progress a design code(s) for the plan area following the adoption of the Local Plan and is supportive of the production of area based, neighbourhood or site specific design codes.**” | Clarification to highlight the importance of design codes, particularly at the local level. | Goodwood Estates (4291), Chichester City Council (CCC – 5745) and Kirdford PC (5859) |
| CM193 | p.132 | Policy P1 Design Principles | “All development shall achieve a high quality design, ~~consistent with the ten characteristics set out in the National Design Guide (or any subsequent amendment)~~ **which accords with the** **National Design Guide (as amended or replaced with any subsequent version). The ten key characteristics of the National Design Guide can be summarised as follows…:**  This change also needs to be reflected in bullet 2 under “Consistency must also be achieved with the following…”  “All Design and Access statements submitted in support of applications shall clearly explain how the proposed development ~~delivers all of the above principles~~ **complies with all relevant sections of the National Design Guide**,...” | Clarification of requirements in relation to adherence to the National Design Guide. | Goodwood Estates (4291) |
| CM194 | p.132 | Policy P1 Design Principles | Within point A regarding sustainable design add the words “**wherever possible**” after “including” | Clarification to ensure greater flexibility in relation to this requirement. | Home Builders Federation (5151), Countryside Properties (5663), Metis Homes (5735) |
| CM195 | p.132 | Policy P1 Design Principles | Modification in relation to when sustainability statements are required: “~~All development proposals~~ **Proposals for new residential and commercial development, including replacement dwellings…**”. | Clarification to ensure reasonable requirement in relation to sustainability statements | Bellway Homes (5416) |
| CM196 | p.139 | Para. 6.20 | Modification to supporting text as follows “Where boundaries are exposed to the public realm or shared open space, such as communal gardens or parking, the use of timber close board fences will be resisted in place of higher quality, **~~and~~**more durable **or natural** approaches**, such as planting, railing or masonry**. | Clarification to ensure a range of alternatives to fencing are considered. | Thakeham Homes (5625) |
| CM197 | p.139 | Para. 6.23 | Modification to supporting text as follows: “Development proposals including public realm must be proactively designed to anticipate and respond to these changes **by seeking and** maximising opportunities for ~~sustainable drainage and biodiversity functions~~ **mitigations and adaptions**. Within external spaces and landscaping this could include, for example, ~~seeking and optimising opportunities for shade and~~ green infrastructure **such as trees to provide solar shading and cooling via transpiration, or** sustainable drainage systems~~. that w~~Whilst being functional, these features are designed to **be attractive and** contribute ~~an attractive feature and~~ **a** recreational function to the scheme.” | Clarification of climate change mitigations and adaptions, and toemphasise the cooling as well as shading benefits of trees therein. | CTW (4958) |
| CM198 | p.141 | Policy P5 Spaces and Landscaping | Amend criterion 2 as follows “Will not leave or result in the creation of undefined **or** poorly integrated ~~or poorly lit~~ areas with no clear function.” | Clarification to avoid assertion that all open space should be lit. | Bellway Homes (5420) |
| CM199 | p.141 | Policy P5 Spaces and Landscaping | Removal of criterion 7 | Clarification to avoid narrow interpretation, inconsistent with PPG; matter considered to be comprehensively addressed by NE15 | Barratt David Wilson Homes (5685) |
| CM200 | p.141 | Policy P5 Spaces and Landscaping | Amend criterion 8 as follows: “…and the retention of existing trees **and hedgerows** (unless…” | Consistency with Policy NE8 | CTW (4996) |
| CM201 | p.141 | Policy P5 Spaces and Landscaping | Amend criterion 9 to read: “Proposals should contribute positively to ~~connecting existing~~ green infrastructure ~~corridors~~ **networks, connecting existing green and blue infrastructure assets and spaces,** andseek**ing** to create new ones;” | Clarification to emphasise the inclusion of blue infrastructure assets within green infrastructure networks, ensuring consistency with the NPPF and national guidance | EA (4858)) |
| CM202 | p.141 | Policy P5 Spaces and Landscaping | Amend criterion 10 as follows: “…and where possible are positioned to provide additional ~~solar shading~~ benefits, **such as solar shading and cooling**, to both external and internal spaces” | Clarification to emphasise the cooling as well as shading benefits of trees. | CTW (4996) |
| CM203 | p.142 | Between paras. 6.31 and 6.32 | Relocation and reconfiguration of text deleted from P6 as follows:  Appropriate **separation** distances **between dwellings** will be ~~considered~~ **agreed** on an individual site and design basis**, allowing a range of scenarios including front-to-front, front-to-side and back-to-back to be considered, as well as** ~~considering~~ aspects such as density, scale, height differences and site levels**. It will generally be expected that, within a back-to-back scenario, no less than 21 metres is proposed between facing principal windows of habitable residential rooms and windows of other uses that could result in significant overlooking.** In circumstances where land levels vary or the difference in building heights is greater than one storey, longer distances may be required. Shorter distances will be permitted where they are necessary to secure the positive reuse of a historic building or are consistent with the character of the local area subject to it being demonstrated that an appropriate level of amenity for existing and future occupiers would be achieved. | Clarification of requirements surrounding separation distances. | Nick BiIllington (4818), Bellway Homes (5423) and Thakeham Homes (5626) |
| CM204 | p.143 | Policy P6 Amenity | Modification of paragraph relating to housing space standards as follows:  “~~In the following cases, the gross internal floor area of~~ **All** new dwellings (excluding purpose-built student accommodation, hotels, residential institutions) shall meet as a minimum the nationally described space standards (or any subsequent standards) **including**:   1. All dwellings in new build developments, regardless of tenure. 2. Where practicable, having regard to the physical constraints of the existing building, changes of use and conversions.   ~~Built-in internal storage areas are included within the overall minimum gross internal areas. Garages, balconies, detached ancillary buildings and communal areas shared with other dwellings will not be considered to contribute towards meeting the minimum space standards.;~~ | Clarification to ensure ready interpretation and implementation of required NDSS | Nick Billington (4818), Home Builders Federation (5152) and Bellway Homes (5423) |
| CM205 | p.144 | Policy P6 Amenity | Modification and deletion of paragraphs relating to separation distances as follows:  “Development shall maintain suitable separating distances between the windows of habitable rooms in dwellings (principal living rooms, principal dining areas, bedrooms and kitchens where there is not **a** separate dining room) and the windows and walls of other properties to ensure that an appropriate level of amenity is provided and retained for all residential occupiers.  ~~It will generally be expected that no less than 21 metres is proposed between facing principal windows of habitable residential rooms and windows of other uses that could result in significant overlooking. Appropriate distances will be considered on an individual site and design basis considering aspects such as density, scale, height differences and site levels.~~  ~~In circumstances where land levels vary or the difference in building heights is greater than one storey longer distances may be required. Shorter distances will be permitted where they are necessary to secure the positive reuse of a historic building or are consistent with the character of the local area subject to it being demonstrated that an appropriate level of amenity for existing and future occupiers would be achieved. “~~ | Clarificaiton of requirements surrounding separation distances. | Nick Billington (4818), Bellway Homes (5423) and Thakeham Homes (5626) |
| CM206 | p.151 | Para. 6.52 | Modification to supporting text as follows: “…to locally important historic buildings **and trees**.” | Clarification recognise the heritage significance of trees, ensuring consistency with national guidance. | CTW (5003) |
| CM207 | p.156 | Policy P11 Conservation Areas | Amendment to Criterion A.2. as follows: “Protecting **or enhancing** the setting (including views into and out of the area)” | Consistency with the NPPF and statutory requirements in terms of the setting of heritage assets. | Bellway Homes (5497) |
| CM208 | p.157 | Para. 6.74 | Amendments to the supporting text as follows:  “The identification of non-designated heritage assets ~~throughout the plan area~~ will be **justified by consistent assessment against selection criteria to determine heritage significance** ~~subject to change over time as more assets are identified~~. Proposals affecting **non-designated heritage assets** ~~buildings and structures~~ will be permitted where their **identified** architectural**, archaeological or** ~~interest,~~ historic interest, **positive contribution to their rural or** townscape **setting, and/or external appearance~~value and rarity~~** are sustained or enhanced in accordance with established conservation best practice.” | Clarification of broad categories assessed during the non-designated heritage asset identification process. | Bellway Homes (5498) |
| CM209 | p.158 | Policy P12 Non-Designated Heritage Assets | Amendment of criteria at 2. as follows:  2. ~~In order to be considered~~ **The identification of** non-designated heritage assets, ~~buildings, historic areas, street furniture and designated landscapes~~ will **require** ~~be~~assess**ment**~~ed~~ against **criteria within** the following ~~criteria~~ **broad categories**:   1. ~~Buildings of high-quality traditional design, detailing and appearance which make good use of historic materials;~~ 2. ~~Buildings which are good examples of vernacular or traditional types;~~ 3. ~~Buildings which contribute towards their surroundings or street scene or have important local, historical or social associations~~. 4. **Historic interest;** 5. **Architectural or artistic interest;** 6. **Archaeological interest;** 7. **Contribution to setting;** 8. **External appearance.** | Clarification of broad categories assessed during the non-designated heritage asset identification process. | Bellway Homes (5498) |
| CM210 | p.158 | Policy P12 Non-Designated Heritage Assets | Amendment of criteria at 4. as follows:  4. The council will require applicants for **development** proposals ~~which involve excavation or ground works~~ on sites **which include or have the potential to include heritage assets with** ~~of~~ archaeological **interest** ~~potential~~ to:  a) Submit an archaeological assessment ~~and evaluation of the site~~, including the impact of the proposed development, **and, should it be indicated that significant remains may be present, an evaluation of the site**;  b) Preserve, protect, safeguard and enhance archaeological monuments, remains and their settings in development, and seek ~~a~~ public ~~display and~~ interpretation where appropriate;  c) Undertake proper investigation and recording of archaeological remains as an integral part of a development programme, and publication and archiving of results to **preserve significance and** advance understanding. | Clarification to ensure a proportionate response to development proposed on sites which include or have the potential to include heritage assets with archaeological interest, in accordance with the NPPF. | Bellway Homes (5498) |
| CM211 | p.159 | Policy P13 Registered Parks and Gardens | Amendment of criterion at 4 as follows: “Preserve **or enhance** the setting (including views in and out) whenever possible; and” | Consistency with the NPPF and statutory requirements in terms of the protection of the settings of heritage assets. | Bellway Homes (5499) |
| CM212 | p.161 | Policy P14 Green infrastructure | Amendment of first sentence as follows:  “Proposals for **all** new ~~residential~~ development (excluding householder applications~~and replacement dwellings~~)….will be expected to contribute to the provision of additional green **and blue** infrastructure, and the protection and enhancement of existing green **and blue** infrastructure…” | Clarification to emphasise the inclusion of blue infrastructure assets within green infrastructure networks, ensuring consistency with the NPPF and national guidance | EA (4860) |
| CM213 | p.161 | Policy P14 Green infrastructure | Amendment of criterion at 2 as follows:  “Where appropriate, the proposals create new green infrastructure which is ~~appropriate~~ **proportionate** to **the scale**, type and **wider** context of the development proposal, and is integrated into the development design ~~and meets the needs of the communities within and beyond the site boundaries~~.” | Clarification to ensure policy is proportionate, sufficiently flexible and able to take account of site-specific circumstances. | Miller Homes (6041) and Countryside Properties (5667) |
| CM214 | p.161 | Policy P14 Green infrastructure | Amendment of criterion at 4 as follows:  “The proposals maximise opportunities to **enhance and** link to **active travel** ~~cycling and walking~~ routes, including **existing public rights of way as well as** multi-user routes.” | Clarification to emphasise that proposals for new development will be expected to provide integrated and enhanced active travel including public rights of way. | WSCC (5096) and National Highways (NH - 5302) |
| CM215 | p.161 | Policy P14 Green infrastructure | Amendment of criterion at 5 as follows:  “The proposals maximise opportunities to link to nature recovery networks**, including in accordance with the Local Nature Recovery Strategy**.” | Clarification to refer to emerging statutory requirements for Local Nature Recovery Strategies. | Woodland Trust (6068) |
| CM216 | p.161 | Policy P14 Green infrastructure | Amendment of final sentence as follows:  “Proposals for development that will otherwise harm ~~the~~ **existing** green infrastructure ~~network~~ **assets** will only be granted if they ~~can~~ incorporate **sufficient** **mitigation** measures ~~that sufficiently mitigate its effects~~ **to benefit the GI network’s wider functions, connectivity, quality and/or extent.”** | Clarification to recognise that proposals impacting or altering existing GI may be granted if sufficient mitigation, bringing benefits to the wider GI network, can be demonstrated. | Rolls-Royce) (4704) |
| CM217 | p.163 | Para. 6.92 | ~~The study also recommends standards for certain indoor sports facilities including sports halls, swimming pools, synthetic pitches, and health and fitness stations. The Local Plan seeks to ensure that existing facilities are protected and where needed positive improvements are achieved~~ **The Indoor and Built Sport and Leisure Facility Needs Assessment (2024), which covers certain indoor sports facilities including sports halls, swimming pools and fitness facilities, highlights a number of priorities for new or enhanced provision of these facilities that will be needed in the future. The Needs Assessment (or future update) will be used to guide future investment needs arising from development for indoor sports facilities. Sport England’s ‘Sports Facility Calculator’ may also be utilised for the facility types held on their database (this is principally swimming pools, sports halls and indoor bowls centres).** | Factual update to reflect latest Indoor and Built Sport and Leisure Facility Needs Assessment (2024) | Council |
| CM218 | p.164 | Para. 6.94 | Reference to 2011 census replaced with 2021 census. | Factual update |  |
| CM219 | p.164 | Table 6.1 | Table 6.1 will be amended to show an additional line to add the threshold for indoor facilities with reference point to state that provision depends upon average household size (table 6.2); local circumstances and quantity and access standard (table 6.4) | Clarification | Miller Homes and Vistry Group (6042),  Home Builders Federation (5153),  Countryside Properties (5669)  Metis Homes (5736) |
| CM220 | p.164 | Table 6.2 | Amend title of second column to (Census 20**2**~~1~~1)  Amend 1 bedroom to read 1.3,  Amend 2 bedroom to read 1.9,  Amend 3 bedroom to read 2.3  No change to average occupancy to 4+ bedroom | Factual update with most recent census information as of 2021 | Council |
| CM221 | p.165 | Table 6.3 | Amend text in table, first column, third row to insert word ‘Sport’ so it will read:  ‘Parks, **Sport** and Recreation Grounds (1) | Correction of omission of word | Council |
| CM222 | p.165 | Table 6.3 | Table to be updated as follows:   |  |  |  | | --- | --- | --- | | **Typology** | **Minimum quantity standards in hectares per 1000 population** | **Access standard in metres or by straight line walk time** | | Allotments | 0.30 ha | 600 metres or 12-13 minutes | | Amenity ~~and Natural~~ Green Space (3) | ~~1.0~~ **0.65** ha | 600 metres or 12-13 minutes | | Parks**, Sport** and Recreation Grounds (1) | 1.2 ha | 600 metres or 12-13 minutes ~~to local facilities, but by a 10 minute drive time for larger multifunctional facilities~~ | | Equipped Play Space (Children) (2) | ~~0.05~~ **0.075** ha | 480 metres or 10 minutes | | Equipped Play Space (Youth) (2) | ~~0.05~~ **0.075** ha | 720 metres or 15 minutes | | **Accessible Natural Green Space** | **1.2 ha** | **720 metres or 15 minutes and Natural England’s Accessible Natural Green Space standards and Woodland Trust’s Woodland Access standard** | | Total for new provision | ~~2.6~~ **3.5** ha per 1000 population |  | | Update to reflect latest evidence. | Council |
| CM223 | p.165 | Table 6.4 | Wording in introduction to Table 6.4 needs to be revised to remove reference to hectares. The sentence should end after the word facilities.  Table to be updated as follows:   |  |  |  | | --- | --- | --- | | Indoor Facility | Quantity Standardper 1000 population | Access Standard Drive-time or walking in urban areas | | ~~Swimming Pools - Based on 4 lane x 25m pool unit\*~~ | ~~10.05 sqm; or 0.042 pools~~ | ~~Within 15 to 20 minutes~~ | | ~~Sports Halls - Based on 4 x badminton court hall unit~~ | ~~0.26 courts; or 0.065 halls~~ | ~~Within 15 to 20 minutes~~ | | ~~Health & Fitness - Based on individual stations (pay and play access)~~ | ~~5 stations, subject to viability~~ | ~~Within 20 minutes~~ | | **Indoor sports facilities** | **See the Indoor and Built Sport and Leisure Facility Needs Assessment** | **No standard set** | | Small community halls\*\* | ~~1 venue for each settlement of 500 people.~~  **New housing development generating 500 or more people will be assessed by the council to determine what facilities are required proportionate to the scale of development proposed.**  **The standard will be applied flexibly to best meet local circumstances. The aim should not be (for example) to create a proliferation of small community venues in areas of growth where fewer larger venues would be more appropriate. Contributions arising from this standard may also be used towards the enlargement/improvement of existing venues (whether on-site or nearby off-site) where appropriate.**  ~~1 further venue for each additional 2,500 people but with flexibility of interpretation.~~  A small community hall will be required to provide:  A main hall to be used for a variety of recreation and social activities, of at least 18m x 10m; a small meeting/committee room; kitchen; storage; toilets; provision for disabled access and use; car parking.  Overall a total net floor space of 300 sqm will be used as a minimum guide for the building.  **A larger hall will be needed where an identified need for badminton or other sports and health and fitness facilities as local needs determine.**  ~~The standard will be applied flexibly in liaison with the council to best meet local circumstances. The aim should not be (for example) to create a proliferation of small community venues in areas of growth where fewer larger venues would be more appropriate.~~  ~~Contributions arising from this standard may also be used towards the enlargement/improvement of existing venues (whether on-site or nearby off-site) where appropriate.~~ | 600 metres or 15 minutes straight line walk time, but 15 minutes drive-time might be acceptable in rural areas. |   A footnote will be added to table 6.4 to make it clear that Sports halls and Health and Fitness facilities can be provided in small community halls as local needs determine. – so applied flexibly. | Clarification and update to reflect latest evidence | Miller Homes and Vistry Group (6042),  Home Builders Federation (5153), Metis Homes (5736)  Council |
| CM224 | p.167 | Policy P15 Open Space, Sport and Recreation | A cross-reference to the definition in paragraphs 6.84 will be added at the start of the policy showing the definition of open space. | Clarification | Bellway Homes (5500) |
| CM225 | p.167 | Policy P15 Open Space, Sport and Recreation | Reference inserted in paragraphs 6.85, 6.88, 6.91 and 6.95 to include reference to the Open Space, Sport and Recreation Study including Indoor Sports Facilities and Playing Pitch Strategy review 2024. | Factual update | Council |
| CM226 | p.169 | Policy P16 Health and Well-being | Criteria 1 of the Policy is to be removed due to overlap with Policy I1 Infrastructure Provision:  “~~For new housing, the provision of land or financial contributions from new development, where appropriate and viable, towards new or enhanced healthcare facilities where new housing results in a shortfall or worsening of provision; For new housing developments, the provision of land will be secured via S106 agreements. CIL contributions will be used to fund improvements to healthcare facilities as set out in the council’s Infrastructure Business Plan (IBP)”~~ | Simplification to avoid repetition in the Plan |  |
| CM227 | p.170 | Policy P16 Health and Well-being | Delete number ~~‘6’~~ as threshold is not part of list of requirements.  Amend threshold to include floorspace “Development proposals for over 50 dwellings **or 1,000sqm,** along with development proposals that may have an impact on health will require submission of a Health Impact Assessment”. |  |  |
| **Chapter 7: Employment and Economy** | | | | | |
| CM228 | p.172 | Para. 7.1 | West Sussex County Economic Strategy should read West Sussex Economy Plan | Correction | Council |
| CM229 | p.173 | Para. 7.8 | …”provision is made **for flexible employment/leisure space** **within the neighbourhood centre at** ~~within some of~~ the new strategic site allocation~~s (Chidham and Hambrook and~~ Land East of Chichester **(A8**) ~~for flexible working space to be provided within local centres/community hubs buildings,~~ and local provision will also be made through neighbourhood plans, and at the Southbourne Broad Location for Development.” | Correction as the policy for Chidham and Hambrook doesn’t include this. | Council |
| CM230 | p.173 | Para. 7.10 | Add hyphen to Rolls-Royce | Correction | From discussion with Rolls-Royce |
| CM231 | p.174 | Policy E1 Meeting Employment Land Needs | Under Identified sources of supply:  Change 31st March 202~~2~~ to 31st March 202**3** and the completions figure from ~~3,695~~ to **7,106**. | Factual update now 2022/23 figures are available. | Council |
| CM232 | p.174 | Policy E1 Meeting Employment Land Needs | Update permissions figure from ~~53, 655~~ to **53,190** | Factual update now 2022/23 figures are available. | Council |
| CM233 | p.174 | Policy E1 Meeting Employment Land Needs | Amend floorspace figure for Land West of Chichester from “~~22,000~~” to “**20,800**” and the total supply from “~~114,652~~ to “**116,388**”. | Factual update. The 22,000 figure was taken from an outline planning application for Stage 2 of the development. In light of an objection seeking removal of the floorspace which was not considered appropriate, the floorspace has instead been calculated using a 40% plot ratio in line with other calculations.  Total amended due to this and other updates. | Miller Homes and Vistry Group (4827) |
| CM234 | p.177 | Policy E2 Employment Development | Criterion 5 to read “For **office developments ~~class E(g)~~**, that the sequential test set out in national policy has been met,…” | Clarification that criterion 5 applies to office developments only. | Council |
| CM235 | p.178 | Para. 7.22 | Amend as follows: “…. Approximately, 67 hectares is identified as necessary to meet the future horticultural land need within HDAs over the plan period **based on past trends.** However, given the historical pattern of horticultural development outside of HDAs, an additional 137 hectares of horticultural land is also forecast to be required outside of HDAs to meet future need. | Clarification of the basis for predicting future horticultural need. | Council |
| CM236 | p.178 | Para. 7.24 | Amend ii. as follows: “There is however, insufficient availability within HDAs to cover the forecast horticultural and **~~ancillary~~ functionally-linked** development need. Land at the Runcton HDA is almost at capacity and the Runcton HDA boundary has therefore been reviewed. The HDA will be extended at its southern boundary to include a further **~~30~~** **21** hectares of land promoted by the horticultural industry for horticultural **and functionally-linked** development **(as defined in policy E4). The extension to the Runcton HDA is ~~as~~** shown on the policies map.” | Clarification and correction. Proposed extension of the Runcton HDA is reduced to satisfy Natural England’s concerns regarding the Strategic Wildlife Corridor. Insertion of “functionally-linked” following objections from the horticultural industry. | Natural England (5856), Kingsbridge Estates Ltd and Landlink Estates Ltd (4959) and West Sussex Growers Association (4813) |
| CM237 | p.179 | Policy E3 Addressing Horticultural Needs | Amend second para. as follows: “….The remaining horticultural development need will be accommodated in a planned extension at the southern boundary of Runcton HDA which comprises some **~~30~~21** hectares of land.” | Correction. Proposed extension of the Runcton HDA is reduced to satisfy Natural England’s concerns regarding the Strategic Wildlife Corridor. | Natural England (5856) |
| CM238 | p.178-183 | Paras. 7.24, 7.25 and Policies E3 Addressing Horticultural Needs and E4 Horticultural Development | Change “ancillary” to “**functionally-linked**” throughout. | Clarification made to the definition of activities associated with horticultural development. | Kingsbridge Estates Ltd and Landlink Estates Ltd (4959) and West Sussex Growers Association (4836) |
| CM239 | p.180 | Para. 7.29 | Delete last two sentences: “~~The council considers that the HDAs should remain available for growing and packing horticultural products and other processes directly related to their production. These other processes are classed as ancillary development~~”. | Clarification | Kingsbridge Estates Ltd and Landlink Estates Ltd (4959) and West Sussex Growers Association (4836) |
| CM240 | p.180 | Between Paras 7.29 and 7.30 | Insert: “**The council is committed to ensuring that planning policies assist the national and international competitiveness of the district’s horticultural industry during the local plan period. It is recognised that there is a demonstrable business need to deliver development that is functionally-linked to the growing of produce within HDAs in order to support the vitality and viability of the industry. Functionally-linked developments are likely to include, but are not limited to, storage and distribution facilities, food processing and packaging, research and development and the production of renewable energy/provision of energy hubs. The council considers it important to ensure that new developments within HDAs are retained for horticulture, or purposes functionally-linked to horticulture, in order to ensure the competitiveness of the industry is maintained. The council will use planning conditions and/or planning obligations where appropriate to achieve this aim**. **In order for a proposal to be considered as functionally-linked development, the planning application will need to demonstrate considerable benefits of co-location within the HDA (i.e. the contribution to local synergies and/or the reduction in food miles and in carbon emissions).**” | Clarification | Kingsbridge Estates Ltd and Landlink Estates Ltd (4957) and West Sussex Growers Association (4836) |
| CM241 | p.180 | Para. 7.30 | Amend first sentence: “Smaller scale horticultural development will **continue to** be focused within the existing HDAs at Sidlesham and Almodington.” | Factual correction | Council |
| CM242 | p.181 | Para. 7.36 | Amend last sentence: The Arun and Western Streams Abstraction Licensing Strategy (~~March 2019~~**June 2022**) sets out the current situation within the Chichester District. | Factual update. Strategy updated. | Council |
| CM243 | p.182 | Policy E4 Horticultural Development | Amend second para. as follows: “Within designated HDAs, as shown on the policies map, planning permission will be granted for new horticultural and **functionally-linked** ~~ancillary~~ development where it can be demonstrated that ~~the following criteria (1-10) have been met~~:”. | Clarification. | Kingsbridge Estates Ltd and Landlink Estates Ltd (4957) and West Sussex Growers Association (4836) |
| CM244 | p.182 | Policy E4 Horticultural Development | Insert new criterion 1 and 2 as follows:   1. **The development will be used solely for horticulture and/or purposes functionally-linked to horticulture. Functionally-linked development may include:**     1. **propagation and growing of horticultural produce within or outside buildings;**    2. **the processing and packaging of food items,**    3. **the storage and distribution of produce, processed foods and associated packaging;**    4. **research and development and office functions which relate to horticulture and/or horticultural food production;**    5. **renewable energy production where the primary recipient/user of the energy produced are located within or adjacent to the HDA.** 2. **If the proposal is for functionally linked development, the proposal demonstrates considerable benefits of co-location (i.e. the contribution to local synergies and/or the reduction in food miles and in carbon emissions);** | Clarification. | Kingsbridge Estates Ltd and Landlink Estates Ltd (4957) and West Sussex Growers Association (5545) |
| CM245 | p.182 | Policy E4 Horticultural Development | Amend criterion 5 as follows: “The height and bulk of development, either individually or cumulatively, does not **have a significant adverse effect upon**~~damage~~ the character or appearance of the surrounding countryside, **landscape or setting of the SDNP** and mitigation measures are included to address any detrimental effects e.g. in order to mitigate the height and bulk of new horticultural structures.” | Clarification. | Kingsbridge Estates Ltd and Landlink Estates Ltd (4994) and NE (6128) |
| CM246 | p.182 | Policy E4 Horticultural Development | Delete the word “~~and~~” from end of criterion 6. | Typo | Council |
| CM247 | p.182 | Policy E4 Horticultural Development | Amend criterion 9 as follows: “……The proposal **enhances and protects the Strategic Wildlife Corridors and** ensures the impact of development on the strategic wildlife corridors has been minimised, …….” | Clarification. Amendment follows concerns regarding impacts upon the Strategic Wildlife Corridors. | SWT (5058) |
| CM248 | p.183 | Policy E4 Horticultural Development | Numbers in brackets are corrected to reflect policy criteria numbers. | Correction | Council |
| CM249 | p.183 | Policy E4 Horticultural Development | Reference to strategic wildlife corridors policy inserted in final para. | Clarification. Reference to Strategic Wildlife Corridors policy sought. | SWT (5058) |
| CM250 | p.193 | Policy E8 Built Tourist and Leisure Development | Amend criterion 2 as follows: “It is located so as not compromise the essential features of **internationally designated areas and** nationally designated areas of landscape,….” | Correction. | Council |
| CM251 | p.195 | Policy E9 Caravan and Camping Sites | New criterion between criteria 5 and 6: **They are located so as not compromise the essential features of internationally and nationally designated areas of landscape, historic environment or nature conservation protection, including impacts from visitors or users of the facilities, particularly in relation to the potential for increased recreational pressures on Chichester Harbour, Pagham Harbour, Medmerry Compensatory Habitat and other designated sites;** | Clarification. Criterion carried forward from Policy E8 at request of Natural England to include criterion relating to designated sites. | NE (5860) |
| CM252 | p.195 | Policy E9 Caravan and Camping Sites | Criterion 8 is amended as follows: **“**Whether the accommodation is within an area at risk of flooding **~~as defined by the Environment Agency~~**;” | Consistency with criterion 6 and to reflect SFRA evidence | Council |
| **Chapter 8: Transport and Accessibility** | | | | | |
| CM253 | p.198-203 | Paras 8.5. – 8.22 and Policy T1 Transport Infrastructure | See separate appendix to this document. | Changes following extensive engagement post Regulation 19 with National Highways and WSCC and additional evidence to support approach |  |
| CM254 | p.199 | Para. 8.9 | Replace ‘three’ with ‘four’ – These ~~three~~ **four** objectives… | Correction | Chidham and Hambrook PC (4176) |
| CM255 | p.201 | Policy T1 Transport Infrastructure | 1st Bullet: “Avoiding or ~~reducing~~ **minimising** the need to…” | Clarification | Countryside Properties (5671) |
| CM256 | p.201 | Policy T1 Transport Infrastructure | Modification to Policy T1 to make it clear that applicants are not responsible for all of criteria 1-7 . E.g.: “All parties, **(**including applicants **where relevant),** are expected to…” | Clarification | Obsidian Strategic AC Limited, DC Heaver and Eurequity IC Ltd (4892) |
| CM257 | p.201 | Policy T1 Transport Infrastructure | Criterion 3: “…integrated bus and**/or** train services…” | Clarification | Countryside Properties (5671) |
| CM258 | p.202 | Policy T1 Transport Infrastructure | Amend paragraph starting with ‘Opportunities to secure… (after criterion 7) as follows ‘…will be sought from all new housing development **in the south of the plan area**…**’** | Clarification that A27 contributions will only be sought from new development in the south of the plan area. | Domusea (5022) and Council |
| CM259 | p.204 | Policy T2 Transport and Development | in 1 i) “Ensure that where new **delivery access** ~~accessing~~ or servicing is….” | Clarification. | Countryside Properties (5676) |
| CM260 | p.204 | Policy T2 Transport and Development | In Clause 1 j) “Provide **or contribute towards** site-specific transport mitigation…” | Clarification. | Countryside Properties (5676) |
| CM261 | p.205 | Policy T2 Transport and Development | Add new clause to 3: “**3. d) appoint a Travel Plan Co-ordinator whose role will be to oversee the implementation of the Travel Plan and use the outcome of monitoring to review its targets to ensure continued relevance.”** | Clarification. | Countryside Properties (5676) |
| CM262 | p.204-205 | Policy T2 Transport and Development | To be consistent with NPPF para 113, revise paragraphs 2 and 3 of Policy T2 as follows: Paragraph 2: “Proposals for development which are likely to result in significant transport impacts must be supported by a Transport Assessment ~~and Travel Plan~~.” Paragraph 3: **“A Travel Plan will be required from all proposals for development which generate significant amounts of movement.** Travel Plans should encourage sustainable travel choices…” | Clarification. | National Highways (5312) |
| CM263 | p.206 | Para. 8.24 | Add the following sentence to the end of the paragraph: “**The Public Rights of Way (PRoW) network provides extensive walking and cycling opportunities and important links between places in the local plan area.**” | Clarification. | WSCC (5098) |
| **Chapter 9: Infrastructure** | | | | | |
| CM264 | p.211 | Policy I1 Infrastructure Provision | Replace text in (iv) which says ~~‘Future-proof infrastructure provision to take account of the impacts of climate change~~’ and replace with **‘Appropriate mitigation and adaptation measures should be made following a risk assessment to build in resilience for infrastructure over its lifetime to take account of the impacts of climate change** such as …. | Clarification of the policy intent. | Countryside Properties (5680) and Council |
| CM265 | p.211 | Policy I1 Infrastructure Provision | At the end of the sentence within (v) add a new one to read **‘The ongoing costs of infrastructure management and maintenance that is the responsibility of statutory providers and utility companies will continue to be met by those businesses’** | Clarification of the policy intent. | Miller Homes and Vistry Group (4831) and  Council |
| CM266 | p.211 | Policy I1 infrastructure Provision | Point (vii) will be amended to read:  ‘Ensure new development benefits from gigabit-capable broadband infrastructure **(where such facilities are local available)** at the point of occupation’ | Clarification of the policy intent. | Home Builders Federation (5154), Thakeham Homes (5628),  Countryside Properties (5680) and  Council |
| **Chapter 10: Strategic and Area based policies** | | | | | |
| CM267 | p.214 | Policy A2 Chichester City – Strategic housing location | Delete “a minimum of” and replace with “**approximately**” in first paragraph. | Consistency | Council |
| CM268 | p.215 | Policy A2 Chichester City – Strategic housing location | Amend criterion 12 and renumber:  ~~“Proposals for development within a Minerals Safeguarding Area will need to accord with Policy M9: Safeguarding Minerals of the West Sussex Joint Minerals Local Plan (or updated version). A Mineral Resource Assessment may be required prior to any development being consented, which addresses the relevant requirements set out in the West Sussex Joint Minerals Local Plan~~ **Consider (if within the Minerals Safeguarding Area) the implication of development on safeguarded minerals in line with the West Sussex Joint Minerals Local Plan (Policy M9) and the Minerals and Waste Safeguarding Guidance, to assess whether the land contains economically viable minerals that would require extraction prior to development to avoid permanent sterilisation**.” | Clarification | WSCC (5090) |
| CM269 | p.215 | Policy A2 Chichester City – Strategic housing location | Add new criterion and renumber:  “**Consider the implication of development on safeguarded minerals and waste infrastructure in the vicinity to ensure development does not prevent or preclude any waste management uses, as required by Policies W2 and W10 of the West Sussex Waste Local Plan or the operation of minerals infrastructure as required by Policy M10 of the West Sussex Joint Minerals Local Plan and the Minerals and Waste Safeguarding Guidance.**” | Clarification | WSCC (5090) |
| CM270 | p.215 | Policy A2 Chichester City – Strategic housing location | Include new criterion and renumber:  “**Ensure that green infrastructure provision is well related to the overall layout and character of the development and how it relates to its surroundings, as well as providing opportunities to connect to the existing green infrastructure network”** | Clarification | SWT (5060) |
| CM271 | p.216 | Para. 10.13 | Replace “ ~~is likely to~~” with “**will**” and add additional text after “bus stops”: **as part of the transport hub approach set out in the West Sussex County Council (WSCC) Bus Improvement Plan. A transport hub is defined as “railway station, bus stops, toilets, electric vehicle charging points (EVCP), bike racks, café and car parking in close proximity.”.** | Clarification of meaning of transport hub. | The Chichester Society (5952) and Council |
| CM272 | p.216 | Para. 10.16 | Delete second sentence. | Consistency between policies | Council following discussions with WSCC. |
| CM273 | p.217 | Policy A3 Southern Gateway Development Principles | Amend 5th bullet: Be designed to encourage and facilitate **increased use of** active travel **and public transport to, from and through the city centre**. | Clarification to strengthen wording | Stagecoach South (5594) |
| CM274 | p.217 | Policy A3 Southern Gateway Development Principles | Insert 2 additional bullets:   * **Consider the implication of development on safeguarded minerals in line with the West Sussex Joint Minerals Local Plan (Policy M9) and the Minerals and Waste Safeguarding Guidance, to assess whether the land contains economically viable minerals that would require extraction prior to development to avoid permanent sterilisation.** * **Consider the implication of development on safeguarded minerals infrastructure in the vicinity to ensure development does not prevent or prejudice the operation of minerals infrastructure as required by Policy M10 of the West Sussex Joint Minerals Local Plan and the Minerals and Waste Safeguarding Guidance.** | Consistency between policies |  |
| CM275 | p.217 | Policy A4 Southern Gateway – Bus Station etc. | Add “**approximately**” in front of “110 dwellings” within 1st paragraph. | Consistency | In response to representation on other policies |
| CM276 | p.217 | Policy A4 Southern Gateway – Bus Station etc. | In criterion 3 amend wording : “…..National Cycle Route**s** 2 and **288** ~~Route 88~~ …” | Factual update. Bill Way Cycle Route 88 has been renumbered as National Route 288 | Council |
| CM277 | p.218 | Policy A4 Southern Gateway – Bus Station etc. | Replace “~~treatment~~” with “disposal” in criterion 9 | Clarification to ensure that conveyance to the treatment works is covered as well as treatment capacity at the works. | Southern Water (4469) |
| CM278 | p.218 | Policy A4 Southern Gateway – Bus Station etc. | Amend criterion 13 : “ ~~the most recent~~ Infrastructure Delivery Plan **as updated by the Infrastructure Business Plan**.” | Consistency and accuracy. | Council |
| CM279 | p.218 | Policy A4 Southern Gateway – Bus Station etc. | Replace criterion 15 with 2 new criteria:  **15. Consider the implication of development on safeguarded minerals in line with the West Sussex Joint Minerals Local Plan (Policy M9) and the Minerals and Waste Safeguarding Guidance, to assess whether the land contains economically viable minerals that would require extraction prior to development to avoid permanent sterilisation; and**  **16. Consider the implication of development on safeguarded minerals infrastructure in the vicinity to ensure development does not prejudice the operation of minerals infrastructure as required by Policy M10 of the West Sussex Joint Minerals Local Plan and the Minerals and Waste Safeguarding Guidance.** | Consistency between policies |  |
| CM280 | p.219 | Policy A5 Southern Gateway – Police Field etc. | Insert “**approximately**” before “70” within first sentence | Consistency | Bellway Homes (5509) |
| CM281 | p.219 | Policy A5 Southern Gateway – Police Field etc. | Change “Route 88” to “Route **2**88” in point 11. | Factual update to reflect numbering change on designation as a national cycle route | Council |
| CM282 | p.220 | Policy A5 Southern Gateway – Police Field etc. | Replace “~~treatment~~” with “**disposal**” in criterion 13 | Clarification to ensure that conveyance to the treatment works is covered as well as treatment capacity at the works. | Southern Water (4471) |
| CM283 | p.220 | Policy A5 Southern Gateway – Police Field etc. | Amend criterion 14 : “ ~~the most recent~~ Infrastructure Delivery Plan **as updated by the Infrastructure Business Plan**.” | Consistency and accuracy. | Council |
| CM284 | p.220 | Policy A5 Southern Gateway – Police Field etc. | Replace criterion 15 with 2 new criteria:  **15. Consider the implication of development on safeguarded minerals in line with the West Sussex Joint Minerals Local Plan (Policy M9) and the Minerals and Waste Safeguarding Guidance, to assess whether the land contains economically viable minerals that would require extraction prior to development to avoid permanent sterilisation.**  **16. Consider the implication of development on safeguarded minerals infrastructure in the vicinity to ensure development does not prevent or prejudice the operation of minerals infrastructure as required by Policy M10 of the West Sussex Joint Minerals Local Plan and the Minerals and Waste Safeguarding Guidance.** | Consistency between policies. |  |
| CM285 | p.221 | Para. 10.19 | Add “**with nursery and SEND provision**” after “teaching accommodation”. | Clarification . | WSCC (5088) |
| CM286 | p.221 | Para. 10.20 | Add “**with nursery and SEND provision**” after “teaching accommodation”. Delete words “~~and pavilion~~” from description of Phase 2 development. | Clarification. Pavilion was provided as part of Phase 1. | WSCC (5088), and Miller Homes & Vistry Group (6045) |
| CM287 | p.221 | Para. 10.20 | Amend “The ~~agreed~~ framework for phase two provides…” | Factual amendment. | Council |
| CM288 | p.222 | Para. 10.21 | Insert new bullet point after bullet point 9: “**Any new additional culverts are kept to an absolute minimum and designed in such a way so as to limit their impact on the watercourse;”** | Clarification. | EA (4874) |
| CM289 | p.222 | Para. 10.21 | Change bullet point 10 to read: Increasing capacity to attenuate surface water on site, thereby reducing the discharge flows off the site **to reflect greenfield rates**~~below current rates, and reducing the risk of flooding to residential areas downstream~~;” | Consistency with criterion 13. | Miller Homes & Vistry Group (6046) |
| CM290 | p.222 | Policy A6 Land West of Chichester | Insert **E(g)(iii) Business use** to second bullet point | Correction. | Council |
| CM291 | p.222 | Policy A6 Land West of Chichester | Add “**to include nursery and SEND provision**” after “primary school” within third bullet point. | Clarification. | WSCC (5088) |
| CM292 | p.223 | Policy A6 Land West of Chichester | Delete ~~in accordance with NE5 (Biodiversity and Biodiversity Net Gain),~~ and amend “…..Brand**y** Hole Copse Local Nature Reserve….” at criterion 6. | Simplification as unnecessary to make specific reference to policy full name. Correction of nature site name. | Council |
| CM293 | p.223 | Policy A6 Land West of Chichester | insert at end of sentence “**issues and the provision of on-site SANG land**;” to criterion 11. | Correction of omission as well as reflect the provision of on-site SANG in both phases of the development. | Council |
| CM294 | p.223 | Policy A6 Land West of Chichester | Add “**Ensure new additional culverts are kept to an absolute minimum and designed so as to limit their impact on the watercourse;**” to criterion 12.b. | Clarification. | EA (4874) |
| CM295 | p.223 | Policy A6 Land West of Chichester | Delete the word “**and”** to criterion 13. | Correction. | Council |
| CM296 | p.223 | Policy A6 Land West of Chichester | Change criterion 14 to read: “~~Demonstrate capacity of sewer network to accommodate the conveyance and treatment of wastewater (to strict environment standards) from the proposed development.~~**Development will be dependent on the provision of infrastructure for adequate wastewater conveyance and treatment to meet strict environmental standards;** | Clarification to reflect the policy wording in the adopted local plan for this site allocation. | Council |
| CM297 | p.223 | Policy A6 Land West of Chichester | Delete: ~~Occupation of the development will be phased to align with the delivery of wastewater infrastructure.~~Insert the word “**and**” at end of sentence within criterion 15. | Simplification as dealt with at criterion 14. | Council |
| CM298 | p.223 | Policy A6 Land West of Chichester | Change criterion 16 to read: “Proposals ~~for the development~~ should have regard to the West Sussex ~~County Council~~ Minerals **Plan** ~~Safeguarding Area~~ and associated guidance.” | Clarification. | Council |
| CM299 | p.226 | Para. 10.26 | Change last bullet point to read: “Taking account of the West Sussex **Joint** Minerals **Loca**l Plan, **Waste Local Plan**, and associated guidance, in relation to the site being within a defined Minerals Safeguarding Area **and in close proximity to safeguarded waste infrastructure**.” | Consistency. | WSCC (5091) |
| CM300 | p.227 | Policy A7 Land at Shopwhyke (Oving Parish) | Change criterion 12 to read: “Proposals for the development should have regard to the West Sussex County Council Minerals Safeguarding Area, **safeguarded waste infrastructure** and associated guidance**.”** | Clarification. | Council |
| CM301 | p.230 | Para. 10.35 | Amend second bullet to read: “Making provision for a primary school, neighbourhood centre and other economic and social infrastructure. **Land for the primary school must meet the minimum recommended education space requirements for a two-form entry primary school**; | Clarification. | WSCC (5089) |
| CM302 | p.230 | Para. 10.35 | Amend last bullet point to read “Account taken of the West Sussex Joint Minerals Local Plan, Waste Local Plan, and ~~associated guidance~~ **the Minerals and Waste Safeguarding Guidance**, in relation to the site being within a defined Minerals Safeguarding Area and in close proximity to safeguarded waste sites.” | Clarification. | WSCC (5089) |
| CM303 | p.231 | Policy A8 Land East of Chichester | Amend bullet point 1 to read: “Development to include **approximately** 680 dwellings, including…” | Consistency. | Council |
| CM304 | p.231 | Policy A8 Land East of Chichester | Amend number of self/custom build units required on the site:  “Development to include 680 dwellings, including ~~ten~~**34** suitable serviced plots to provide self/custom build housing;” | Factual update to respond to latest evidence of need, which shows a higher need level than was the case at the time of the Reg.19 consultation. | Council |
| CM305 | p.231 | Policy A8 Land East of Chichester | Amend criterion 4: “Conserve ~~and enhance~~ the historical significance of the listed Shopwyke Grange and the cluster of buildings associated with the grade II\* listed Shopwyke Hall which should be analysed at an early stage of the masterplan;” | Clarification. | Council |
| CM306 | p.231 | Policy A8 Land East of Chichester | Amend criterion 6: “Provide for appropriate hard and soft landscaping, including street trees, ~~a substantial and effective~~ **an appropriate** buffer with significant planting to the strategic wildlife corridor on the eastern boundary of the site…” | Clarification. | Council |
| CM307 | p.232 | Policy A8 Land East of Chichester | Amend criterion 7: “Ensure that green infrastructure provision is well related to the overall layout and character of the development and how it relates to its surroundings. This will include creating linkages throughout the site to the wider countryside, Tangmere**, Oving** and development at Shopwyke Lakes; | Clarification that GI network should include Oving . | Allen McDonald (4661) |
| CM308 | p.232 | Policy A8 Land East of Chichester | Amend criterion 12: “Provide for improved sustainable travel modes and new improved cycle and pedestrian routes, including linkages with Chichester, **Westhampnett, Tangmere and Oving**;” | Clarification. | Allen McDonald (4661) |
| CM309 | P.233 | Policy A8 Land East of Chichester | Amend criterion 18 to correct reference to “**Minerals and Waste** Safeguarding Guidance” | Consistency of wording. | Council |
| CM310 | p.235 | Para. 10.36 | Change Rolls Royce to read **Rolls-Royce** | Correction. | Council |
| CM311 | p.237 | Policy A9 Land at Westhampnett/North East Chichester | Change criterion 12 to read: “Proposals ~~for the development~~ should have regard to the West Sussex ~~County Council~~ Minerals **Plan** ~~Safeguarding Area~~ and associated guidance.” | Consistency of wording. | Council |
| CM312 | p.239 | Para. 10.40 | Change Rolls Royce to read **Rolls-Royce** | Correction. | Council |
| CM313 | p.239 | Para. 10.41 | Replace 6th bullet point with:  **Account taken of the West Sussex Joint Minerals Local Plan and associated Minerals and Waste Safeguarding Guidance, in relation to the site being within a defined Minerals Safeguarding Area.** | Consistency of wording in relation to safeguarding of mineral resources. | Council |
| CM314 | p.240 | Policy A10 Land at Maudlin Farm | Insert “**approximately**” before “265” within 1st bullet point. | Consistency. | In response to representation on other policies |
| CM315 | p.240 | Policy A10 Land at Maudlin Farm | Amend number of self/custom build units required on the site:  “265 dwellings, including ~~4~~**13** serviced self/custom build plots;” | Factual update. To respond to latest evidence of need, which shows a higher need level than was the case at the time of the Reg.19 consultation. | Council |
| CM316 | p.240 | Policy A10 Land at Maudlin Farm | In second sentence of criterion 5 delete the word ‘highway’ so it reads:  ‘… requisite contributions for off-site ~~highway~~ improvements in conformity …’ | Clarification to address issue raised in representation and reflect that Policies T1 and T2 are not solely concerned with ‘highway’ improvements but transport infrastructure more widely, including sustainable modes of travel | Stagecoach South (5600) |
| CM317 | p.240 | Policy A10 Land at Maudlin Farm | Amend the first sentence of criterion 5 to read:  ‘Provide safe and suitable access points for all users, including a main vehicle access from Old Arundel Road ~~and, subject to further assessment, a secondary vehicle access from Dairy Lane~~.’ | Clarification. | Teren Project Management Ltd (5689) |
| CM318 | p.241 | Policy A10 Land at Maudlin Farm | Add additional criterion:  **‘The development will need to be phased in such a manner to ensure that sufficient wastewater disposal capacity is available to accommodate the requirements resulting from this development’** | Consistency with other strategic allocations. | Southern Water (4485) and EA (4880) |
| CM319 | p.241 | Policy A10 Land at Maudlin Farm | Amend criterion 13: “ the ~~most recent~~ Infrastructure Delivery Plan **as updated by the Infrastructure Business Plan**.” | Consistency and accuracy. | Council |
| CM320 | p.241 | Policy A10 Land at Maudlin Farm | Replace criterion 14 with:  **Consider the implication of development on safeguarded minerals in line with the West Sussex Joint Minerals Local Plan (Policy M9) and Minerals and Waste Safeguarding Guidance, to assess whether the land contains economically viable minerals that would require extraction prior to development to avoid permanent sterilisation[[8]](#footnote-8)** | Consistency of wording in relation to safeguarding of mineral resources. | Council |
| CM321 | p.244 | Policy A11 Highgrove Farm, Bosham | Amend first bullet point:  “~~A minimum of~~ **Approximately** 245 dwellings…” | Consistency. | Council |
| CM322 | p.244 | Policy A11 Highgrove Farm, Bosham | Amend number of self/custom build units required on the site:  “…245 dwellings, including ~~4~~**12** suitable serviced plots to provide self/custom build housing;” | Factual update. To respond to latest evidence of need, which shows a higher need level than was the case at the time of the Reg.19 consultation. | Council |
| CM323 | p.244 | Policy A11 Highgrove Farm, Bosham | Amend criterion 4:  “Providing for appropriate hard and soft landscaping, including street trees and buffer planting to the north, south**, west** and east of the site…” | Clarification. | Forestry Commission (6002) |
| CM324 | p.245 | Policy A11 Highgrove Farm, Bosham | Amend criterion 13: “ ~~the most recent~~ Infrastructure Delivery Plan **as updated by the Infrastructure Business Plan**.” | Consistency and accuracy. | Council |
| CM325 | p.248 | Para 10.50 | Amend last two bullet points: “Account taken of the West Sussex **Joint** Minerals Local Plan, and associated **Minerals and Waste Safeguarding G**~~g~~uidance, in relation to sites within the parish being within a defined Minerals Safeguarding Area.” And “Account taken of the West Sussex Waste Local Plan and associated **Minerals and Waste G**~~g~~uidance in relation to safeguarding policy W2. | Consistency | Council |
| CM326 | p.248 | Policy A12 Chidham and Hambrook | Amend first paragraph:  “~~…a minimum of~~ **Approximately** 300 dwellings…” | Consistency | Council |
| CM327 | p.248 | Policy A12 Chidham and Hambrook | Amend the wording of Policy criterion 6 to read: **~~Successfully mitigate potential impacts~~** **Avoid, and if necessary, mitigate any** **adverse effects** on the Chichester Harbour SAC/SPA/Ramsar, including contributing to any strategic access management issues (including on-site mitigation where required as part of the Habitats Regulations Assessment), and potential for loss of functionally linked supporting habitat. | To better reflect the mitigation hierarchy |  |
| CM328 | p.249 | Policy A12 Chidham and Hambrook | Amend criterion 12: “ the ~~most recent~~ Infrastructure Delivery Plan **as updated by the Infrastructure Business Plan**.” | Consistency and accuracy. | Council |
| CM329 | p.249 | Policy A12 Chidham and Hambrook | Delete criterion 13 and replace with:  **“If a site is within the Minerals Safeguarding Area consider the implication of development on safeguarded minerals in line with the West Sussex Joint Minerals Local Plan (Policy M9) and the Minerals and Waste Safeguarding Guidance, to assess whether the land contains economically viable minerals that would require extraction prior to development to avoid permanent sterilisation;”** | Consistency of wording in relation to safeguarding of mineral resources | Council |
| CM330 | p.249 | Policy A12 Chidham and Hambrook | Add additional criterion 14: “**Consider the implication of development on safeguarded waste management sites in the vicinity, to ensure development of the site does not prevent or prejudice any waste management uses, as required by Policy W2 of the West Sussex Waste Local Plan and the Minerals and Waste Safeguarding Guidance.”** | Consistency. |  |
| CM331 | p.251 | Para. 10.56 | Amend paragraph 10.56, third bullet point to read:  ‘.. cycling and pedestrian routes **including linking to the National Cycle Network Route 2 along the A259 and proposed enhancements as part of the Chichester to Emsworth Cycle Path (ChEm Route)**; | Clarifica0iton to address issue raised in representation and emphasise creation of sustainable transport links | Southbourne PC (4604) |
| CM332 | p.251 | Para. 10.56 | Add new 6th and 7th bullet points to read:  **Account taken of the West Sussex Joint Minerals Local Plan, and associated Minerals and Waste Safeguarding Guidance, in relation to the sites within the parish being within a defined Minerals Safeguarding Area.**  **Account taken of the West Sussex Waste Local Plan and associated Minerals and Waste Safeguarding Guidance in relation to the safeguarding policy W2.** | Consistency of wording in relation to the Minerals and Waste Local Plans and Safeguarding Guidance | Council |
| CM333 | p.251 | Policy A13 Southbourne Broad Location for Development | Amend criterion 1 to read: “…provide **approximately** 1,050 dwellings” | Consistency | Council |
| CM334 | p.251 | Policy A13 Southbourne Broad Location for Development | Amend number of self/custom build units required on the site:  “Provide an appropriate mix of housing types, sizes and tenures to meet evidenced local need including affordable housing and specific provision to meet specialised housing needs including ~~16~~**53** serviced self/custom build plots, accommodation for older people and accessible and adaptable homes in accordance with relevant Plan policies;” | Factual update. To respond to latest evidence of need, which shows a higher need level than was the case at the time of the Reg.19 consultation. | Council |
| CM335 | p.252 | Policy A13 Southbourne Broad Location for Development | Amend criterion 6: “ ~~the most recent~~ Infrastructure Delivery Plan **as updated by the Infrastructure Business Plan**.” | Consistency and accuracy. | Council |
| CM336 | p.252 | Policy A13 Southbourne Broad Location for Development | At end of criterion 9 add:  **‘and facilitates the achievement of biodiversity net gain and the creation of high levels of habitat connectivity within the site, the wider green infrastructure network and identified strategic wildlife corridors**’ | Clarification and consistency with other housing site related policies. | SWT (5071) |
| CM337 | p.252 | Policy A13 Southbourne Broad Location for Development | Amend wording of criterion 10 to read: ‘~~Provide mitigation to ensure the avoidance of~~ **Avoid, and if necessary, mitigate any** adverse effects on the SPA, SAC and Ramsar site at Chichester Harbour …. ‘ | Clarification to better reflect the mitigation hierarchy. | NE (6011) |
| CM338 | p.252-253 | Policy A13 Southbourne Broad Location for Development | Replace criterion 16 with:  **If a site is within the Minerals Safeguarding Area consider the implication of development on safeguarded minerals in line with the West Sussex Joint Minerals Local Plan (Policy M9) and the Minerals and Waste Safeguarding Guidance, to assess whether the land contains economically viable minerals that would require extraction prior to development to avoid permanent sterilisation.** | Consistency of wording in relation to safeguarding of mineral resources. | Council |
| CM339 | p.253 | Policy A13 Southbourne Broad Location for Development | After criterion 16 add new criterion to read:  **Consider the implication of development on safeguarded waste management sites in the vicinity, to ensure development of the site does not prevent or prejudice any waste management uses, as required by Policy W2 of the West Sussex Waste Local Plan and the Minerals and Waste Safeguarding Guidance.** | Consistency of wording in relation to safeguarding of waste management sites. | Council |
| CM340 | p.256 | Policy A14 Land West of Tangmere | Amend criterion 3:  “**Expanding and enhancing the existing local centre** ~~Incorporate new or expanded community facilities, including transforming the existing village centre into a new local centre~~ providing new village centre amenities;” | Clarification. | Countryside Properties (5655) |
| CM341 | p.256 | Policy A14 Land West of Tangmere | Amend criterion 10:  “Conserve or enhance the heritage and archaeological interest of the site, the historic village and its setting (particularly that of the Conservation Area) ~~and the World War II airfield~~, including making provision for the relocation of the existing allotment space to facilitate the potential expansion or relocation of the Tangmere Military Aviation Museum;” |  |  |
| CM342 | p.258 | Map 10.8 | Amend map to remove land immediately to the west of Saxon Meadow (see separate Appendix 3) | Factual Update. To reflect planning application/land being CPO’d | Council |
| CM343 | p.259 | Para. 10.70 | Additional bullet point to para 10.70 **‘Account taken of the West Sussex Joint Minerals Local Plan, and associated Minerals and Waste Safeguarding Guidance, in relation to sites within the parish being within a defined Minerals Safeguarding Area for clay.’** | Consistency. | WSCC (5092) |
| CM344 | p.259 | Para. 10.70 | Additional bullet point to para 10.70 ‘**Development should not increase flood risk elsewhere, taking into account risks from all sources of flooding in accordance with Policy NE15;’** | Clarification. | EA (4918) |
| CM345 | p.260 | Policy A15 Loxwood | Amend first paragraph to read: “…~~a minimum of~~ **approximately** 220 dwellings” | Consistency. | Council |
| CM346 | p.260 | Policy A15 Loxwood | Amend criterion 10: “the ~~most recent~~ Infrastructure Delivery Plan **as updated by the Infrastructure Business Plan**.” | Consistency and accuracy. | Council |
| CM347 | p.260 | Policy A15 Loxwood | Additional criterion (11) **‘If a site is within the Minerals Safeguarding Area consider the implication of development on safeguarded minerals in line with the West Sussex Joint Minerals Local Plan (Policy M9) and the Minerals and Waste Safeguarding Guidance, to assess whether the land contains economically viable minerals that would require extraction prior to development to avoid permanent sterilisation.** | Consistency. | WSCC (5092) |
| CM348 | p.261 | Para. 10.71 | **The Goodwood Estate lies to the immediate north of Chichester and is known worldwide as a global brand. The Estate through its range of businesses provide very significant economic, environmental and cultural benefits to a wide area, not just to Chichester District, but also regionally and nationally. The contributions made are well documented, with the Estate, together with its tenant, Rolls-Royce, delivering very significant sums annually to these economies.**  **According to an independent study by the London School of Economics, during 2022[[9]](#footnote-9) the Goodwood Estate generated an estimated economic contribution of £444m into the national economy, including £133m in tax contributions, and of which, £323mwas of benefit to the local economy directly (including £108m in tax contributions). Since 2003, Rolls Royce has contributed more than £4 billion to the UK economy and annually the contribution exceeds £500m [[10]](#footnote-10) Both** Goodwood **and Rolls Royce are major local employers, directly and in the supply chain.** ~~Motor Circuit and Airfield represent significant leisure and tourism destinations within the plan area, particularly on special occasions such as the Goodwood Revival and Festival of Speed, where a significant number of visitors are attracted to the sites. The economic and cultural benefits to the wider area are well documents with research from the University of Brighton showing that the 2014 Festival of Speed brought in over £25 million to the area as well as a further £35.5 million turnover for the national economy.~~ | Clarification. Updated wording agreed in discussion with the Goodwood Estate. A further update to the socioeconomic study was provided during these discussions, post Reg19. | Goodwood Estates (4313, 6288) |
| CM349 | p.261 | Para. 10.72 | The council remains supportive of the ongoing operation of the site as a motor circuit and airfield, **recognising that these are central to the revenue stream of the Estate. These operations are** subject to ~~the existing legal~~ agreements, **permissions and other arrangements that ensure activities can operate in a manner that is not harmful to material considerations such as noise, traffic and environmental concerns.** ~~secured which impose noise control restrictions~~ For example, the motor circuit has to adhere to trackside decibel levels and activity is limited through category days, while at the airfield measures such as Noise Preferential Routes (NPRs) and restrictions on the number of annual flights (both fixed wind and rotary) are imposed. **Continued beneficial operation is encouraged and the council recognises the need for an effective, yet flexible, range of controls (including planning permissions and legal agreements) that are responsive to change and which bring about an enhancement to the offer of the Circuit and Airfield, as well as continued control over environmental issues.** | Clarification. Amended wording agreed in discussion with the Goodwood Estate. |  |
| CM350 | p.261 | Para 10.72 | Opportunities to replace, **add to** and improve the facilities within the site **and its use** will be supported, subject to the considerations set out in the following policy.” |  |  |
| CM351 | p.261 | Footnote 51 | Replace the footnote reference with reference to a more recent study: [~~https://research.brighton.ac.uk/en/publications/economic-impact-of-the-goodwood-festival-of-speed~~](https://research.brighton.ac.uk/en/publications/economic-impact-of-the-goodwood-festival-of-speed) **The Goodwood Estate Socioeconomic Contribution 2022, Dr Alexander Grous, July 2023.** | Clarification. Goodwood Estates rep and subsequent discussions |  |
| CM352 | p.261-262 | Policy A16 Goodwood Motor Circuit and Airfield | In the first para: “…..recreation**,** ~~and~~ leisure **and business** activities in connection with or ancillary to the existing use at Goodwood Motor Circuit and Airfield. **This may include changes to existing permissions and agreements where flexibility is appropriate**, provided the proposal does not conflict with other policies of the Plan.”  In point 2:” The character of the ~~area~~ **site and its environs** should be ~~retained~~ **conserved** and reinforced;  In point 3: “~~The~~ **Any** proposed..”  At end of point b: “~~and~~”  At end of point c “**and**”  New point d: “**d. it will allow the airfield to operate in compliance with the Government’s General Aviation Handbook**.”  Delete final para : “~~Any development proposals within the vicinity of the site must clearly demonstrate how the development would protect, and where possible enhance, the operation and heritage of the site as a motor circuit and airfield~~.” | Clarification. Revised wording agreed in discussion with Goodwood Estate. Final para deleted as it is covered by the next policy A17. | Goodwood Estates (4313, 4314) |
| CM353 | p.262 | Footnote | Insert new footnote – linked to point d above: [General aviation handbook - GOV.UK (www.gov.uk)](https://www.gov.uk/government/publications/general-aviation-handbook) | Clarification. Goodwood Estates rep and subsequent discussions |  |
| CM354 | p.262 | Para. 10.74 | In the last sentence: “residential **or noise sensitive** development.” | Clarification. Goodwood Estates rep and subsequent discussions |  |
| CM355 | p.262 | Para. 10.75 | Split the paragraph in 2 between “emanating from the site” and “The report also”.  After “emanating from the site” add “**and does not otherwise compromise any provision of Policy A16**.”  In what is now the next paragraph: “The **400m should not be interpreted as a distinct policy boundary as the** report…”. Later in the same paragraph insert “**detailed and focussed**” before “noise impact assessment”  Insert a further new paragraph: **“As set out in the NPPF, existing businesses and facilities should not have unreasonable restrictions placed upon them as a result of development permitted after they were established. This will be a consideration when any development in the vicinity is proposed.”** | Clarification. Goodwood Estates rep and subsequent discussions |  |
| CM356 | p.263 | Policy A17 Development within the vicinity of Goodwood Motor Circuit and Airfield | In the first para insert “**and demonstrably**” before “shows that”  In point 3 insert after “Airfield” **“, nor place unreasonable restrictions on such operation,**”  Insert a new point 4: “**4. Development will be resisted where it will compromise the ability of the airfield to operate in compliance with the Government’s General Aviation Handbook.**” | Clarification. Goodwood Estates rep and subsequent discussions |  |
| CM357 | p.264 | Para. 10.78 | Change to read as follows: “…Solent Waders and Brent Goose ecological network. **The Environment Agency are also developing a habitat creation scheme in partnership with the Ministry of Defence and Chichester Harbour Conservancy through managed realignment of the coast at the south-western edge of Thorney Island barracks. In addition, ~~D~~development** would **~~also~~** need to be compatible with the Chichester Harbour AONB…..” | Clarification to address concerns regarding references to habitat creation schemes/managed retreat. | EA (4921), SWT (5075) and Mayday! Action Group (5494) |
| CM358 | p.265 | Policy A18 Thorney Island | Third paragraph of Policy – change to read: **“**All development proposals should seek to enhance the overall character of the Island as well as support opportunities for habitat creation**~~.~~ whilst avoiding adverse impacts on existing habitat creation schemes.** Proposals must **also** mitigate any adverse impacts on local infrastructure and ecology, preserve the character of the surrounding area and take opportunities to increase public access. Proposals must avoid adverse impacts on the Chichester Harbour AONB/SAC/SPA and Ramsar designations and comply with Policy NE13 (Chichester Harbour AONB) and associated **~~AONB~~** **Chichester Harbour** Management Plan and **Joint Chichester Harbour AONB** SPD. ….” | Clarification to address concerns regarding references to habitat creation schemes.  Error correction | EA (4921) and SWT (5075)  Council |
| CM359 | p.268 | Para. 10.83 | …the Chichester Gravel Pits and Leythorne Meadow **Local Wildlife Site (LWS)** ~~SNCI~~ | Correction | SWT (5078) |
| CM360 | p.268 | Para. 10.87 | Replace the final bullet point with 2 new bullets:   * **Account should be taken of the West Sussex Joint Minerals Local Plan and associated Minerals and Waste Safeguarding Guidance, in relation to the site being within a defined Minerals Safeguarding Area.** * **Account should be taken of the West Sussex Waste Safeguarding Guidance, in relation to the safeguarding policy W2.** | Consistency. |  |
| CM361 | p.269 | Policy A20 Land South of Bognor Road | Revise first para:  A 19.5ha site is allocated for:  Employment uses, to accommodate at least 28,000sqm of employment floorspace; **and**  ~~And~~ 5 plots for travelling showpeople **(if there remains a need for plots at the time of the determination of the planning application)**, with **adequate**  ~~1ha~~ ancillary storage ~~requirements.~~ | Consistency with other allocations | WSCC (5630) |
| CM362 | p.269 | Policy A20 Land South of Bognor Road | Amend criterion 7: Chichester Gravel Pits and Leythorne Meadow Local **Wildlife Site** ~~Nature Reserve.~~ | Correction | SWT (5078) |
| CM363 | p.270 | Policy A20 Land South of Bognor Road | Replace criterion 12 with: **Consider the implication of development on safeguarded minerals and waste infrastructure in the vicinity to ensure development does not prevent or prejudice any waste management uses, as required by Policies W2 and W10 of the West Sussex Waste Local Plan or the operation of minerals infrastructure as required by Policy M10 of the West Sussex Joint Minerals Local Plan and the Minerals and Waste Safeguarding Guidance.** | Consistency. |  |
| CM364 | p.272 | Title | Insert a hyphen between Rolls and Royce (here and throughout the plan) | Correction suggested by Rolls-Royce |  |
| CM365 | p.272 | Para. 10.88 | Amend wording:  This policy provides a framework to support the **proposed extension to the home of Rolls-Royce, which is crucial to its long term viability** ~~continued expansion and long term viability of Rolls-Royce Motor Cars~~. The future shape of low-volume, high-value automotive production is dynamic and the industry must **be able to respond to evolving requirements**~~remain responsive to known, unpredicted needs~~ and economic conditions, **both known and unknown**. The policy is essential to provide Rolls-Royce with certainty that the manufacturing plant could continue to expand production from the current ~~5~~**6**,000 units per year. This **necessitates** ~~will require~~ an increase in manufacturing space, associated logistics operations and space for other uses. **Because of uncertainty around the timing of growth when preparing this Local Plan**, ~~The requirements cannot be precisely specified at the current time~~ the policy is based on safeguarding the land for future needs. | Clarification. | Revised wording suggested by RRMC after a meeting. |
| CM366 | p.272 | Para. 10.89 | Insert **“significantly**” after “have grown” at the end of the second sentence.  In the third sentence delete ~~“output of”~~ and amend ~~5,000~~ to **6,000**. | Factual update and clarification. |  |
| CM367 | p.272 | Para. 10.90 | Amend ~~2,000~~ to **2,500** in first sentence.  Amend from 3rd sentence: Since the launch of the programme in September 2006, the **volume of apprentices**~~numbers~~ joining the scheme ha**s**~~ve~~ steadily increased. **Rolls-Royce Motor Cars (RRMC) seeks to nurture future talent by offering almost 100 students from across the globe a 13-month paid internship across all areas of the business, including assembly, interior surface, interior trim, quality management, commercial and administrative roles. There are around 100 active apprentices at RRMC at any given time, who are offered full time roles in the company upon successful completion of the programme**.~~The apprenticeship lasts for up to four years and around 100 people have joined the company as a result, a number of former apprentices have progressed into leadership roles~~.” | Factual update and clarification. | Revised wording suggested by RRMC after a meeting. |
| CM368 | p.272 | Para. 10.91 | Replace “e~~xpansion~~” with “**growth**” and hyphenate Rolls-Royce | Clarification. | Revised wording suggested by RRMC after a meeting. |
| CM369 | p.272 | Para. 10.92 | Amend start of para: “ The proposed **extension**e~~xpansion~~ land is ~~located i~~n close ~~proximity~~ to… | Clarification and simplification. |  |
| CM370 | p.272 | Para. 10.94 | Replace “~~expansion~~ with “**extension**”. | Clarification. | Suggested by Rolls-Royce |
| CM371 | p.272 | After para. 10.94 | Insert a new para: **The site lies within a Minerals Safeguarding Area, as defined by the West Sussex Joint Minerals Local Plan.** | Consistency. |  |
| CM372 | p.273 | Para. 10.95 | Insert “**proposed**” before the first reference to “site” and change the second reference to “~~the site~~” to “**this area**”. | Clarification. | Revised wording suggested by RRMC after a meeting. |
| CM373 | p.273 | Policy A21 Land East of Rolls-Royce | Change ~~at~~ to **in** in the first para. | Clarification. | Revised wording suggested by RRMC after a meeting. |
| CM374 | p.273 | Policy A21 Land East of Rolls-Royce | Insert a new criterion 7 with minor consequential amendments to 5 and 6:  5.Any adverse impacts on the landscape and setting of the South Downs National Park are first avoided, then mitigated; ~~and~~  6.Access into the South Downs National Park is maintained through diversion and protection of the existing footpath;  **7.Car parking will be managed in the shift changeover periods to minimise delay on the local highway network. This will be supported by a Car Parking Strategy; and** | Clarification. | Revised wording suggested by RRMC after a meeting. |
| CM375 | p.273 | Policy A21 Land East of Rolls-Royce | Add new criterion 8: **Proposals have regard to the West Sussex County Council Minerals and Waste Safeguarding Guidance.** | Consistency. | WSCC (3093) |
| **Appendices** | | | | | |
| CM376 | p.275 | Appendix A: Plan Area sub-area maps | Maps are dated 2013 and Map A3 shows Parish of Plaistow and Ifold as “Plaistow CP”. Current maps to be generated and Plaistow and Ifold correction to be made (see separate Appendix 4) | Correction and factual update. | Council |
| CM377 | p.278 | Appendix B: Map of designated rural areas | Ifold should be added to Plaistow entry (see separate Appendix 5) | Clarification. It is listed under the SI which designates the areas in Chichester: [The Housing (Right to Buy) (Designated Rural Areas and Designated Regions) (England) Order 2016 (legislation.gov.uk)](https://www.legislation.gov.uk/uksi/2016/587) | Council |
| CM378 | p.283-285 | Appendix E: Housing trajectory | Update trajectory to include new permissions, updated phasing (see separate Appendix 6) | Factual update. | Council |
| CM379 | p.286 | Appendix F: Monitoring framework | Insert introduction as follows, amend to form new Chapter 11 and insertion of early review supporting text and new Policy M1:  **This Appendix shows how the implementation of policies in the Local Plan will be monitored.**  **The purpose of monitoring is to access whether the policies of the Local Plan are achieving the objectives and intended policy outcomes, whether they are having any unintended consequences and whether they require a review.**  **To ensure that the plan continues to be up to date, the plan will be monitored and an early review undertaken if monitoring shows it to be necessary. This review process will enable the findings of the updated transport model and the ongoing ‘monitor and manage’ process to be taken into account and whether this results in any consequent changes to key aspects of the plan. Further detail transport monitoring detail is set out in paragraph 8.28.**  **Policy M1: Review of the Local Plan**  An early review of the Local Plan (i.e. before the five-year period expiring) could be triggered by the outcomes of the updated transport modelling or the ongoing transport monitor and manage process. The Transport Infrastructure Management Group (TIMG) will set the programme for updating the transport model and agree triggers for the early review of the Local Plan, based on the outcomes of the new model and monitor and manage process.  **Monitoring proposed by the Sustainability Appraisals to check the predicted effects of the Local Plan policies has informed the monitoring framework.**  **The Monitoring Framework is set out in relation to the Local Plan chapters with those policies with identified targets listed together with their relevant monitoring indicators.**  **The effectiveness of policies is assessed, where possible, against measurable targets. However, some policies aim to deliver a qualitative rather than a quantitative outcome. In such instances, it is appropriate to monitor whether the policy is delivering the intended trend or direction of travel. For some policies, measurable targets may be set through subsequent Development Plan Documents or Supplementary Planning Documents.**  **The indicators have been selected based on their appropriateness for gauging the effectiveness of the Local Plan policies. The choice of specific indicators is dependent upon the availability of data and in this respect, it is possible these could change over time. The specific indicators used will therefore be reviewed on a regular basis and where the availability of data changes, then some indicators may need to be removed whilst others could potentially be added.**  **The indicators will be monitored annually through the Authority’s Monitoring Report (AMR). The AMR will contain information on the implementation of the Local Plan policies and an assessment of their effectiveness whilst indicating whether any changes need to be considered if a policy is not working or if the targets are not being met. The AMR is published on the Council’s website.** | Clarification of the purpose of the MF; introduction in adopted LP has been largely repeated here. | SWT (5274) and Kirdford PC (5869). New review policy following Policy T1 modifications (transport reps and Heaver Homes (4329)) |
| CM380 | p.286 | Appendix F: Monitoring framework | Chapter 4 Delivery column: insert “**Sussex North Water Neutrality Mitigation Strategy**”. | Clarification. | Kirdford PC (5869) |
| CM381 | p.286 | Appendix F: Monitoring framework | Chapter 4 Responsible agency/partner column change: Sussex **~~Wildlife Trust~~Biodiversity Record Centre.** | Correction | SWT (5274) |
| CM382 | p.288-289 | Appendix F: Monitoring framework | Chapter 5 Target to be achieved column – add: **If previous years cumulative housing delivery exceeds past cumulative housing targets as set out in Policy H1, any oversupply will be factored into the most recent 5 Year Housing Land Supply assessment.** | To reflect changes made to policy H1. | Council, LSH Advice |
| CM383 | p.292 | Appendix F: Monitoring framework | Chapter 8 Add reference to Monitor and Manage process as follows: In ‘Target to be achieved’ column, add “**Apply monitor and manage approach by monitoring demand on local transport networks across Local Plan area to identify sustainable transport initiatives and highway improvement schemes**”. In the ‘Delivery’ column, add: “**TIMG (Transport Infrastructure** **Management Group)**” and in ‘Monitoring indicators’ column, add “**Travel patterns across Local Plan area/forecasts of future transport needs**”. | To reflect extensive changes made to policy T1 | Council |
| CM384 | p.292 | Appendix F: Monitoring framework | Change ‘Highways England’ to ‘**National Highways’** | Correction | Council |
| CM385 | p.292 | Appendix F: Monitoring framework | Chapter 9 Monitoring indicators column – add: “Record of infrastructure projects committed or completed **as recorded in the Infrastructure Business Plan (IBP) and Infrastructure Funding Statement (IFS)**”. | Clarification. | NH (5334) |
| CM386 | p.293 | After Appendix F | New appendix to follow current Appendix F - Policies linked to Vision and Objectives (see separate Appendix 7) |  |  |
| CM387 | p.302 | Glossary | Amend the definition of Gypsies and Travellers as follows:  ‘Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily **or permanently**, but excluding members of an organised group of travelling showpeople or circus people travelling together as such. ~~Following an update to DCLG Planning policy for traveller sites (2015), those that have ceased to travel permanently no longer meet the definition for planning purposes.~~’ | Clarification to reflect the updated definition contained in ‘Planning Policy for Traveller sites’ published in December 2023. | Council |
| **Schedule of Policies Map Changes** | | | | | |
| CM388 | Schedule of Policies Map Changes | Chapter 4 | Add “**Policy NE6 Chichester’s Internationally and Nationally Designated Habitats - SAC – Key and Wider Conservation Areas ranges referred to in d) to be added**.” | Correction. Reference made in policy to the ranges being shown on policies map. | Council |
| CM389 | Schedule of Policies Map Changes | Chapter 4 | Change map NE4b East of City Corridors map to reflect adjustment to wildlife corridor around Runcton Horticultural Development Area extension. | Correction. | Council |
| CM390 | Schedule of Policies Map Changes | Chapter 7 | Extension to be changed on Runcton Horticultural Development Area Map E3a. Amended Strategic Wildlife Corridor to be shown on map also. | Correction. | Council |
| CM391 | Schedule of Policies Map Changes | Chapter 8 | Detail of Charging sectors by Ward for purposes of Policy T1 to be added. | To support revised A27 Mitigation Contribution calculation | Council |
| CM392 | Schedule of Policies Map Changes | Chapter 10 (A14) | Revise map A14a to reflect changes approved in outline planning permission. | Factual update to ensure map reflects current approved site boundary. | Council |

1. Page numbers are consistent with the page numbering of the Regulation 19 Chichester Local Plan 2021-2039 Proposed Submission plan [↑](#footnote-ref-1)
2. [Environmental Improvement Plan 2023 - GOV.UK (www.gov.uk)](https://www.gov.uk/government/publications/environmental-improvement-plan) [↑](#footnote-ref-2)
3. Housing and Economic Development Needs Assessment (April 2022) [↑](#footnote-ref-3)
4. <https://www.chichester.gov.uk/applyhousingregister> [↑](#footnote-ref-4)
5. ADD LINK [↑](#footnote-ref-5)
6. This includes the figure from the base date of the GTAA, which is 2022, so this period is effectively a 7 year period. [↑](#footnote-ref-6)
7. This category includes a proportion of the undetermined need (~~30~~**68**%), as per the methodology used by the consultants who produced the GTAA. [↑](#footnote-ref-7)
8. Guidance on the application of the Joint Minerals Local Plan and Waste Local Plan safeguarding policies is available in the [West Sussex County Council Minerals and Waste Safeguarding Guidance](https://www.westsussex.gov.uk/about-the-council/policies-and-reports/environment-planning-and-waste-policy-and-reports/minerals-and-waste-policy/joint-minerals-local-plan/) [↑](#footnote-ref-8)
9. The Goodwood Estate – Socioeconomic Contribution: 2022’ by Dr Alexander Grous, London School of Economics (published July 2023 [↑](#footnote-ref-9)
10. Rolls-Royce Motor Cars Pressclub article 27.04.2023 [↑](#footnote-ref-10)