

Chichester District Council Authority's Monitoring Report 2019-2020



February 2021

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1 Introduction

- 1.1 The Authority's Monitoring Report (AMR) has been prepared by the Council and provides information and data relating to the performance, implementation and effects of the Local Plan. This AMR covers the period 1 April 2019 to 31 March 2020; however, significant events occurring since 31 March 2020 are also noted.
- 1.2 The introduction of the Localism Act 2011 and Town and Country Planning (Local Planning) (England) Regulations 2012 removed the requirement for local authorities to send an Annual Monitoring Report to the Secretary of State. However, Section 113 of the Localism Act 2011 retains the overall duty to monitor the implementation of the Local Development Scheme and the extent to which the policies set out in Local Plans are being achieved. Part 8, Section 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what should be included within the monitoring report and this is detailed below.

Purpose of the Report

- 1.3 In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the purpose of this AMR is to report on a range of matters including:
- Progress made against meeting the timetable specified in the Local Development Scheme (including reasons for any delay and the date of any adopted or approved documents);
 - Details of any neighbourhood development order or neighbourhood development plan within the Plan area;
 - Details on all Community Infrastructure Levy receipts or expenditure;
 - Actions taken to meet the statutory Duty to Cooperate;
 - The annual number of net additional dwellings and net affordable units delivered each year in the plan period;
 - Any up to date information the local planning authority has collected for monitoring purposes.
- 1.4 The requirements set out in the Regulations are addressed in this AMR. The AMR has been divided into the following topic areas:
- Local Plan Progress: This section monitors the progress of the Council in meeting the timetable set out in the Local Development Scheme.
 - Neighbourhood Planning: The section summarises the progress being made by the Parish Councils to produce their Neighbourhood Development Plans.

- Community Infrastructure Contributions: Further to changes to the CIL Regulations during the monitoring period, details on CIL receipts, Section 106 financial contributions as well as expenditure on infrastructure are now provided in separate reports – links to these reports are supplied in section 6.
- Duty to Cooperate: This section explains the work undertaken by the Council and the surrounding authorities to address the strategic planning issues relevant to the area.
- Policy Indicators: This section assesses the performance of indicators identified in the monitoring framework of the Local Plan.

Policy Monitoring

- 1.5 On 1 April 2011, the South Downs National Park Authority (SDNPA) became the local planning authority for the South Downs National Park (SDNP) area which covers a large area of Chichester District. This AMR covers the Chichester Local Plan area only which excludes the part of the District covered by the National Park. Map 1 shows the sub-division of the District between the Chichester Local Plan area and the SDNP.
- 1.6 In order to monitor policy indicators, this report uses the monitoring framework of the Chichester Local Plan: Key Policies 2014-2029 (Chichester Local Plan).
- 1.7 For two policy indicators in the environment section (EN1 and EN6) of the AMR, the data presented relates to the whole of Chichester District (including the SDNP) rather than the Chichester Local Plan area. In addition, one of the indicators in the environment section (EN3) covers a section of the Solent shoreline and includes data from one site (Warblington) located outside of the District due to set survey routes.
- 1.8 Neighbourhood plans once 'made' form part of the development plan. Each Parish Council undertakes monitoring of the policies in its own plan and completes a monitoring report that is included in the AMR.

Headline Issues for Local Plan area

Current approach to housing development

- 2.2 Planning Practice Guidance sets out that once the Local Plan is more than 5 years old, the housing target against which housing supply and delivery is assessed should be derived from the Government's standard methodology. Therefore, from the 15 July 2020 (five years from the date of adoption of the CLPKP), the council's housing supply and housing delivery is assessed against the figure of 628 dwellings per annum, rather than the previously adopted housing target of 435 dwellings per annum.
- 2.3 In June 2020 the Council produced a draft Interim Policy Statement for Housing to guide development in the Local Plan area until the Local Plan Review is adopted. Planning Committee approved the draft Statement for immediate use for development management purposes and for the document to be subject to a 4-week public consultation period until the middle of July 2020. The final version of the Interim Statement was approved by Planning Committee in November 2020. The Statement aims to ensure that housing proposals that may be submitted in advance of the Local Plan Review are assessed in a consistent manner against national and local planning policies, with the aim of ensuring that the most appropriate development comes forward in the most suitable locations.

A27 Upgrade

- 2.4 The potential for a major upgrade of the A27 in the vicinity of Chichester City utilising alignments running south of the city has previously been considered in some detail by Highways England. Further work has also been undertaken by this Council, in combination with West Sussex County Council and local communities to explore the potential for a new alignment for the A27 to the north of Chichester.
- 2.5 In June 2018, this Council resolved that in the event of a future opportunity to apply for central government funding for new road schemes becoming available, support would be given to a northern alignment for the A27 as a preferred option, subject to securing the necessary environmental mitigation, with a southern route identified as a reasonable alternative. A letter was subsequently sent to Highways England updating them on the agreed position from both Councils' perspective.
- 2.6 In January 2019, Highways England responded advising that neither option identified would be likely to attract Government support in the form as presented. They further advised that they remain keen to work with local communities to identify a solution that delivers real improvements whilst remaining affordable

and offering value for money. A meeting with Highways England in April 2020 attended by local MP, Gillian Keegan and the Leader of the Council revealed that Pipeline funding within the Government's Road Investment Strategy 2 (2020-25) had been set aside for technical feasibility work for 32 possible schemes nationwide including the A27 Chichester Bypass major improvement scheme.

- 2.7 Until a government funded scheme is forthcoming for strategic improvements to the A27 Chichester Bypass, Highways England will need to consider the appropriate time to implement the more moderate improvements to the A27 at Chichester, identified as necessary to mitigate the impact of the development provided for in the adopted Local Plan. The cost of the mitigation scheme has risen since 2015. It will be important to ensure such mitigation measures have regard to the emerging proposals of the draft Local Plan Review. Work continues on an update on the A27 mitigation strategy following a number of potential issues identified with the delivery of the Stockbridge Link Road (SLR) proposed in the transport assessment supporting the Preferred Approach Plan.
- 2.8 The Council will continue to seek developer funding towards transport and access improvements which will be secured through a combination of planning obligations and Community Infrastructure Levy (CIL). The Council will use planning obligations linked to planning permissions to fund the identified mitigation scheme to the A27 junctions and to secure other specific works and improvements needed to mitigate the direct impact of proposed developments (this may include improvements to road junctions, provision of traffic signals, traffic calming, walking and cycling measures, public transport enhancements, etc). These development specific transport works will normally be provided during delivery of the relevant development scheme. To date, the sum of £5,257,261.00 has been secured by S106/S278 developer contributions for the purpose of the A27 mitigation scheme. It is recognised that developer funding alone will prove insufficient to meet the cost of the more extensive mitigation improvements identified in support of the *Preferred Approach Plan*, and that other sources of funding will need to be acquired.

Waste Water

- 2.9 A number of Wastewater Treatment Works (WwTW) in the District are limited by capacity and environmental factors. This is a particular issue in the south of the District where development pressures are greatest. The Council works closely with relevant organisations (including the Environment Agency, Southern Water, Natural England, WSCC and Chichester Harbour Conservancy through the advisory Chichester Water Quality Group) to consider issues relating to waste water and water quality.

- 2.10 The Apuldram WwTW, which serves Chichester city and the surrounding area, discharges to the head of Chichester Harbour, an area which is internationally designated for wildlife. There are strict limits on the discharge consent to protect sensitive and important estuary environments and to comply with legal obligations under the Habitats Regulations. In December 2018, the Environment Agency and Southern Water produced a joint position statement in relation to new development within the [Apuldram Waste Water Treatment Works](#) catchment. This statement is intended to assist developers and Council officers when considering new development proposals in the catchment, alongside existing Local Plan policies and the [Surface Water and Foul Drainage Supplementary Planning Document](#) mentioned below.
- 2.11 The Council adopted the Surface Water and Foul Drainage Supplementary Planning Document (SPD) in September 2016. This SPD provides additional guidance on water management and infrastructure requirements to support planning applications and development proposals. It provides practical advice for applicants and will assist coordination between regulatory authorities and enable the timely delivery of any necessary water-related infrastructure.
- 2.12 The expansion of the Tangmere WwTW to provide additional wastewater capacity to help accommodate the additional housing identified in the Chichester Local Plan was completed and became operational in March 2018. Some information on future upgrades is available on Southern Water's website at [Improvements in your area - Sussex - Chichester pipeline](#).
- 2.13 Work is ongoing with Southern Water and The Environment Agency to identify the additional wastewater treatment infrastructure required to support the further development proposed in the Local Plan Review. Due to the complexity of this work, OFWAT has been asked to assist the Council in making progress. This work will inform Southern Water's Business Plan. The approach to ensuring delivery of appropriate waste water infrastructure to support the Local Plan Review will be set out in a Statement of Common Ground. Once identified, infrastructure requirements will be included in the Infrastructure Delivery Plan for the Local Plan Review and then reviewed annually in the Infrastructure Business Plan.
- 2.14 Following Natural England's assessments during 2019/20, more than 3000 hectares of the intertidal parts of Chichester Harbour were classified in an "unfavourable – declining" condition. Sewage from new development using wastewater treatment works or on-site package treatment plants discharging into Chichester Harbour contribute to the excess nutrients in the Harbour causing eutrophication (algal growth) adversely impacting on the Harbour's ecology and conservation. New development proposals (primarily those involving overnight stays) that are likely to discharge into Chichester Harbour will now need to be

nutrient neutral to avoid detrimental harm to the Harbour. Applicants must submit a nitrogen budget with their planning application and in the event, their proposal is not nutrient neutral, they must provide proposals for mitigating the nitrogen load their development is likely to discharge into the Harbour. Natural England has published detailed guidance on achieving nutrient neutrality which can be accessed on the council [website](#).

Tangmere Strategic Development Location – Compulsory Purchase Order 2020

- 2.15 The Chichester Local Plan makes provision for the Council to deliver a total of 7,388 homes between 2012 and 2029, with 3,250 dwellings to be provided at Strategic Development Locations (SDLs). Delivery of the Tangmere Strategic Development Location is crucial to ensure that there is no shortfall in meeting the housing targets set out in the adopted Local Plan. The strategic allocation at Tangmere is the second largest allocation in the Local Plan comprising 1000 dwellings, community facilities and open space. The emerging Local Plan makes provision there for a minimum of 1,300 dwellings.
- 2.16 The Tangmere Strategic Development Location was identified in 2010, and formally allocated in 2015, and the site has a number of land owners and promoters. Despite the Council being assured by the landowners and site promoters over the past ten years that there was progress with regard to commitment to jointly deliver the residential development and associated infrastructure, there has been no material progress in terms of comprehensive delivery of the site. It is essential that development comes forward comprehensively in order to provide certainty over delivery of the infrastructure requirements for the planned residential development and to guarantee that such infrastructure is delivered in a cohesive and co-ordinated manner.
- 2.17 As a result of the lack of progress, the Council has had no alternative but to make use of its Compulsory Purchase Order (CPO) powers and, after a tender exercise, appointed a development partner in 2018. The Council entered into a Development Agreement with Countryside Properties (UK) Limited on 5 February 2019 and a Masterplan for the proposed development of the Tangmere Strategic Development Location was subsequently presented to and endorsed by the Planning Committee on 8 January 2020. Full Council authorised the use of the Council's CPO powers in March 2020.
- 2.18 On 28 October 2020, the Council formally made the Tangmere Compulsory Purchase Order and this decision was publicised on 3 November 2020. The Council submitted the Order to the Secretary of State in November 2020. An outline planning application for a residential-led mixed use development comprising up to 1,300 dwellings was also received in November 2020.

3 Planning Context

National Planning Policy Framework

- 3.1 The National Planning Policy Framework (NPPF) sets out national policy to be considered when planning for new development. The NPPF was first published in 2012 and most recently updated in June 2019.
- 3.2 The NPPF is supported by Planning Practice Guidance (PPG). During the monitoring period, guidance was updated for 'Neighbourhood Planning', 'Viability' and 'Design: process and tools'. New guidance on Housing for Older and Disabled People, Appropriate Assessment, Effective Use of Land, Green Belt, Housing Needs of Different Groups and Housing Supply and Delivery was also added.
- 3.3 The NPPF and other national planning guidance can be found on the Ministry of Housing, Communities and Local Government [website](#) under Planning Practice Guidance.
- 3.4 The Local Plan and other development plan documents must be consistent with the principles and policies set out in the NPPF.

Chichester in Partnership Community Strategy

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

Strategic Planning in Coastal West Sussex and Greater Brighton

- 3.7 The Council is a member of the Coastal West Sussex and Greater Brighton Strategic Planning Board comprising lead councillors from the district and

borough councils of Adur, Arun, Chichester, Crawley, Mid Sussex, Horsham, Lewes and Worthing together with Brighton & Hove City Council, West Sussex County Council and the South Downs National Park Authority.

3.8 The Board is an advisory body with the following remit:

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

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

3.10 The LSS focuses on strategic issues that are shared across the Coastal West Sussex and Greater Brighton area or that will impact on the long term sustainability of the area, providing an overlay for local plans and the business priorities of key stakeholders. It is the main vehicle for taking forward the Board's work on behalf of the local planning authorities. A refresh of the strategy (known as LSS2) was agreed by the member planning authorities in 2016. Local Strategic Statement 2, which covers the period 2015 to 2031, identifies 4 Strategic Objectives and 9 Spatial Priorities. The Strategic Planning Board has made some initial steps in producing an update to LSS2. A timetable for production has not yet been finalised but progress will be recorded in the future AMR reports.

3.11 The Coastal West Sussex Economic Plan (2016-2020) produced in 2016 set out the ambitions for the Coastal West Sussex economy whilst identifying actions for the Partnership to take to create an area where business will want to locate and grow with high quality digital communication, offer a choice of housing to meet the changing needs of the population, ensure that residents, businesses and visitors benefit from the natural environment, create an area with excellent transport links as well as enabling each town to continue to be distinctive, offer opportunities and maintain a 'sense of place'.

4 Local Plan Progress

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

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

Local Development Scheme

4.3 Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires local planning authorities to prepare, maintain and publish a Local Development Scheme (LDS). The LDS identifies which Local Development Documents are to be prepared for the Chichester Local Plan area within a rolling three year time frame, including setting out the key production and public consultation stages.

4.4 The current LDS can be viewed on the Council's website at [Timetable - Local Development Scheme: Chichester District Council](#). The current LDS was approved by Council on 24 September 2019. The key milestones show stages undertaken during the monitoring period (1 April 2019 to 31 March 2020) whilst significant milestones occurring since 31 March 2020 are also noted.

Development Plan Documents

Chichester Local Plan Review

Table 1: Local Plan Review timetable in the LDS September 2019

Key Milestone	Dates
Approval of consultation on strategy options	Cabinet – June 2017 Council – June 2017
Consultation on strategy options	June- August 2017
Approval of Preferred Approach DPD for consultation	Cabinet – November 2018 Council - November 2018
Consultation on Preferred Approach (Reg 18)	December 2018 – February 2019
Approval of Statutory Public Consultation DPD for consultation (Publication)	Cabinet –March 2020 Council – March 2020

Key Milestone	Dates
Statutory Public Consultation document (Reg 19) (Publication)	March – May 2020
Submission to Secretary of State	June 2020
Examination Hearing	September 2020
Adoption	March 2021

4.5 The current Local Plan was adopted in July 2015. At that time, the Council committed to review the Local Plan within five years to ensure that sufficient housing was planned to meet the needs of the area. The Council is now working on the Local Plan Review. The first stage of consultation (Issues and Options) took place between 22 June and 3 August 2017. Consultation on the second stage (Preferred Approach) took place between December 2018 and February 2019. In light of the responses received, a report was made to Council in December 2019 setting out the main issues raised and considering a way forward. Since then, work has progressed on additional evidence and testing to inform potential changes to the development strategy prior to the publication and submission of the revised Local Plan Review. The need for this additional evidence and testing meant that the timetable from the Publication stage onwards was not achieved and the Local Plan Review was not adopted within 5 years – a revised timetable will be set out in the next iteration of the Local Development Scheme. From July 2020, when the Plan became 5 years old, the housing supply was assessed against the Government’s standard housing methodology rather than the adopted Plan target.

Local Plan Review Site Allocation Development Plan Document

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

Table 2: Site Allocation DPD timetable in the LDS September 2019

Key Milestone	Dates
Approval of Site Allocation DPD for consultation	Cabinet/Council – May 2021
Consultation on Site Allocation DPD (Reg 18)	June-July 2021
Approval for Statutory Public Consultation on	Cabinet/Council – January

Key Milestone	Dates
Site Allocation DPD (Publication)	2022
Statutory Public Consultation on Site Allocation DPD (Reg 19) (Publication)	Feb – March 2022
Submission to Secretary of State	May 2022
Examination Hearings	August 2022
Adoption (anticipated)	December 2022

Gypsy, Traveller and Travelling Showpeople Site Allocations Development Plan Document

4.7 In April 2019, the Coastal West Sussex Gypsy and Traveller Accommodation Assessment (GTAA) was published. This identified a higher need for this accommodation than in the adopted Local Plan and as a result, the Council cannot demonstrate a five year supply of sites. The Gypsy, Traveller and Travelling Showpeople Site Allocations Development Plan Document (GTDPD) will allocate sites for gypsy and traveller pitches and travelling showpeople plots in accordance with the needs identified in the Local Plan Review. Preparation of the GTDPD began in December 2020.

Supplementary Planning Documents

Noise Supplementary Planning Document

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

Table 3: Noise SPD timetable in the LDS September 2019

Key Milestone	Dates
Consultation on Noise SPD (Reg 18)	March – May 2020
Adoption (following adoption of Local Plan Review)	April 2021

Air Quality Supplementary Planning Document

4.9 The Air Quality SPD will set out advice on the implementation of policies for dealing with the impacts both from and upon air quality in relation to new development, contained in the Local Plan Review.

Table 4: Air Quality SPD timetable in the LDS September 2019

Key Milestone	Dates
Consultation on Air Quality SPD (Reg 18)	March – May 2020
Adoption (following adoption of Local Plan Review)	April 2021

Both the Noise and Air Quality SPD timetables will be revised following the next iteration of the LDS to coincide with the revisions in the timetable for the Local Plan Review.

Other Documents

Community Infrastructure Levy

4.10 The CIL Charging Schedule sets out standard charge(s) that the Council will levy on specified types of development to contribute towards required infrastructure. The CIL Charging Schedule was adopted by the Council in January 2016 with the Planning Obligations and Affordable Housing SPD. It was prepared concurrently with the Chichester Local Plan and is supported by the Infrastructure Development Plan. Both the CIL Charging Schedule and the Planning Obligations and Affordable Housing SPD will require review and possible amendment in the light of the development proposed in the Local Plan Review, the contents of the Infrastructure Delivery Plan and the Whole Plan Viability Assessment (evidence documents to support the Local Plan Review).

Policies Map

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

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

Statement of Community Involvement

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

Brownfield Land Register

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

Sustainability Appraisal incorporating Strategic Environmental Assessment

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

Appropriate Assessment

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

5 Neighbourhood Planning

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

Neighbourhood Plan Area Designation

- 5.5 The first stage in the neighbourhood planning process requires a town or parish council to submit to the local planning authority, an application for the designation of the area to be covered by the neighbourhood plan. At 1 April 2020, a total of 23 parishes within, or partly within, the Chichester Local Plan area were subject to Neighbourhood Plan Area designations. Chichester City was the most recently designated in October 2019.

Neighbourhood Plans Progress

- 5.6 Table 5 shows neighbourhood plans by parish that have been made whilst Table 6 details neighbourhood plans that are in progress and evidences any stages that were undertaken during the monitoring period (1 April 2019 to 31 March 2020) as well as significant milestones occurring before and after that time. More

detailed information on individual neighbourhood plans can be found on the Council's website at: [Neighbourhood Planning](#).

Neighbourhood Plans Made

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

Table 5: Neighbourhood Plans Made

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

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

Table 6: New Neighbourhood Plans and Neighbourhood Plan Reviews in progress

Parish	Key milestones	Date achieved
Boxgrove	Pre-submission Consultation Submission Consultation Examiner's Report CDC Decision Statement agreed at Cabinet and published for NP to proceed to Referendum Referendum expected	Sept -Nov 2017 April – June 2018 Jan 2020 July 2020 May 2021
Hunston	Pre-submission Consultation	May 2020
Loxwood NP Review	Pre-submission Consultation	September 2020
Plaistow & Ifold	Pre-submission Consultation Submission Consultation Repeat Submission Consultation Examination	Sept – Oct 2017 Feb – April 2020 Sept - Oct 2020 November 2020
Selsey	Pre-submission Consultation Submission Consultation Examiner's report published CDC Decision Statement agreed and published for NP to proceed to Referendum Referendum expected	Feb – March 2017 Feb – March 2018 October 2018 July 2020 May 2021
Southbourne NP Review	Pre-submission Consultation	August 2020
Westbourne	Pre-submission Consultation Submission Consultation Examination	Feb - April 2016 June – July 2017 July 2017
West Wittering	Pre-submission Consultation	February 2020

Monitoring of Made Neighbourhood Development Plans

5.8 The following made neighbourhood development plans have now undertaken a period of monitoring up to 31 March 2020. Each parish listed below has been asked to provide information and/or a commentary and where supplied, these are included at Appendix 1.

- Birdham Neighbourhood Development Plan
- Bosham Neighbourhood Development Plan
- Chidham and Hambrook Neighbourhood Development Plan
- Fishbourne Neighbourhood Development Plan
- Kirdford Neighbourhood Development Plan
- Loxwood Neighbourhood Development Plan
- Southbourne Neighbourhood Development Plan
- Tangmere Neighbourhood Development Plan
- Wisborough Green Neighbourhood Development Plan

Neighbourhood Development Orders

5.9 Neighbourhood development orders allow the community to grant planning permission for development that complies with the order. This removes the need for a planning application to be submitted to the local authority.

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

6 Developer Contributions

Community Infrastructure Levy

- 6.1 The Council adopted a Community Infrastructure Levy Charging Schedule on 26 January 2016 which took effect from 1 February 2016. The money generated contributes to the funding of infrastructure to support growth within the Local Plan area (the South Downs National Park Authority has implemented its own CIL for the parts of the district within the SDNP). The CIL is applied as a charge per square metre of gross internal area (GIA) as set out in Table 7 below.

Table 7: CIL Charging Schedule

Use of Development	Levy (£ per square metre)
*Residential - South of the National Park	£120
*Residential - North of the National Park	£200
Retail (wholly or mainly convenience)	£125
Retail (wholly or mainly comparison)	£20
Purpose Built Student Housing	£30
Standard Charge (applies to all development not separately defined)	£0
* This charge applies to the creation of one or more dwellings, and residential extensions or annexes of 100 square metres or more gross internal area which are not for the benefit of the owner/occupier. This charge does not apply to residential institutions (C2).	
* Note: CIL rates are index linked from the base year to the year when permission is granted using the 'Community Infrastructure Levy (CIL) Index' 'published by the Royal Institute of Chartered Surveyors. The current indexed rates can be found on the CIL process, forms and payment page of our website.	

- 6.2 The CIL is to be used to help provide infrastructure to support the development of an area rather than making an individual planning application acceptable in planning terms (which is the purpose of section 106 Agreements). CIL does not fully replace Section 106 Agreements.
- 6.3 The infrastructure projects that the CIL will be used to fund are identified in the CIL spending plan which can be found within the [Infrastructure Business Plan](#) (IBP) published on the council's website:
- 6.4 The CIL Regulations require a proportion of CIL receipts to be handed to the local town or parish council in the area where CIL liable development takes

place. The CIL share to be passed to the parish council is set at 15% of the relevant CIL receipts with a cap of £100 per existing council tax dwelling each year. Where a Neighbourhood Development Plan has been made, the share of CIL share will be 25% (uncapped).

Section 106 contributions

- 6.5 New development often creates a need for additional infrastructure or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment. The CIL Charging Schedule now funds much of the infrastructure previously secured via Section 106 (S106) agreements. Planning obligations are still used by the Council to obtain financial contributions to provide for infrastructure needed to support the development outside of that funded by CIL (which may also include provision for affordable housing).

Reporting: Infrastructure Funding Statement and Public Facing Module

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

7 Duty to Cooperate

- 7.1 The Localism Act sets out a 'Duty to Co-operate', which applies to all Local Planning Authorities, County Councils, National Park Authorities and a number of public bodies including the Environment Agency and Highways England.
- 7.2 The Duty to Co-operate requires councils and public bodies to "engage constructively, actively and on an ongoing basis" to develop strategic policies. It relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council.
- 7.3 The NPPF at paragraph 25 and 26 provides details regarding the expectations of LPAs to co-operate on strategic issues and highlights the benefits of joint working, whilst paragraph 27 sets out what is required to demonstrate on-going joint working.
- 7.4 The Council has engaged actively with neighbouring local authorities, both individually and as part of planning groups and forums on a sub-regional basis. Statutory bodies, public and private bodies and the local residential and business communities have also been engaged and consulted throughout the plan-making process. The Council engaged extensively with West Sussex County Council, SDNP Authority, neighbouring local authorities, statutory bodies including Environment Agency, Natural England and Highways England as well as key infrastructure providers during the preparation of the current adopted Local Plan and continues to engage with these groups throughout the Local Plan Review process. As and when Statements of Common Ground are produced, they will be placed on the Council's duty to cooperate [webpage](#).
- 7.5 A considerable proportion of Duty to Cooperate activity has involved collaborative working on strategic issues with other West Sussex authorities (and wider authorities) and statutory bodies. Further details are set out below.

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

- 7.6 The Solent is internationally important for its wildlife interest and there are various protective designations including three Special Protection Areas (SPAs); two of which are located within the Plan area. A substantial amount of house building is planned around the Solent and this could have potential impacts on the SPAs, one of which is increased recreational activity at the coast resulting from population increases associated with the new homes. Such disturbance reduces the birds' opportunities to feed, potentially resulting in a reduction in the bird population. In order to comply with the Habitat Regulations and ensure that potential harm to the integrity of the protected habitats is mitigated, the Council

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

- 7.7 The Solent Recreation Mitigation Strategy was endorsed by the Partnership in December 2017 and aims to prevent bird disturbance from recreational activities through a series of management measures. In particular, the Strategy proposes:
- A team of 5-7 coastal rangers to advise people on how to avoid bird disturbance, liaise with landowners, host school visits, etc;
 - Communications, marketing and education initiatives and an offer to implement them;
 - Preparation of codes of conduct for a variety of coastal activities;
 - Site specific projects to better manage visitors and provide secure habitats for the birds;
 - Provide new/enhanced greenspaces as an alternative to visiting the coast;
 - A partnership manager to coordinate and manage all the above.
- 7.8 Implementation of these measures and monitoring of their effectiveness is funded by 'developer contributions'. The strategy seeks to provide mitigation for the duration of the impact in line with the Habitat Regulations. Throughout this period, regular strategic reviews will take place every 5 years or more frequently if changes in the legislation or evidence necessitate.
- 7.9 The Bird Aware Solent project was awarded the RTPI South East Award for Planning Excellence in November 2018. The long term strategy was commended for resulting in the successful protection of overwintering birds whilst allowing continued residential development and open access to the coastline for visitors. In June 2019, the Bird Aware Partnership received the 'Planning for the Natural Environment' Award at the National Planning Awards in recognition of their strong collaborative work and functional methods of awareness.

Coastal West Sussex

- 7.10 Coastal West Sussex is a public/private sector partnership that has joined together to champion the sustainable development of the coastal communities. In particular it is a key partner in designing and contributing to our Local Enterprise Partnership's Strategic Economic Plan, and for initiating and assisting the delivery of collaborative projects in the Coastal West Sussex area. Strategic planning is the remit of the Coastal West Sussex and Greater Brighton Strategic Planning Board detailed at 3.7 to 3.11 above.

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

Other Collaborative Working Projects

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

7.13 Chichester and Arun District Councils have put in place a Strategic Scheme of Access Management and Mitigation or SAMM for Pagham Harbour SPA. It is similar in principle to the Bird Aware Scheme in that it is funded in-perpetuity through S106 contributions and is delivered through wardening within the SPA, through the RSPB as site managers, as well as a wider programme of education and awareness-raising.

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

8 Policy Indicators

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

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

Economy

Key Indicator: E1

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

8.3 As shown in Table 8, the additional employment floorspace (B1-B8 uses) completed in 2019-20 totalled 3,999 sq.m (gross) or 2,632 sq.m (net). Overall a total of 97,979.1 sq.m gross (63,466.3 sq.m net) has been completed in the Local Plan area over the period 2012-2020. It should be noted that the data from WSCC records economic activity on existing and newly developed employment sites and excludes data on losses of employment sites to other uses.

Table 8: Employment floorspace developed by type 2012-2020 (Source: WSCC)
Gross floorspace completions (sq.m)

	B1a: Offices	B1b: Research & Development	B1c: Light Industry	B1: Mixed Uses	B2: General Industry	B8: Storage & Distribution	Total
2012-13	231	150	0	67	3,866	1,160	5,474
2013-14	656	0	843	4,660	371	1,880	8,410
2014-15	70	0	1,296	0	182	4,333	5,881
2015-16	615	0	3,799	1,206	515	6,278	12,413
2016-17	52	0	285	7,469	120	1,684	9,610
2017-18	6,120.3	0	243	0	1,276	21,777	29,416.3
2018-19	2,704.3	0	5282	9,967	2,137	2,685.5	22,775.8
2019-20	741	0	350	467	485	1,956	3,999
Total 2012-2020	11,189.6	150	12,098	23,836	8,952	41,753.5	97,979.1

Net floorspace completions (sq.m)

	B1a: Offices	B1b: Research & Development	B1c: Light Industry	B1: Mixed Uses	B2: General Industry	B8: Storage & Distribution	Total
2012-13	231	0	0	67	2,183	750	3,231
2013-14	274	0	763	4,660	90	1,880	7,667
2014-15	70	0	762	0	182	4,333	5,347
2015-16	363	0	249	1,206	0	6,278	8,096
2016-17	52	0	247	7,469	120	1,574	9,462
2017-18	5,238.5	0	243	0	1276	172	6,929.5
2018-19	1,942.3	0	5,030	9,967	447	2,685.5	20,101.8
2019-20	741	0	-49	227	485	1228	2,632
Total 2012-2020	8,911.8	0	7,245	23,596	4783	18,900.5	63,466.3

Delivery of new employment land and floorspace

8.4 Policy 3 of the Chichester Local Plan makes provision to bring forward around 25 hectares of new employment land suitable for Business Use Classes (B1-B8) uses, to comprise around 5 hectares office space and around 20 hectares of industrial/warehousing space. Table 9 shows the current progress towards achieving this target. As shown in the table, the employment land requirement is being met from three sources - existing undeveloped employment allocations carried forward from the previous Local Plan 1999; strategic employment land allocated in the Chichester Local Plan; and further employment sites allocated in the Site Allocation DPD. In combination, these sites provide slightly under 25 hectares of employment land. It is expected that the remaining requirement will be met through additional unallocated employment floorspace coming forward during the Plan period, although the employment land supply will continue to be monitored.

Table 9: Employment land availability - progress against Local Plan target (Source: CDC)

Location	Comments	Site area (hectares)	Development progress	Remaining area not yet developed (hectares)
Employment allocations carried forward from Chichester District Local Plan 1999				
Portfield Quarry (Glenmore Business Park) ¹	Land included in Local Plan Policy 16 - Shopwyke Strategic Development Location. At start of Local Plan period, site already had outline planning permission for 17,468 sq.m floorspace for B8 distribution uses.	4.2	Hybrid application (4.18ha) (13/02190/FUL) granted Jan 2014 comprising full planning permission totalling 7,469 sq.m floorspace for B1c/B2/B8 uses & outline permission for up to 10,107 sq.m additional floorspace for B1c/B2/B8. First phase of 7,469 sq.m complete & occupied. Reserved matters (2.1ha) (16/02315/REM) approved Oct 2016 for remaining development comprising 9,324 sq.m. Construction completed. 17/00975/FUL granted July 2017 comprising full planning permission for 5,398 sq.m floorspace for B1/B2/B8 uses (0.9ha). Full 5,398 sq.m completed. Site completed.	0
Ellis Square, Selsey	Remaining undeveloped area. Site has outline planning permission (00/00837/OUT) part implemented for B1 mixed uses.	2.2	17/03005/FUL permitted Dec 2017 on part of allocated site (0.58 ha) for secure parking compound, temporary storage building, and new vehicular access from Ellis Square.	1.96

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

Location	Comments	Site area (hectares)	Development progress	Remaining area not yet developed (hectares)
			Development not yet started. 17/02137/FUL permitted Sept 17 for B1 office building, access, car parking and landscaping (0.24ha). Development completed.	
Donnington Park, Birdham Road, Stockbridge	Remaining undeveloped area without planning permission.	0.23	Planning permission (16/00622/FUL) granted in Aug 2016 for 5 two-storey business units totalling 1,055 sq.m floorspace for use classes B1, B8 (with ancillary trade counter use). Development not yet started.	0.23
Total		8.7		2.19
New employment land allocated in Chichester Local Plan: Key Policies 2014-2029				
West of Chichester SDL (Policy 15)	Suitable for B1 (specific mix of B1 office/light industry floorspace to be determined at masterplanning/detailed planning stage)	6.0	Planning application (14/04301/OUT) for first phase of development proposes 2,513 sq.m B1a office floorspace (0.82 ha) within planned local centre. Remaining employment to be provided in second phase (limited to B1c light industrial use to avoid unacceptable traffic impacts).	6.0
Tangmere Strategic Employment Land (part) (Policy 19)	2.8 hectares new land allocated in addition to 1.7 hectares (Plots 1-4) carried forward from Chichester District Local Plan 1999. Suitable for B1-B8 uses.	4.5	Plot 6 (0.8 ha) now developed as Make Ready Centre for South East Coast Ambulance Service (14/01413/FUL). Plot 10 (1.0 ha) granted planning permission September 2016 for 4,013sq.m flexible B1(c) and/or B8 uses with ancillary office space	2.7

Location	Comments	Site area (hectares)	Development progress	Remaining area not yet developed (hectares)
			(16/02035/FUL). Development complete. Plots 1-5 (2.47ha) granted planning permission October 2019 for 8,700sq.m flexible B1(c) and/or B8 uses (19/01675/FUL). Development not yet started. Only Plots 7 and 11 remaining.	
Total		10.5		8.7
Employment allocations in Site Allocation DPD				
High School, Kingsham Road, Chichester (Policy CC6)	Allocated for up to 7,200 sq.m B1 office space (Allocation forms part of Southern Gateway Masterplan).	1.07	Site currently vacant, but no planning applications yet submitted.	1.07
Plot 12 Terminus Road (Chichester Enterprise Zone) (Policy CC7)	Allocated for B1, B2 and B8 employment uses. Total site area is 2.4 ha (net increase excluding existing developed area is 0.42 ha).	0.42 (net increase)	Planning permission (15/03419/REG3) granted Feb 2016 for redevelopment of 0.71 ha plot for 3,288 sq.m (2,469 sq.m net) of managed business space. Development completed.	0
Fuel Depot Site, Bognor Road, Chichester (Policy CC8)	Allocated for B1, B2 and B8 employment uses on 3.8 ha within overall site area of 4.8 ha (allowing remaining 1 ha to be	3.8	Hybrid permission (14/04284/OUT) granted July 2016 for allocated site (3.8 ha) including outline permission for B2/B8/ Trade uses (7,830sq.m) and 2 ancillary roadside catering	3.8

Location	Comments	Site area (hectares)	Development progress	Remaining area not yet developed (hectares)
	developed for waste uses as identified in West Sussex Waste Local Plan 2014).		units (420sq.m), and detailed permission for a discount food retail unit (2,431sq.m). Development not yet started.	
Springfield Park (adjacent to Fuel Depot) (Policy CC9)	Allocated for B1, B2 and B8 employment uses.	2.2	Outline planning application (18/01365/OUT) for redevelopment of site for 9,240 sq.m B1/B2/B8 permitted February 2019.	2.2
Total		7.49		7.07
Grand Total		24.62		17.96

Key Indicator: E2

Amount of large scale glasshouse developments permitted

- 8.5 In the monitoring year, the Council received no planning applications for largescale glasshouses. However, the Council did permit four reservoirs and a largescale polytunnel development in connection with horticultural activity. These permitted proposals were outside of the HDAs and the soft fruit polytunnel development which covered a site area of approximately 5 hectares complements an existing largescale horticultural operation.

Key Indicator: E3

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

- 8.6 Key indicator E3 seeks to ensure that no more than 25% and 75% of the primary and secondary shopping frontages in Chichester shopping centre are in non-shopping uses (A1), respectively.
- 8.7 The primary and secondary shopping frontages in Chichester shopping centre were surveyed during the monitoring period in June, September and November in 2019 and then in January and February 2020. The results were as follows:

Table 10: Primary and Secondary Shopping Frontages non-shopping uses in Chichester

Survey Month	% Primary Shopping Frontage in non-shopping uses	% Secondary Shopping Frontage in non-shopping uses	% Increase or Decrease in Primary Frontage non-shopping uses	% Increase or Decrease in Secondary Frontage non-shopping uses
June 2019	25.43	53.38	0	0
Sept 2019	25.75	53.69	+0.32	-0.32
Nov 2019	25.75	53.69	0	0
Jan 2020	25.75	53.25	0	-0.44
Feb 2020	25.75	53.25	0	0

- 8.8 The monitoring results in Table 10 show that the percentage of secondary shopping frontages in Chichester shopping centre that are in non-shopping uses is broadly in accordance with Policy 27 of the adopted Chichester Local Plan. Whilst the percentage of primary shopping frontages in non-shopping uses slightly exceeded the 25% limit specified by the Local Plan policy 27, the

Monitoring Framework triggers a review of policy when either target is exceeded by 10%.

Housing and Neighbourhoods

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

8.9 The Chichester Local Plan makes provision to deliver a total of 7,388 net additional homes over the period 2012-2029, equivalent to an average of 435 homes per year.

8.10 Housing completions in the Chichester Local Plan area over the year to 31 March 2020 totalled the equivalent of 503 net dwellings as shown in Table 11. In accordance with national planning guidance, this figure includes a small allowance for new communal housing built for students and older persons. This figure is above the Local Plan requirement and is the fifth successive year that housing completions have exceeded the Plan housing target. This has removed any previous shortfall in delivery. The average rate of housing delivery since 1 April 2012 is now marginally above the Local Plan requirement.

Table 11: Net additional dwellings completed 2012-2020 (Source: CDC/WSCC)

Monitoring year	Local Plan requirement	Net dwellings completed	Housing surplus / shortfall
2012/13	435	307	-128
2013/14	435	202	-233
2014/15	435	351	-84
2015/16	435	507	+72
2016/17	435	439	+4
2017/18	435	557	+118
2018/19	435	654	+219
2019/20	435	503	+68
Total 2012-2020	3,480	3,520	+40
Average per year	435	440	5

8.11 The NPPF sets a requirement to maintain a five year supply of deliverable housing sites. Although outside of the monitoring year, it is noted that on 15th July 2020, the adopted Local Plan became 5 years old, so from that date the Council's 5 year supply must be assessed against the standard methodology for assessing housing need. This increases housing need from 435 to 628

dwellings per annum. The Five Year Housing Land Supply assessment as at 1st April 2020 was prepared in July 2020 and identifies 4.3 years of housing supply using the higher housing need figure. The assessment can be found on the Council's [website](#) and provides full details of how the housing supply figure is arrived at, as well as referring to how the Council has successfully passed the Housing Delivery Test.

- 8.12 The supply position also accounts for uncertainty caused by Covid-19, likely reduced delivery during the year 20/21 and a lower number of completions recorded for 19/20, as not all small sites (less than 5 dwellings) could be visited due to Covid-19 restrictions.

Key Indicator: H2

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

- 8.13 The Chichester Local Plan allocates land to deliver a total of 3,250 homes at Strategic Development Locations (SDLs) at West of Chichester, Shopwyke, Westhampnett/North East Chichester and Tangmere (Policies 15-18) and provides for a further 630 homes on strategic sites to be identified at the settlement hubs of East Wittering/Bracklesham, Selsey and Southbourne (Policies 20, 23 and 24). Table 12 shows housing completions on strategic sites to date against the indicative phasing shown in Table 7.2 in the Local Plan. Since 1 April 2012, 746 dwellings have been completed on strategic sites. This relatively small total to date is a reflection of the longer planning lead times needed to bring forward larger housing developments.

- 8.14 However, as shown in Table 13, considerable progress is being made towards future housing delivery on the majority of the strategic sites. Of the SDLs, development of 398 dwellings is under construction at Shopwyke Lakes, with Reserved Matters permitted for remainder of the allocation of 500 dwellings. Since the Local Plan adoption, outline permission for a further 85 dwellings was granted, totalling 585 dwellings on site. Development of 300 dwellings has commenced between Stane Street and Madgwick Lane, Westhampnett; the first phase of development at Westhampnett/North East Chichester.

- 8.15 At West of Chichester, outline planning permission for the first phase of development (750 dwellings) was permitted under application number 14/04301/OUT in April 2018. Approval of reserved matters in respect of appearance, landscaping, layout and scale including primary road, primary surface drainage and primary utilities routing and SANGs land incorporating Western Green Link, Central Green Link and Country Park was granted in Dec

2018 (ref: 18/01587/REM). Reserved matters for 447 dwellings also permitted (application refs: 19/01134/REM/19/02626/REM/19/03122/REM/19/03146/REM/20/01046/REM).

8.16 The Council is working with the landowners and developers to facilitate the Tangmere strategic site in accordance with Local Plan and neighbourhood plan policies. As part of this, a Compulsory Purchase Order (CPO) was formally made on 28 October 2020 to ensure delivery of the development. The Order has been submitted to the Secretary of State for Housing, Communities and Local Government for confirmation.

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

Table 12: Net housing completions on strategic sites to 31 March 2020

Location	Local Plan policy	No. of homes planned to 2029	Net housing completions 2019/20	Total net completions since 1 April 2012	Remaining housing yet to be delivered
SDLs					
West of Chichester	Policy 15	1,250	0	0	1,250
Shopwyke	Policy 16	500	42	186	314
Westhampnett/ North East Chichester	Policy 17	500	72	74	426
Tangmere	Policy 18	1,000	0	0	1,000
SDL total		3,250	114	260	2,990
Settlement Hubs					
Southbourne (village)	Policy 20	300	78	198	102
Selsey	Policy 23	150	0	110	40
East Wittering/ Bracklesham	Policy 24	180	59	178	2
Settlement Hubs total		630	137	486	144
Total		3,880	251	746	3,134

Table 13: Progress towards future housing delivery

Location	Planning permission under construction	Detailed planning permission granted, not yet started	Outline planning permission granted or agreed subject to S106	Outstanding housing requirement not yet permitted
SDLs				
West of Chichester	0	102	648	500
Shopwyke	88	311 ¹	0	0
Westhampnett/ North East Chichester	59	167	200	0
Tangmere	0	0	0	1,000
SDL total	147	478	848	1,500
Settlement Hubs				
Southbourne (village)	55	47	0	0
Selsey	0	40 ²	0	0
East Wittering/ Bracklesham	2	0	0	0
Settlement Hubs total	57	87	0	0
Total	204	565	848	1,500
¹ Includes outline planning permission for 85 additional dwellings bringing the total planning housing at Shopwyke SDL to 585 dwellings. The additional 85 dwellings are also counted towards the parish requirement for Chichester under Indicator H3. ² Covered by planning permission 19/00321/FUL for 193 dwellings.				

Key Indicator: H3

New homes built each year (net) by Parish

8.18 Table 14 shows housing completions counting towards the indicative parish housing numbers set out in Policy 5 of the Chichester Local Plan. During the year to 31 March 2020, a total of 112 net dwellings were completed on parish housing sites. This brings the total completions on parish sites since the start of

the Local Plan period to 1000 net dwellings, with a total of 182 dwellings remaining to be delivered².

8.19 As shown in Table 15, a further 55 dwellings are currently under construction on parish housing sites. The majority of the remaining parish requirement now has planning permission, with further sites allocated in neighbourhood plans. The Council's Site Allocation DPD (adopted in January 2019) identifies sites to meet the outstanding requirement in Bosham, Hunston and Plaistow & Ifold parishes. However, no suitable site has yet been identified to meet the Local Plan requirement for 10 dwellings in Lynchmere parish. Previous iterations of the AMR incorrectly included some windfall developments in Tables 14 and 15. These have now been corrected, resulting in an amended total of Parish Housing completions figures for some Parishes.

Table 14: Parish net housing completions to 31 March 2020

Parish	Number of homes planned to 2029	Net housing completions 2019/20	Total net completions since 1 April 2012	Remaining parish housing yet to be delivered
<i>East-West Corridor</i>				
Bosham	50	0	0	50
Boxgrove	25	22	22	3
Chichester city	235 ¹	33	311	0
Chidham & Hambrook	25	5	117	0
Fishbourne	50	0	69	0
Southbourne (excl village)	50	17	81	0
Westbourne	25	0	16	9
E-W Corridor total	460	77	616	62
<i>Manhood Peninsula</i>				
Birdham	50	20	59	0
Donnington	50	0	138	0
Hunston	25	0	22	3
North Mundham	25	0	47	0
West Wittering	50	0	50	0
Manhood Peninsula total	200	20	316	3
<i>Plan Area (North)</i>				
Kirdford	60	0	0	60

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

Loxwood	60	0	43	17
Lynchmere	10	0	0	10
Plaistow & Ifold	10	0	0	10
Wisborough Green	60	15	25	20
Plan Area (North) total	200	15	68	117
Parish housing total	860	112	1000	182
¹ Parish target allows for the inclusion of suitable sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27).				

Table 15: Parish progress towards future housing delivery

Parish	Planning permission under construction	Detailed planning permission granted, not yet started	Outline planning permission granted or agreed subject to S106	Allocated in neighbour hood plans or Site Allocation DPD	Total sites identified
<i>East-West Corridor</i>					
Bosham	0	50	0	0	50
Boxgrove	1	0	0	7	8
Chichester city	22	236	101	0	359
Chidham & Hambrook	10	0	0	0	10
Fishbourne	0	11	0	15	26
Southbourne (excl village)	5	2	0	0	7
Westbourne	0	0	0	12	12
E-W Corridor total	38	299	101	34	472
Manhood Peninsula					
Birdham	5	15	0	0	20
Donnington	0	0	0	0	0
Hunston	4	3	0	0	7
North Mundham	0	6	0	0	6
West Wittering	0	0	0	0	0

Manhood Peninsula total	9	24	0	0	33
Plan Area (North)					
Kirdford	0	54	0	15	69
Loxwood	0	0	0	17	17
Lynchmere	0	0	0	0	0
Plaistow & Ifold	0	0	0	10	10
Wisborough Green	8	22	0	11	41
Plan Area (North) total	8	76	0	53	137
Parish housing total	55	399	101	87	642

Key Indicator: H4

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

8.20 The Chichester Local Plan housing provision figure included an allowance for 'windfall' housing expected to come forward in small developments of less than 6 dwellings (arising mainly through change of use, conversions, and small infill sites). Taking account of small sites that already had planning permission at the time of Plan adoption, the windfall allowance equated to 48 net dwellings per year across the Plan area. Table 16a shows that actual recorded net completions on sites of less than 6 dwellings since 1 April 2012 have averaged 60 dwellings per year which is well in excess of the Plan target. The breakdown by sub-area shows that small site completions are meeting the Plan figures in the East-West Corridor and Manhood Peninsula areas but are slightly below the projected level in the North of the Plan area.

8.21 From 1st April 2019, the definition of a small site has been updated to those less than 5 dwellings, following a change to monitoring by West Sussex County Council, in line with the Housing and Economic Land Availability Assessment PPG. Table 16b shows that 43 dwellings were delivered on sites of less than 5 dwellings in 2019/20. This figure is lower than previous years, as not all small sites could be visited to record completions, due to Covid-19 restrictions.

Table 16a: Net dwellings completed on sites of less than 6 dwellings 2012-2019 (Source: CDC/WSCC)

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

Table 16b: Net dwellings completed on sites of less than 5 dwellings 2019-2020 (Source: CDC/WSCC)

	East-West Corridor	Manhood Peninsula	North of Plan Area	Plan Area total
2019/20	24	13	6	43

Key Indicator: H5
Affordable homes built each year by type and as a percentage of all homes built

8.22 Tables 17 and 18 show gross and net affordable housing completions in the Local Plan area as reported by West Sussex County Council (WSCC). During 2019-2020, affordable housing completions totalled 140 net dwellings. Policy 34 of the Chichester Local Plan sets a requirement for 30% affordable housing to be provided as part of residential development schemes above specified size thresholds (11 dwellings in larger settlements and 6 dwellings in rural parishes). The Plan also sets an overall target that 30% of total completions to 2029 should comprise affordable housing (excluding rural exception sites).

8.23 With no completions on rural exception sites during the year, the net total of 140 affordable dwellings delivered in 2019/20 represents around 28% of total net completions which is below the Local Plan target. In the Local Plan period to date since 1 April 2012, a net total of 970 affordable dwellings have been built representing 28% of all net dwellings completed, below the Local Plan target of 30%.

Table 17: Gross affordable housing completions as a percentage of total housing completions 2012-2020 (Source: WSCC)

Monitoring year	Total completions (gross)	Affordable housing completions (gross)	Affordable housing completions excluding rural exception sites (gross)	Percentage (%)
2012/13	327	66	51	15.6%
2013/14	286	86	81	28.3%
2014/15	418	187	159	38.0%
2015/16	541	171	156	28.8%
2016/17	484	157	157	32.4%
2017/18	607	173	173	28.5%
2018/19	640	145	145	22.7%
2019/20	531	140	140	26.4%
Total 2012-2020	3834	1125	1062	27.7%

Table 18: Net affordable housing completions as a percentage of total housing completions 2012-2020 (Source: WSCC)

Monitoring year	Total completions (net)	Affordable housing completions (net)	Affordable housing completions excluding rural exception sites (net)	Percentage (%)
2012/13	307	66	51	16.6%
2013/14	202	27	23	11.4%
2014/15	351	159	131	37.3%
2015/16	507	171	156	30.8%
2016/17	439	157	157	35.8%
2017/18	557	167	167	30.0%
2018/19	597	145	145	24.3%

2019/20	503	140	140	27.8%
Total 2012-2020	3463	1032	970	28%

8.24 The Council's Housing Strategy 2013-2018 sets an objective to maximise the supply of local homes to meet the needs of local people. This includes maximising delivery of affordable housing on market sites and boosting affordable housing delivery through the use of Council and partner assets. The Council set a minimum target of 550 affordable homes to be delivered on market sites through the Local Plan over the 5 year Housing Strategy period, with an additional 150 affordable homes to be delivered through its housing delivery partnership. These targets were incorporated into the Corporate Plan and apply to the whole of Chichester District, including the area within the SDNP. A new Housing Strategy for the period 2020-25 was published in March which sets a higher target of 1000 affordable homes in the District by 2025.

8.25 Table 19 shows affordable housing completions within the Local Plan area (excluding completions in the National Park area), as recorded by the Council's Housing Delivery team. The figures show affordable housing units at the date that the registered providers give as handover dates. It should be noted that these figures differ from the completions figures recorded by WSCC. This is mainly due to the date at which the housing was recorded as completed.

Table 19: Affordable housing completions 2012-2020 (Source: CDC Housing Delivery Team)

Gross affordable housing completions	Delivered on market sites (Section 106 agreements)	Rural exception sites	Additional affordable housing	Total affordable housing (gross)
2012-13	43	15	31	89
2013-14	91	0	0	91
2014-15	139	17	78	234
2015-16	107	15	62	184
2016-17	132	11	0	143
2017-18	144	0	21	165
2018-19	125	0	46	171
2019-20	146	0	1	147
Total 2012-2020	927	58	239	1224

8.26 All of the affordable housing built during 2019-20 was provided in association with market housing developments, where the affordable housing was delivered through a planning obligation (S106 agreement). There is a presumption that no

Government grant will be available to assist the delivery of affordable housing on market sites and therefore delivery of affordable housing is generally now directly dependent on subsidy from private housing developments. During the year, affordable housing was delivered on a range of market housing developments including Shopwyke Lakes, Rowan Nursery Birdham, Abbots Close Boxgrove, Clappers Lane East Wittering and Loveders Farm Southbourne.

Tenure mix of affordable housing

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

8.28 Table 20 shows that in the monitoring year to 31 March 2020, 56% of affordable housing completions were affordable rented with 44% intermediate housing (mostly shared ownership). This tenure split reflects the Council's target quite closely. Affordable housing needs have been reviewed in the Council's Housing and Economic Development Needs Assessment (HEDNA). In future, the proportion of intermediate housing may increase marginally due to the July 2018 NPPF expectation that at least 10% of homes on major development sites are available for affordable home ownership.

Table 20: Tenure mix of affordable housing completions 2019-20 (Source: CDC Housing Delivery Team)

	Affordable/ social rented	Intermediate housing	Total
Affordable housing mix - SHMA policy target	70%	30%	100%
Affordable housing completions 2019/20 (gross)	83	64	147
% of total affordable housing completed	56%	44%	100%

Key Indicator: H6

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

8.29 Policy 36 in the Chichester Local Plan identifies that 59 pitches for Gypsy and travellers and 18 plots for travelling showpeople are required in the Plan area by 2027. Policy 36 was informed by the need identified in the Gypsy, Travellers and Travelling Showpeople Accommodation Assessment (GTAA) 2013, which has a base date of September 2012.

8.30 During the monitoring period, 5 sites were granted permanent planning permission for 7 Gypsy and traveller pitches. A total of 78 Gypsy and traveller pitches have been granted permanent planning permission in the Plan area between September 2012 (which is the base date of the GTAA) and 31 March 2020 (end date of this monitoring period). A further 5 pitches have been granted permanent planning permission since March.

Table 21: Net additional Gypsy and traveller pitches

Pitches granted permanent planning permission in monitoring period	7
Existing pitches lost as a result of development or closure in monitoring period	0
Net additional pitches in monitoring period	7
Total number pitches granted permanent planning permission between September 2012 and March 2020	78

8.31 During the monitoring period, 1 site was granted permanent planning permission for 1 travelling showpeople plot in the monitoring period. A total of 19 travelling showpeople plots have been granted permanent planning permission in the Plan area between September 2012 (which is the base date of the GTAA) and 31 March 2020 (end date of this monitoring period).

Table 22: Net additional travelling showpeople plots

Plots granted permanent planning permission in monitoring period	1
Existing plots lost as a result of development or closure in monitoring period	0
Net additional plots in monitoring period	1
Total number plots granted permanent planning permission between September 2012 and March 2020	19

Environment

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

Key Indicator: EN1

Proportion of SSSIs in favourable or unfavourable recovering condition.

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

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

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

8.36 In Chichester District, 49.3% of SSSI units are considered to be in a favourable condition, which is similar to the overall County figure of 50%. Of the SSSI units in the District assessed as being in unfavourable condition, 82 are categorised as recovering against 24 declining, with 4 units showing no change. Parts of the Chichester Harbour SSSI were reclassified from unfavourable recovering to unfavourable no change in February 2019. Overall 87.1% of the SSSI area is in favourable or recovering condition, falling short of achieving the Natural England target of 95%. The District Council has been working closely with Natural England and other partners including the Chichester Water Quality Group and the Partnership for South Hampshire Water Quality Group to determine the best way to address this, both through planning policy and when considering planning applications. Before the District Council agrees to a planning proposal such as that contained in a planning application or development plan document, it undertakes a Habitats Regulations Assessment to be certain the proposal will

not have an adverse impact on the protected site or sites. Certain types of new development must be nutrient neutral to avoid detrimental harm to Chichester Harbour’s ecology and conservation. The District Council has published information on achieving nutrient neutrality on its [website](#) including guidance from Natural England on completing a nutrient budget and advice on mitigation solutions where development is unable to achieve nutrient neutrality.

8.37 The Council has contributed towards the funding of a temporary Strategic Environmental Officer who will be working on nutrient mitigation across the wider Solent area, from December 2020.

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

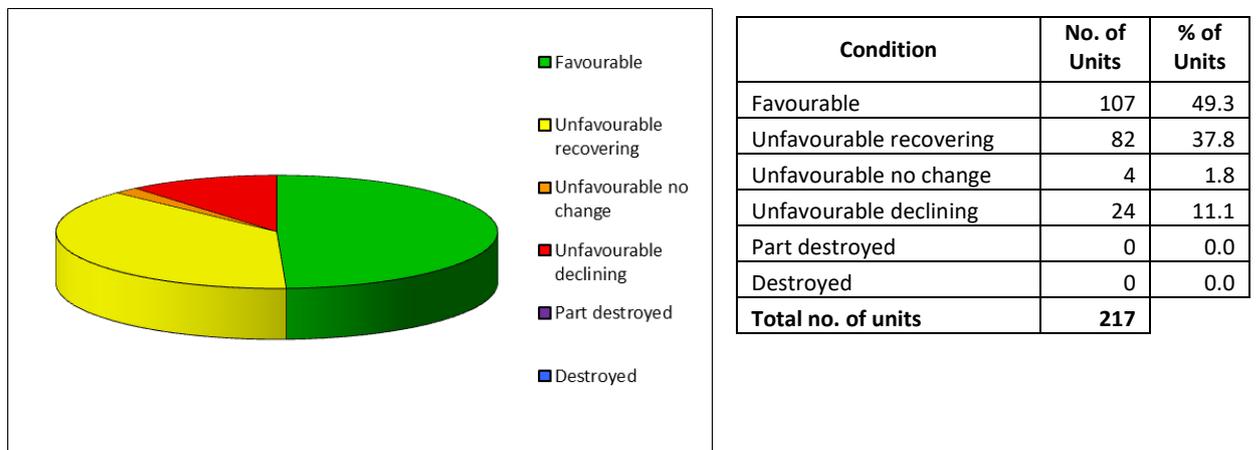
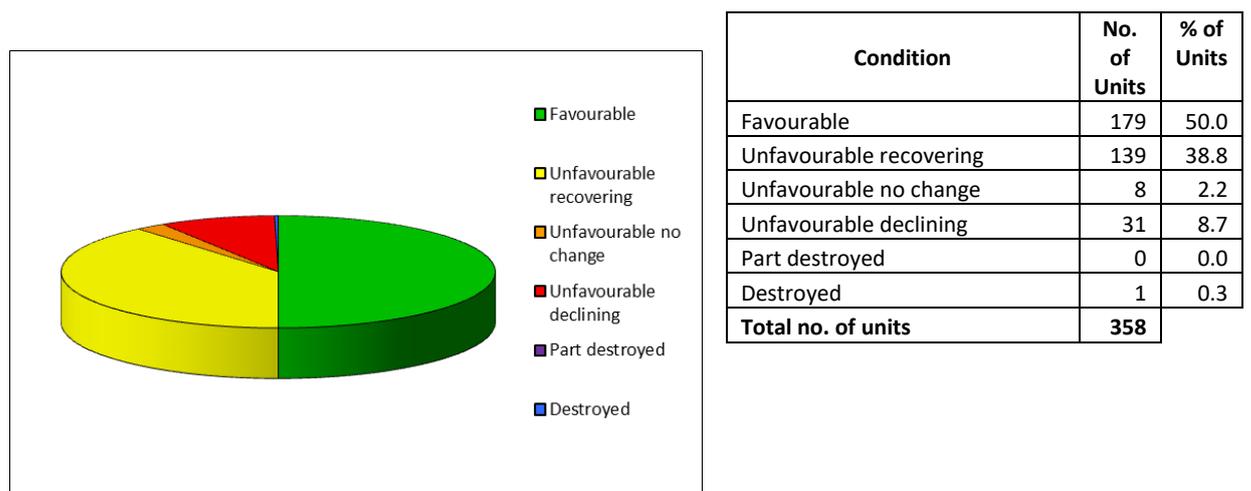


Figure 2: West Sussex SSSI Unit Condition (Source: SBRC)



Key Indicator: EN2

Preparation of Green Infrastructure Strategy by 2014

- 8.38 Policy 52 of the Chichester Local Plan adopted in 2015 sets out the expectations for new development to contribute to the network of green infrastructure across the Plan area. At that time it was expected that a more detailed strategy would be produced as an SPD – however the elements of the SPD have instead been covered by site specific concept statements and a Green Infrastructure Delivery Document as detailed below.
- 8.39 One of the priorities for the SPD was to identify the potential for creation of new or enhanced green infrastructure (GI) in relation to the strategic sites. However, this aspect has now been covered within the Concept Statements prepared by the Council for the West of Chichester and Westhampnett/North East Chichester Strategic Development Locations, the Tangmere Neighbourhood Plan and subsequent master plans prepared by the developers, for instance Shopwyke and West of Chichester.
- 8.40 The overarching Green Infrastructure Delivery Document produced in January 2016 is available on the Council's [website](#) and is guidance rather than formal policy. Although the delivery document does not have the same status as an SPD, it usefully brings together all the mechanisms and documents which provide guidance for planning applications for the delivery of GI as part of new development in the Local Plan area. The Green Infrastructure Delivery Document will be updated as new information becomes available.

Key Indicator: EN3

Visitor numbers and activities impacting on recreational disturbance within Chichester and Langstone Harbours SPA/Solent Maritime SAC, Pagham Harbour SPA and Medmerry compensatory habitat.

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

Chichester and Langstone Harbours SPA

- 8.43 As part of the Bird Aware Initiative evidence was collected from a series of car park transects, undertaken during the Winter 2016/17, counting parked cars and people around the Solent shoreline. The results collected provide baseline data for monitoring visitor numbers around the Solent. The survey was repeated in Winter 2018/19, using the same methodology and survey routes.
- 8.44 Survey Route 6 (Emsworth-West Wittering) encompasses 18 coastal car parks (one located outside of the District in Warblington). These were surveyed 12 times over the winter period and included a total of 887 car parking spaces. In 2016/17 an average of 139 vehicles was counted per survey event, which equated to 0.16 vehicles per parking space. In winter 2018/19 the average number of vehicles counted per survey event increased to 267.5, or 0.30 vehicles per parking space.
- 8.45 The car park surveys also included vantage point surveys which looked at the number of people on the coast at 6 of the 18 car parks on route 6, and what activities they were undertaking. The main activities recorded were walking and dog walking (69% of observed activity in 16/17, and 72% in 18/19).
- 8.46 The second survey shows a considerable increase over the baseline year of 16/17 with a 92% increase in the mean count per survey event. The count on 24/02/19 was much higher than any other survey (1,283 vehicles counted) - this may be explained by this date falling at the end of half term when higher than average temperatures for this time of year were being enjoyed. Excluding this event, the average from the other 11 surveys is 175 vehicles per survey event. This is still a 26% increase from 16/17. With only two surveys so far, a long term trend is still to emerge. The surveys will be re-run using the same routes in Winter 2020/21.
- 8.47 In the winter of 2017/18 Bird Aware undertook visitor surveys at 10 coastal locations across the Solent. At each location a tally of visitors was kept and interviews conducted with a sample of visitors. West Itchenor was the one survey location in Chichester District. This survey was repeated in Winter 2019/20.
- 8.48 In 2017/18, in West Itchenor, 91 groups were recorded, comprising 169 people and 50 dogs, making the site the 5th busiest of the 10 surveyed. In 2019/20 there were 97 groups comprising 192 people and 82 dogs – once again the site was the fifth busiest of the 10. From the 91 groups in 2017/18, 30 were interviewed: 14 (47%) were dog walking and 12 (40%) walking, a lower proportion of dog walking than the Solent-wide average split of 66% dog-walkers

and 21% walkers. In 2019/20 26 out of the 97 groups were interviewed, 16 (62%) were dog walking and 8 walking (31%) and this was much closer to the Solent wide average split (61%/ 25%) than the previous survey. West Itchenor also had a markedly lower proportion of visitors arriving on foot at 27%, (31% in 2019/20) than other Solent sites and a correspondingly higher percentage arriving by car at 73%, (69% in 2019/20). This pattern was reflected in the home postcode data collected which showed a greater spread of distances travelled (1-17km) to visit the site than all but one other of the sites surveyed. Most of the other eight surveys points showed visitors coming from a 0-6km range. In 2019/20 the median distance travelled was 5.0km compared to 2.3km Solent wide, which was the third highest distance travelled of the 10 sites.

8.49 For West Itchenor, only 40% (38% in 2019/20) of the interviewed visitors were frequent visitors, much lower than the Solent-wide average of 71% (60% in 2019/20). A pattern emerges that visits to West Itchenor tend to come further (but still within the District), come by car, visit less frequently than visitors on foot and walk a longer route (median = 3km, compared to Solent median of 2.2km) once at the Harbour. This in turn, suggests that increased population at the settlement hubs would in turn, without mitigation, tend to increase visitors at the harbour.

8.50 The visitor survey gives a baseline level of data for the Bird Aware project. The survey is due to be repeated at the same 10 survey locations in the winter of 2021/22 and at intervals thereafter. Over time, a trend will emerge and be reported on in future AMRs.

Pagham Harbour SPA and Medmerry

8.51 For Pagham Harbour there is limited monitoring data. A Joint Scheme of Mitigation, with Arun District Council, was agreed by Cabinet in January 2016. Subsequently in May 2017, a revised scheme was agreed following changes to Arun's projected housing numbers within the zone of influence for the Harbour. Whilst the strategic mitigation has now been agreed, implementation only started in the winter of 2019/20 and currently no monitoring for the area has been completed within the monitoring period.

Key Indicator: EN4

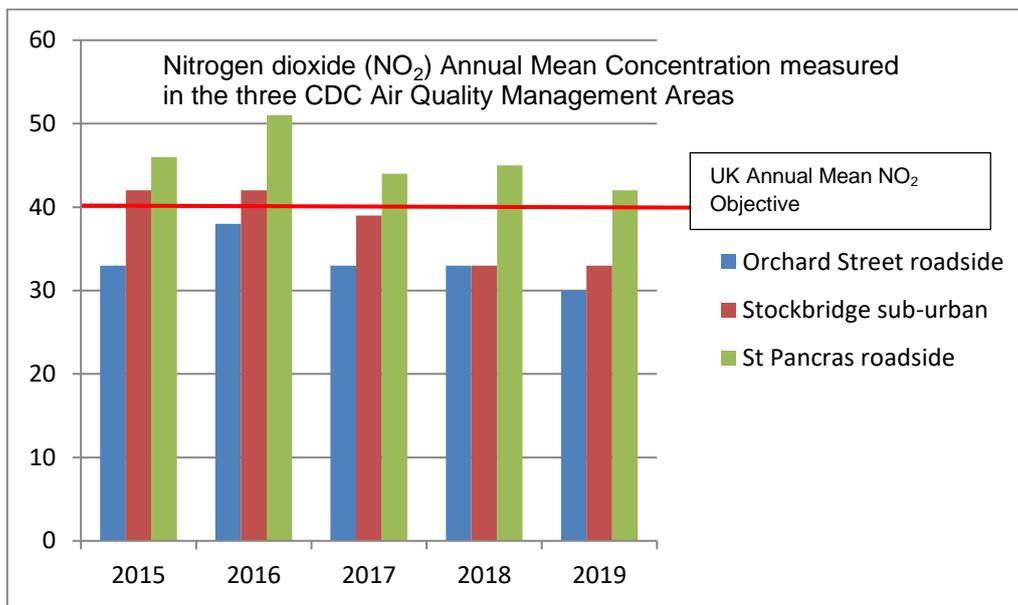
Air Quality Management Areas Nitrogen Dioxide levels

8.52 Air Quality Management Areas (AQMAs) are declared where air quality fails or is likely to fail an Air Quality Objective prescribed in regulations. Emissions from

road transport have a detrimental impact on air quality which has resulted in the declaration of three AQMAs for failure of the annual mean standard for Nitrogen Dioxide. Three Chichester AQMAs in parts of St Pancras, Orchard Street and at the A27 Stockbridge roundabout.

8.53 Air quality monitoring data (see Figure 3 below) indicates that annual mean Nitrogen Dioxide concentrations continue to improve in Chichester District. The data evidences that air quality at the Orchard Street and A27 Stockbridge roundabout AQMA are increasingly compliant with the annual mean standard whereas air quality in the St Pancras AQMA remains non-compliant. Computerised air quality modelling commissioned by the Council suggests continued compliance and that air quality in St Pancras will also become compliant in the life of the revised Local Plan.

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



Key Indicator: EN5

Conservation Areas with Character Appraisals

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

8.55 This key indicator seeks to review three CACAs per year during an eight year rolling programme. As part of a programme to update all the district's Conservation Area appraisals, the CACA for Selsey was updated in September 2017 and those for Fishbourne and Chichester in September 2018. An Article 4 Direction offering additional planning controls was confirmed for Chichester in September 2018. Article 4 Directions are still to be made for Selsey and Fishbourne.

Key Indicator: EN6

Carbon dioxide emissions - total and by sector per capita

8.56 Table 23 below provides a breakdown of CO2 emissions across the whole of Chichester District, including the SDNP.

8.57 The Department for Business, Energy and Industrial Strategy published figures for carbon emissions for local authorities for 2018 in June 2020. There is a two year time lag in terms of the Department for Business, Energy and Industrial Strategy reporting carbon emissions data. The most recent publication shows the per capita local CO₂ emission estimates in the industry and commercial, domestic and transport sectors for the years 2005 to 2018. Of particular note is the trend in falling domestic and industrial and commercial carbon emissions over the four year period together with a more recent fall in transport emissions. The overall totals show an overall decline in carbon emissions in Chichester District since 2015.

Table 23: Carbon emissions estimate (kilotonnes CO₂) (Source: Department for Business, Energy and Industrial Strategy)

Year	Industry and Commercial	Domestic	Transport	LULUCF*	Total
2015	287.1	235.7	309.1	-123.2	708.7
2016	268.1	221.5	319.1	-121.1	687.5
2017	264.0	208.2	318.3	-125.1	665.4
2018	256.7	206.2	306.6	-126.1	643.4

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

Strategic Infrastructure

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

Key Indicator: S1

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

8.59 In the monitoring year, any initial objections made by the Environment Agency were addressed through Flood Risk Assessments and/or incorporating their recommended conditions into planning decisions. The Council did not grant permission for any planning applications contrary to the advice of the Environment Agency on flood risk grounds during the monitoring period.

Key Indicator: S2

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

8.60 In the monitoring year, all objections made by the Environment Agency were addressed. Any objections were dealt with by incorporating the Environment Agency's recommended conditions into planning decisions.

Appendix

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

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

Monitoring Report

Made Neighbourhood Plans (1 April 2019 to 31 March 2020)

Birdham Neighbourhood Plan

Purpose

The purpose of this report is to provide information relating to the effectiveness of the policies contained in the Birdham Neighbourhood Plan, to assist Chichester District Council with the compilation of an Authority Monitoring Report. Although the period covered is 1 April 2019 to 31 March 2020 significant events occurring since 31 March 2020 are also noted.

Background

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

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

The vision of the Neighbourhood Plan is "To enhance Birdham as a beautiful harbour-side Parish with a close, supportive community at its heart, and to promote a sustainable thriving economy with a robust infrastructure and maintain the Area of Outstanding Natural Beauty, ecology and character of the harbour, canal and its rural and agricultural surroundings."

To meet this vision, 7 objectives were established, which lead to 24 policies drawn up. A summary follows:

Summary of Objectives

Objectives	Policies
HERITAGE Protection & Enhancement Protect and enhance the Parish's heritage for the benefit of tourists, existing residents and education of future generations.	1 - 2
ENVIRONMENT Conservation & Enhancement Conserve and enhance important ecological sites and links, including hedgerows, ditches and key species in these habitats.	3 - 6
COMMUNITY & LEISURE Preservation & Enhancement Preserve and enhance existing open community spaces and buildings and widen their use, including additional amenities and ensure community amenities are easily accessible to any new development to provide a 'Sense of Community'.	7 - 8

Objectives	Policies
TRANSPORT	
<p>Infrastructure Improve existing sustainable transport connections to and within the Parish, including public transport and access across major roads.</p>	9
<p>Road, Pedestrian & Cycle Safety Locate new development within walking distance of amenities and address the actual and perceived safety issues on roads and associated footpaths and cycle paths within and alongside residential areas.</p>	10 - 11
HOUSING	
<p>Housing Development Accommodate sustainable housing development in accordance with the Chichester Local Plan and ensure that the development of sites is appropriate for this rural location.</p>	12 - 15
<p>Housing Density & Design Ensure that the design, style and density of new housing are in keeping with the character of the Parish and the rural environment and that it is sustainable, free from flood risk with adequate parking provision and appropriate landscaping.</p>	16
<p>Housing Need Ensure that the mix of housing types and supply of social and affordable housing meets the needs of the Parish.</p>	17
DRAINAGE	
<p>Surface Water Identify issues to reduce the risk of surface water flooding in Birdham and immediate surrounding areas and take measures to ensure proper controls are applied to any development to eliminate flood risk.</p>	18 - 20
<p>Waste Water Identify issues to eliminate the risk of sewage infiltrating into surface water systems and properties and risks of discharge into the environment and ensure that there is sufficient headroom at the treatment works for any additional development.</p>	21
BUSINESS/LOCAL ECONOMY	
<p>Development & Growth Support the retention, development and sustainable growth of new and existing businesses, including core industries important to the local economy and community and home workers.</p>	22 - 23
<p>Business Infrastructure Improve mobile phone signals and provision of high speed broadband.</p>	24

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

Evaluation

Heritage

Policy 1 - Heritage Assets & Their Setting

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

Policy 2 – Archaeological Sites

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

Environment

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

Policy 3 – Habitat Sites

Development must avoid harming existing ecological assets.

Policy 4 – Landscape Character and Important Views Any development must maintain the local character of the landscape.

Policy 5 –Light Pollution Any development must limit the impact of light pollution from artificial externally visible light sources.

Policy 6 – Biodiversity Any development must maintain and enhance the current biodiversity status of Birdham, in accordance with the CDC Local Biodiversity Action Plan.

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

Community and Leisure

Policy 7 - Integration & Sense of Community

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

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

The Neighbourhood Plan will resist any change of use or loss of Assets of Community value

These policies have been met during the monitoring period.

Traffic Impact

Policy 9 Traffic Impact

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

Policy 10 - Footpaths & Cycle Paths

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

Policy 11 Village Severance

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

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

Housing

Policy 12 - Housing Development

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

The current state of housing development is: -

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

Policy 13 - Settlement Boundary

The Settlement Boundary Area (SBA) for Birdham has been reviewed.

Policy 14 - Windfall Sites

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

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

Policy 15 - Rural Area Policy

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

Policy 16 - Housing Density & Design

Policy 17 - Housing Need

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

Overall, progress on housing has been good, with 75 houses completed, and technical starts made on 15, the indicative number of 50 will easily be met. Please note that this number of 50 was meant to be sufficient to last until 2029.

Drainage

Policy 18 - Flood Risk Assessment

Policy 19 - SUDS Design & Management Development

Policy 20 - Surface Water Run-off

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

Policy 21 - Wastewater Disposal

These policies have been met during the monitoring period

Business

Policy 22 - Development for Business

Policy 23 - Retention of Business

Policy 24 - Broadband and Telecommunications

These policies have been met during the monitoring period

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

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

Action Plan

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

Ref	Item	Action	By Whom	Progress
Policy 24	Broadband & Telecoms	Lobby for improvements to both	Parish Council	Ongoing
Proposal 5	Business Support	Set up local business directory and seek business mentors	Business Group	Ongoing

Conclusion

The Birdham Neighbourhood Plan has provided a good guide on which to base planning decisions, and has been helpful in a number of instances. Progress towards meeting the indicative housing target is very good, with completions and planning permissions at 90 against an indicative figure of 50, which were required by 2029.

In view of the Local Plan Review, currently under way, Birdham Parish Council has initiated a Neighbourhood Plan Review, which is making progress.

**BOSHAM PARISH COUNCIL
NEIGHBOURHOOD PLAN
MONITORING REPORT**

1 Car Park (6.6)

The leylandii in the car park have been felled and native trees are due to be planted as replacements.

2 Old Bridge Meadow and new Hedge (6.6)

The Hedge project along the A259 continues to do well and wild flower areas are being encouraged on Old Bridge Meadow.

3 20 mph scheme (Policy 9 / 6.13)

The Bosham Association continues to explore the possibility of introducing a 20mph scheme throughout all the residential areas of the village.

4 In January 2019 planning permission was granted for 50 dwellings at **Highgrove** Farm. This development has been delayed while the agents consider the whole site for approximately 300 dwellings in line with the latest draft Local Plan.

5 Monitoring and review

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

Chidham & Hambrook Neighbourhood Plan Monitoring Report to 31 March 2020

Report Period - This report covers the period between 1 April 2019 and 31 March 2020.

1. The Chidham & Hambrook Neighbourhood Plan has proved a useful document over the last 12 months being referred to in two major development planning applications submitted during the period, and other smaller applications.
2. A new open space identified within the plan off Broad Rd, has now been transferred in to Parish Council ownership. This is identified in the Settlement Area Map in green. Work has started on the maintenance and improvements to this area.
3. In the 12 months to end of March 2020 a number of planning applications were put to the Parish Council for consideration of which the following made reference to the Neighbourhood Plan as a guiding document. During the committees review of each application where necessary, especially applications for a number of dwellings, the committee made reference to the relevant sections of the Neighbourhood Plan. The following applications were of particular note regarding the Neighbourhood Plan Policies on land allocation, environment and landscape. I have not listed every planning application reviewed by the committee as they were mainly for small extensions to existing buildings.

18/00810/FUL Outline Application for Residential Development of 42 Dwellings with all matters reserved other than access. Flat Farm Broad Road Hambrook PO18 8RF (validated 2/4/2019) The Neighbourhood Plan was referred to both by the developer PNH Properties, and the Chichester Harbour Conservancy, as well as many resident objectors. The plan was subsequently withdrawn in July 2019

20/00412/OUT Outline Application for the construction of 35 no. affordable residential dwellings for first time buyers and those looking to rent their first home (Paragraph 71 entry-level exception site), with all matters reserved other than access. | Land Off Broad Road Broad Road Hambrook PO18 8RF (Validated 17/2/2020) The Neighbourhood Plan was referred to both by the developer PNH Properties, and the Chichester Harbour Conservancy, as well as many resident objectors. In addition it was pointed out that a comment made about the Neighbourhood Plan by a planning inspector, when making an appeal judgement in another case, contradicted an assertion and claim of support for the proposal by the developer. The application was subsequently amended, but eventually went to appeal on the basis of non-determination, and the Council Planning Committee agreed to contest the appeal (pending).

4. The Parish Council are working on several projects to improve the facilities within the Neighbourhood Plan area. We continue to watch landscape and environment to protect the area and ensure all changes and new development proposals retain the overall rural nature of the village, both in spirit and in accordance with the Neighbourhood Plan where at all possible.
The parish raised £15,330.37 of CIL money during the period and CIL grant funding was spent on 6 projects.
5. The Neighbourhood Plan is under review along with the Local Plan for the district. This process is not expected to be completed before later in 2021. Significant changes to the Neighbourhood Plan and its polices are envisaged. This will include changes to Policy LP1 regarding windfall sites and the revision of other policies, as well as the allocation of new housing according to the needs determined by the revised Local Plan.

FISHBOURNE NEIGHBOURHOOD PLAN MONITORING REPORT (1 April 2019 – 31 March 2020)

PROJECTS

1. Housing & Planning

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

The Conservation Character Appraisal strengthens the NP Policy H1 Heritage Protection.

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

In February 2020 the Parish Council held a public meeting and subsequently objected to an application for an Entry Level Exception Site on Bethwines Farm which was then refused by Chichester District Council. This application was contrary to Policy E2 (Protection of agricultural land), parts of Policy D1 (preventing coalescence, adequate amenity space, being visually attractive) and Policy ENV 3 (flood risk).

2. Local Economy and Tourism

There has been no progress during this period.

3. Environment

The Parklands Flood Prevention Group continue their work, funded by Operation Watershed, clearing culverts and the drainage network and surface water flooding in Fishbourne has been considerably reduced through their work.

4. Travel and Transport

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

Policy T1 Sustainable Transport: The Parish Council's application for a Community Highway Scheme to provide a pavement along the southern part of Blackboy Lane, which would meet the Parish Council's footpath was successful.

FPN Project 7a: The Parish Council applied for New Homes Bonus 2019 to fund a scheme to establish lighting along Emperor Way – part of the Sustrans cycleway/footpath between Chichester City and Fishbourne.

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

5. A Sense of Community

The Parish Clerk has been developing the Council's Facebook presence

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

Work continued on a village resilience plan.

Monitoring and Review

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

Lucy Wright
Parish Clerk September 2020

KIRDFORD NEIGHBOURHOOD PLANNING MONITORING REPORT 2020

PLAN WAS MADE JULY 2014 REPORTING PERIOD: April 2019 to 31 March 2020

The Neighbourhood Plan which runs for the plan period 2014 - 2029 continues to be in force in the Parish. In line with stated policies, the Parish Council conducted a review of the plan and concluded that only minor updates were required and no material change was necessary that represented a material change which may have triggered a new referendum.

This review was conducted with the assistance of a planning consultancy.

The site KSS(1) referred to locally as the CALA HOMES site remain undelivered. CALA Homes made a significant appeal to the planning committee to change its previous decision to support phasing on the site (in compliance with the NP) and permit the construction of the site without phasing restriction claiming it wanted to “get on with building the site”. The Committee went against the NP and permitted under application 19/00086/FUL the development of the site without phasing. This served only to increase the commercial value of the plot, and CALA is now reported to be selling the site. This has caused significant delays to development of the site which would have been avoided if the Officers and Planning Committee had backed the policies in the Neighbourhood Plan. Instead, we are now awaiting the delivery of the site.

As a side note - this was the first test of the Neighbourhood Plan and it was disappointing to see that insufficient weight was given by the planning officers and the Planning Committee, to the wishes of the Parish embodied in the Neighbourhood plan.

The provision for 9 dwellings on the site KSS(2) Townfield site remains undeveloped. The Community Land Trust had several exchanges with the landowner to move the site forward. The proposed outline for KSS(2) as outlined in the Neighbourhood Plan remain in force and is unchanged. With large developments in the area reducing their ambitions and, in some cases, handing back land options, as well as any lack of evidence of growing need in the Parish which cannot be serviced by the build-out of KSS(1), we see no reason to change our own ambitions for KSS(2). The Parish also recognises that the immediate priorities following the completion and full habitation of KSS(1) is an impact assessment of the development before any significant changes to the Neighbourhood plan are considered

All other provisions and Policies remain intact and we see no requirement for changes for the next planning period. For this reporting period the Parish worked to the most recent 2018 HELAA document issued in which Kirdford has a Zero(0) allocation for the plan period up to 2035.

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

Section	Do what	Comments	Further notes
Proposal 3 – Bus on Demand	Delivered	The local Bus Service has been significantly reduced and it was thought that a Bus -on-Demand service would be a good idea.	Low demand for community bus that is in place. Increasing this service may not be viable. [for now at least]
Proposal 4 - Butts Common	Delivered	Land belongs to National Trust. Decided against Pond due to safety, and in consultation with Parish & National Trust, play equipment is being replaced on Butts Commons.	Deposit paid and National Trust license granted.
Proposal 5 - Play area off School court	Delivered	Delivered circa summer 2016	Actively used by the village.
Proposal 6 – Enhance Kirdford Village Stores as a meeting place	Delivered	Notice board in place, outside seating and benches at the shop.	information board, events and benches. The outside seating areas are well used by residents and visitors.
Proposal 7 - Seek to provide for new school facilities in/ around Kirdford	On-going - Supported	The Village supports Plaistow & Kirdford Primary School through fundraising initiatives.	A number of grants have been made.
Proposal 9 – Provide Workshop Spaces for Local Crafts on Main Road Site Opposite Kirdford Village Stores.	One space has been delivered (Dog grooming Service)	Another unit would be welcomed if appropriate plans were submitted.	New commercial unit approved and build next to dog grooming service.
Proposal 12 - Develop a Kirdford & Kirdford Area footpath map & Way finding Scheme	Delivered	Two of these now in place. 1 at the Foresters front garden and one at the Shop.	

Proposal 16 – Provide new landscaped parking in central area of Townfield.	In progress -	Going forward to consultation with residents & landowner.	
Proposal 17 – Strengthen footpath network and bird-hides.	Delivered & Ongoing	Some footpaths through the village have been upgraded. The rest is ongoing.	

Loxwood NP

Monitoring report

1 April 2019 to 31 March 2020

Note: The Plan was made on the 14 July 2015

General

Decision Notices continued during 19/20 to be issued by CDC but not cross referenced to relevant valid NP policies which are unique to the NP. This precludes the applicant having to comply with the specific policies in the NP. It is essential that when a decision is made which is contrary to parish council observations a narrative should be supplied addressing the parish council observations and advising all why they have been overruled.

Policy 1- Housing Allocation

This policy allocates a minimum of 60 houses on allocated and windfall sites within the Settlement Boundary (SB). The Nursery site for 43 houses has now been built out and is fully occupied .

Policy 2- Settlement Boundary (SB)

The SB is defined in figure 6 of the NP. Within the SB there is a presumption of sustainable development as defined in district and national planning policies.

Policy 3-Sites Assessments and Allocation of Sites

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

Policy 4- Land at Farm Close

This policy allocates 17 houses at Farm Close. The policy also makes provision for community benefits to include a Community Parkland, additional car parking for the doctor's surgery, community green and a contribution towards traffic calming. Appendix 1 and 2 of the NP define the allocation. The site was granted full planning consent as per appendix 1 and 2 in September 2014. Since planning consent was granted, the site has been sold to another developer who has reapplied for planning for a larger number of units (19 rather than 17). The developer has stated that the site is not viable with 17 houses due to Southern Water's initial requirement for a payment of £500K plus to facilitate infrastructure improvements to allow connection. This new application reduces the affordable element of the housing from 8 to 6 and

increases the open market element by 2 houses. The extent of the development also breaches the Settlement Boundary. The application therefore is not in compliance with policy 4 of the NP. LPC have objected to a recent revised application as it contravenes a number of policies in the NP. Planning consent was refused by CDC in January of this year. The applicant has not appealed the decision and the time limit has expired. No further information is available concerning this allocated site.

Policy 5- Land at Nursery site

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

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

With hindsight, it would have been better if the traffic calming policies had defined a specific calming measure rather than an objective. This will be corrected in the revision of the NP.

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

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

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

The sewer infrastructure for the development does not meet the intent of policy 8 Foul Water. LPC wrote to CDC informing CDC that compliance with planning condition number 10 had not been complied with. The developer had illegally connected to the public sewer network. Enforcement action was taken by CDC under discharge of condition 18/02247/DOC. This only provides for a temporary solution and requires the sewerage to be stored on site and tankered out when the network is at capacity. I understand that the residents association have now agreed that the storage tanks solution is to be adopted by Southern Water.

Policy 6- Local green Spaces

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

Policy 7-Street Lighting

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

There was opportunity for LPC to work with the developer and CDC to ensure that compliance with the policy was delivered during reserved matters.

Policy 8 –Foul Water

This policy seeks to ensure that any new connection to the sewer network is only made if sufficient capacity exists in the network and that any new connection does not increase the risk of system backup or flooding. LPC oversight of the policy has proven to be difficult as Southern Water are not statutory consultees and only give advice when asked by the planning authority. This has led to communication difficulties with Southern Water who has refused to respond to LPC requests for information concerning the Nursery site development. CDC planning officers are not sewerage engineers and are thus only able to follow Southern Water's advice and stated requirements. More recently in April 2018 when the new Charging Legislation under the Water Act 2014 came into force, the onus has been removed from developers to fund sufficient sewerage infrastructure for their development. The duty to connect that is imposed on the Water Authority results in a temporary cheaper solution found for the site rather than an infrastructure upgrade which is desperately needed.

In the instance of the Nursery site, it does not appear that Southern Water is aware of the NP policy. LPC has tried to work with CDC on the reserved matter to ensure

to its satisfaction that the NP policy is met. This lack of communication has resulted in the Nursery site residents having to maintain a private sewer network of pipes and storage tanks due to Southern Waters refusal to adopt the system put in by the developer and approved by CDC.

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

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

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

Policy 9 – Housing Density

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

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

Policy 10- Build Environment Vernacular

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

LPC were active in discussions with the Nursery site developer to influence the final exterior design of the houses to one that better fits the vernacular of the village. The lesson learnt from this engagement was that the policy is working and LPC need to be vigilant and work with both CDC and developers to deliver the "vision" of the policy. LPC objected to revised plans for the Farm Close site as they did not meet the Policy requirements.

Policy 11- Wey and Arun Canal

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

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

Policy 12-The Rural Area

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

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

So far, in the time since the NP was Made, no applications have come forward to promote business development or agricultural workers housing in the rural area

Policy 13-Housing Extensions

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

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

Policy 14- Economy and Business

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

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

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

Policy 15- Telecommunications and Connectivity

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

Policy 16- Traffic Calming

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

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

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

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

Policy 17- Environmental Characteristics

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

Policy 18-Flood Risk

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

SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN (SPNP) 2014 – 2029 Fifth Monitoring Report – period 1 April 2019 to 31 March 2020

“The SPNP will be monitored by the local planning authority and Southbourne Parish Council on an annual basis as part of the Chichester District Annual Monitoring Reports.” (SPNP para 3.3).

The SPNP was “made” in December 2015. It has been used by the District Council alongside the Chichester Local Plan to guide development in the Parish.

POLICIES

Policy 2: Housing Site Allocations

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

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

The District Council holds the detailed record of all permissions granted for new housing in the Parish.

Policies 1 and 2: Sites not allocated in the SPNP

Two sites, both which lie outside the Southbourne Settlement Boundary, have been allowed on appeal despite rigorous objections from the Parish and District Councils and local residents. These permissions follow a pattern of increasing pressure from government to permit more housing.

Breach Avenue – Proposed development for up to 34 dwellings (18/03145/OUT) . This site lies outside the Settlement Boundary set out in the SPNP. It was opposed by the Parish Council and the District Council as its development was considered to be contrary to the policies laid down in the Local and Neighbourhood Plans. The application was refused, but allowed on appeal in November 2017 by a Government Inspector. He concluded that the stock of permissions for housing in the District as a whole was insufficient to last five years and therefore the District Local Plan policies were not relevant, and in accordance with Government policy permission should be granted unless there were any over-riding adverse effects. He did not accept that the increase in traffic over the level crossing arising from 34 dwellings, or the value of the old orchard on the site were sufficiently adverse, and that there were no significant environmental or infrastructure constraints. He considered that 34

units represented a relatively small increase over the amount already allocated in Southbourne, an identified Settlement Hub. He decided that the development was not contrary to the SPNP because Plan Policy 1 did not refer to development proposals outside the Settlement Boundaries.

It is worth noting that the original draft of SPNP Policy 1 included the following sentence: “Development proposals outside the Settlement Policy Area Boundary will be required to conform to development plan policy in respect of the control of development in the countryside.” It was a cross reference to the Local Plan policy which generally precluded development outside Settlement Boundaries. This sentence was deleted on the recommendation of the Neighbourhood Plan Examiner; had it remained the appeal outcome may have been different. The District Council challenged the decision in the High Court and subsequently in the Court of Appeal on the basis that the decision did not give due weight to the overall “aims” of the Neighbourhood Plan including resisting development north of the Stein Road level crossing. Both Courts dismissed the District Council’s case and development is now able to proceed.

Land North of Cooks Lane - Outline application for 199 dwellings (18/03145/OUT) Rydon Homes Ltd. was refused permission in March 2019. The application was allowed on appeal in March 2020. The Inspector considered that while the District Council was able to demonstrate a five year supply of housing permissions (5.17 years, a surplus of 55 units over the 2,313 required), this was likely to need a boost in the near future to secure the supply of housing in accordance with government objectives. He had regard to the Breach Avenue decision and considered that while the Rydon site lay beyond the Settlement Boundary it was generally unconstrained and there would be local benefits including the provision of affordable housing and infrastructure contributions. He concluded that the adverse impacts would not outweigh the benefits which were sufficient to overcome conflict with the Local Plan and the aims of the Neighbourhood Plan.

Site on the A259 immediately west of Prinsted – Proposed single pitch gypsy site with caravans, hardstanding and utility building (18/03428/FUL). The application was refused permission in March 2019 and dismissed on appeal in March 2020. The appeal Inspector considered that the main issue was the effect on the Chichester Harbour Area of Outstanding Beauty which has the highest level of protection in respect of landscape and scenic beauty. He noted that the proposed development and the associated arbitrary subdivision of the paddock would be visible and out of keeping with land that is presently open, and natural in character in common with the adjacent fields to the south and west. He considered that the gradual urbanisation that has occurred places significant importance on preserving a sense of openness and separation between settlements where that remains and concluded that while there were other material considerations including personal circumstances, these were insufficient to overcome the harm would result.

Policy 3: The Green Ring

Areas of open space and footpaths connecting the new developments to existing routes are currently being laid out by the developers at Priors Orchard and at Southbourne Fields as part of and linking to the future Green Ring for Southbourne. Both open spaces will provide new fully equipped childrens' playgrounds which will increase the total number of playgrounds in Southbourne to three.

A further fully equipped childrens' playground is being provided at Meadow View. It will be the first in Nutbourne.

The developer (Miller Homes) has agreed that the 14 allotments provided at Southbourne Fields will be managed by the Parish Council and the necessary paperwork is almost complete.

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

A planning application (18/00201/FUL) to replace the former Co-operative store on Main Road, Southbourne with five dwellings was refused permission in May 2018. It was considered contrary to Local Plan policies and to Policy 6 of the Neighbourhood Plan (due to the consequent loss in retail floor space) and Policy 4 (due to the unsatisfactory design and layout of the proposed dwellings). An appeal (written representations) was dismissed in April 2019. The Inspector concluded that the proposed development would result in material harm to the character and appearance of the area and the living conditions of both the occupants of existing properties in the area and the future occupants of the proposed development. Moreover, he considered that the proposed development would harm the vitality and viability of Southbourne village centre.

A further application was submitted in December 2019 (19/03046/FUL) proposing the subdivision of the building with the front two storey part providing a hot food (pizza) takeaway on the extended ground floor with flats over (two) on the first and second floors. The application did not include any proposals for the rear part of the building. The Parish Council has raised objection. A decision by the District Council is awaited.

Policy 7 : Environment

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

Footpath Monitoring – continues to be undertaken by local volunteers to supplement the reduced frequency by WSCC rangers by notifying them of problems in advance of their own survey. The surveys now work on a 15 month cycle to cover different times of the year and this works well. The local volunteers completed their survey work in July 2019. The WSCC ranger's report is awaited. The next survey will be undertaken by the volunteers in November 2020 with the subsequent WSCC survey in December.

Tree planting and maintenance – 900 whips were received and distributed in January 2020. Approximately 30 of these were planted by volunteers along Footpath 212 to replace those that had not survived the drought. Approximately 50 were planted alongside the southern section of Footpath 259, and 100 were given to the Fishbourne Roman Palace to fill in gaps in the boundary hedging. The rest were distributed to Southbourne and other Bourne residents for their gardens, the rewilding of farm paddocks and hedge planting.

Footpath 212 – The footpath was cleared of nettles and regular maintenance of the ditch, tree and riparian planting was undertaken throughout the year. The Friends of Chichester Harbour joined one of the working parties in the Spring 2019 and made great progress clearing the ditch southwards as far as the point where footpath 212 meets 211.

Footpath 257 – The bank between the footpath and the Ham Brook (between the A259 and the railway line) was planted with wild flowers and tree whips and a hurdle fence was created to provide security for Nutkin Barn and a barrier to the deep retaining ditch. The developer (Pallant Homes) assisted by storing the plants and providing water. The footpath finger post was removed without permission but a sign on the gate of Nutkin Barn has now replaced it.

Holm Oak corner (Hartland Close/Stein Road) -- WSCC carried out some careful remedial work to level the footway where the tree roots were causing difficulties to pedestrians. The brambles and a considerable amount of litter were removed by volunteers. It is intended to undertake a planting scheme with the possible installation of a bench subject to permission from WSCC Highways and the ending of the coronavirus lock down.

Bioblitz 22 June 2019 -- Residents and children from the local schools recorded wildlife spotted in the Parish and the results were forwarded to the Sussex Biodiversity Records office for verification and up-loading onto their data base. The day included moth trapping and bat detection.

Litter picking – Volunteers undertook Parish wide litter picks in July and November 2019 with equipment supplied by the District Council. Around 20 local residents now regularly volunteer. Programmed litter picks during the early part of 2020 were cancelled due to bad weather and outbreak of coronavirus.

Courses – SEG volunteers have attended on courses including “Riparian Plants” which included instruction at Brook Meadow (June 2019), and on Dormice recording.

Policy 8: Education

Contributions towards the provision of education within West Sussex are made by developers. These funds go into a central “pot” controlled by WSCC which allocates spending as and when local need arises. Two projects at the Bourne Community College are under way; the provision of five new classrooms and a floodlit MUGA with associated facilities, and a new Special Support Centre.

Policy 9: Community Buildings

Age Concern Centre, New Road - A lease has been signed covering the period up to September 2021.

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

Community Shed at the Village Hall car park. The supply of equipment from the shed to trained volunteers is managed by the Parish Council (SEG). It is a resource for use by other Parish Councils on request.

PROPOSALS

Proposal 2: Financial Contributions from Development

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

Infrastructure Projects

Transport – improve pedestrian access to the railway station and secure cycle parking An informal first site visit with a representative of Network Rail took place in January at the station. Significant funding for this project arising from developer 106 Agreements has been confirmed by WSCC. Initial views from Network Rail are awaited.

PLAN REVIEW

Chichester District Council is reviewing its Local Plan and is proposing that Southbourne Parish accommodates a minimum of 1,250 additional dwellings by 2035. The Parish Council is in process of reviewing the Neighbourhood Plan so that, in consultation with the local community, there would be direct local influence on how this might be implemented. Planning Consultants have been advising and assisting since April 2018.

Two local public consultations in the Parish have already been held. The first was in December 2018 when views were sought on a new “vision” for Southbourne Parish. The second was in March 2019 at which three broad options for future growth were highlighted which may be summarised as:- a major expansion to the west of Stein Road, a major expansion to the east of Stein Road, and expansion from a number of small sites distributed more widely throughout the Parish.

The third public consultation was held on 1st and 2nd December 2019. This set out information on the two options for major growth – east or west of Stein Road. A considerable amount of technical work is underway.

The loss of the two appeals at Breach Avenue and North of Cooks Lane make it imperative to get a reviewed Neighbourhood Plan in place. There has been delay in the Chichester Local Plan review timetable, which in turn has an effect on the timing of the SPNP review. Discussions continue with the District Council on the form and content of the reviewed Neighbourhood Plan.

31st March 2020

WISBOROUGH GREEN PARISH COUNCIL

NEIGHBOURHOOD PLAN MONITORING REPORT TO PERIOD END 31ST MARCH 2020

Prepared November 2020

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

The Parish Council is undertaking a review of the Neighbourhood Plan with the intention to allocate further development sites, update statistics, legislation and referencing as necessary, and amend policies to improve clarity. A site consultation event was held in September 2019 and a community questionnaire circulated in early 2020 to inform policy changes.

General

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

Greenways Nursery: There has been no change to the last report. This site is for 10 static residential caravans which continues to be marketed; it appears that there is little interest with only one or two caravans being onsite and occupied.

Great Meadow: Construction of this Jones Homes site (Land South of Meadowbank with marketing name Bluebell Meadow) has been completed. As of October 2020, 5 of the 15 open market properties are being advertised for sale on Rightmove.

Songhurst Meadow (Winterfold Fields): Development is under construction, delayed due to Covid-19.

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

Policies

1. In general, the Parish Council is pleased to see reference to NP policies in both CDC decision statements as well as Planning Inspectors' Appeal Decisions. However, there have been a few occasions when the policy intent has not been acknowledged by the Planning Authority.
2. Policy ED1: Development of New and Existing Business
18/03350/FUL – Decision Notice dated 21 June 2019

The following was also provided for the report for year end March 2019:

An application to provide additional hard parking at Fishers Farm Park highlighted some ambiguity. After considerable discussion between local residents and the park owner and representation to the Parish Council, a compromise was eventually reached. It should be noted that the NP is underpinned by the Village Design Statement in which 10 areas have been assessed in terms of character and landscape. Expansion of commercial activity which creates change to these areas eg destruction of green field and diminished views should be compliant with this policy to avoid commercial sprawl and harmful change. Amendment to this policy within the NP review will provide greater clarity.

2. Policy EN2: Landscape Character and Open Views

Policy EN4: Conserving and Enhancing the Heritage Environment

19/01926/FUL – Decision notice dated 11th November 2019

The following was also provided for the report for year end March 2019:

A large agricultural plastic poly-tunnel was erected in the side garden of the Bat and Ball Public House without planning permission. Despite objection from the Parish Council on the grounds of the unsightly nature of the construction being in immediate proximity to this listed heritage building and restricting the view across the garden to the building from Newpound Lane, retrospective permission was granted by the CDC Planning Committee. This permission is not compliant with the above NP policies and the condition placed on the permission is contradictory in that it acknowledges the impact on the heritage building and requiring its removal in entirety when no longer used for agricultural purposes.

It is therefore very disappointing that the CDC Officers and Planning Committee did not support the NP policies. (Planning Committee decision made on 6th November 2019).

3. Policy DS3: Housing Extensions – Style and Vernacular

19/02700/DOM & 19/02701/LBC

The Parish Council was disappointed to note that the Planning Authority disregarded comments in relation to an application for the construction of a single storey side/rear extension on a Listed building. Although the Parish Council had no objection in principle to the extension, the Council felt that the design was contrary to Policy DS3: Housing Extensions – Style and Vernacular.

4. There have been several applications which include skylights, lanterns or a large amount of glass. Being in 'the setting' of the South Downs National Park, the Parish Council supports the SDNP dark sky initiatives and, as such, has requested automatic blinds or glazing film to prevent the egress of light at night. It has been noted that there is inconsistent reference to this request by the Planning Authority. Although the NP includes an intent to prevent the introduction of unnecessary light pollution in a dark rural area, the policy itself relates to Street Lighting. This will therefore be amended in the NP Review to give clarity, evidenced by community support.