

# **Chichester District Council Authority's Monitoring Report**

**1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021**



**January 2022**

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# 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 2020 to 31 March 2021; however, significant events occurring since 31 March 2021 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.
- **Developer Contributions:** Further to changes to the CIL Regulations during the monitoring period, details on CIL receipts, Section 106 financial contributions as well as expenditure on infrastructure are now provided in separate reports – links to these reports are supplied in section 6.
- **Duty to Cooperate:** This section explains the work undertaken by the Council and the surrounding authorities to address the strategic planning issues relevant to the area.
- **Policy Indicators:** This section assesses the performance of indicators identified in the monitoring framework of the Local Plan.

## Policy Monitoring

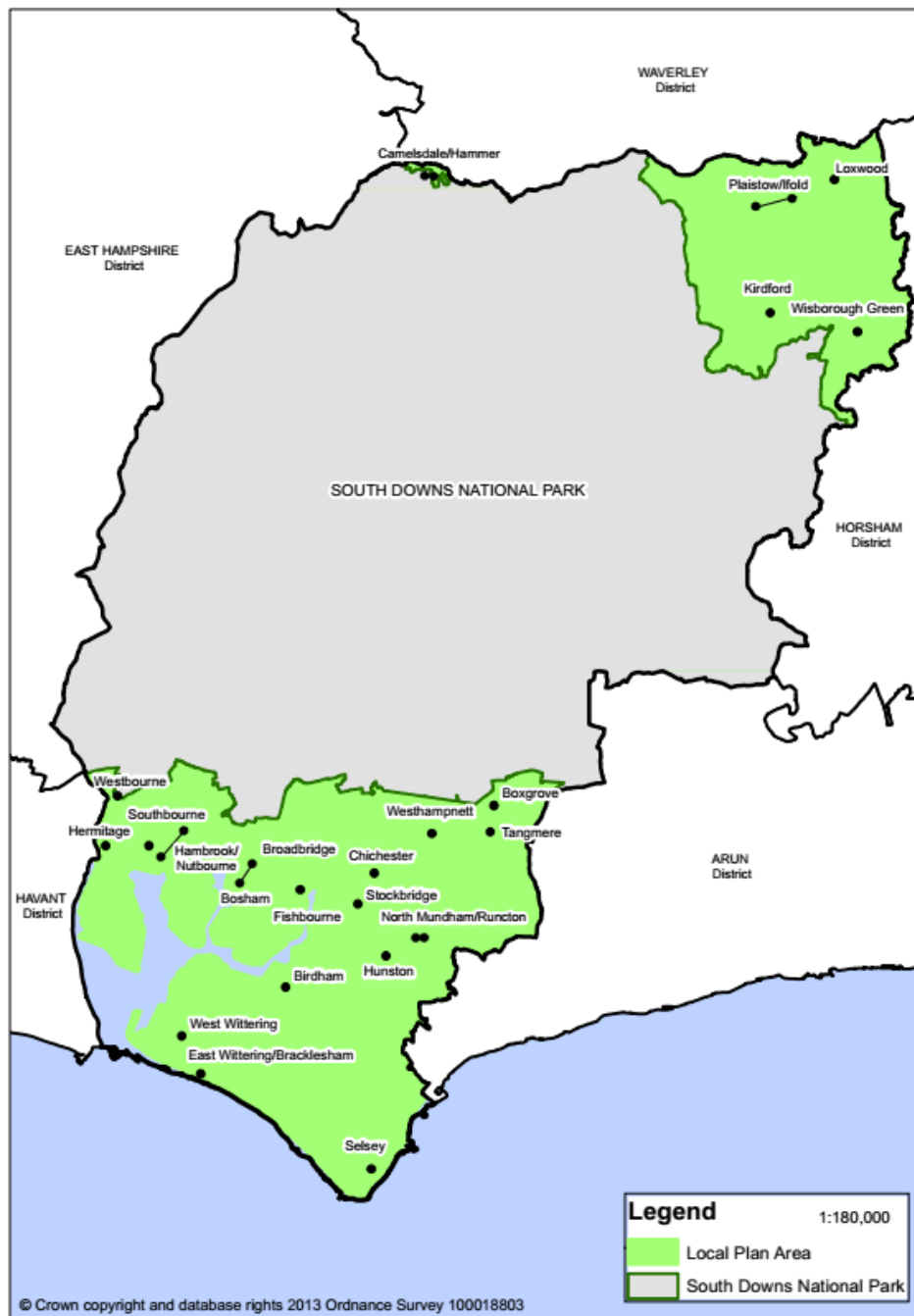
- 1.5 On 1 April 2011, the South Downs National Park Authority (SDNPA) became the local planning authority for the South Downs National Park (SDNP) area which covers a large area of Chichester District. This AMR covers the Chichester Local Plan area only which excludes the part of the District covered 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.

# Context and Headline Issues

## Context for Local Plan area

- 2.1 The Local Plan covers Chichester District excluding the area within the South Downs National Park (SDNP). The South Downs National Park Authority is the Local Planning Authority for the SDNP area.

**Map 1: Chichester District – showing the extent of the Chichester Local Plan area and South Downs National Park**



## **Headline Issues for Local Plan area**

### ***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. On 15th July 2020, the adopted Local Plan became 5 years old, so from that date the Council's five-year supply must be assessed against the standard methodology for assessing housing need. This increased housing need from 435 to 634 dwellings per annum. The Five-Year Housing Land Supply assessment as at 1<sup>st</sup> April 2021 reported a 5.3 year housing supply.
- 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. 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 In the absence of a government funded scheme for the A27, the Council has undertaken significant additional work to assess the impacts upon the A27 and associated roads, and to consider how they might be mitigated. As well as the additional transport modelling work, without the infrastructure proposed and funded (via the Road Investment Strategy (RIS)) by National Highways, the Council has had to consider alternative mitigation measures, including an alternative to the Stockbridge Link Road (SLR) and further feasibility work to confirm that the strategic A27 works can be delivered, to support development in the adopted Local Plan and the emerging Local Plan Review. It is essential to have this evidence to support preparation of the Local Plan Review. The Council continues to engage with National Highways as part of the RIS process regarding the consideration of a potential national road scheme for the A27 in Chichester which (subject to a competitive national process) has the potential to be implemented as part of RIS3.
- 2.5 The Council will continue to seek developer funding towards transport and access improvements which will be secured through a combination of planning obligations and Community Infrastructure Levy (CIL). The Council will use

planning obligations linked to planning permissions to fund the identified mitigation scheme to the A27 junctions to support development including that identified in the adopted Local Plan and to secure other specific works and improvements needed to mitigate the direct impact of proposed developments (this may include improvements to road junctions, provision of traffic signals, traffic calming, walking and cycling measures, public transport enhancements, etc). These development specific transport works will normally be provided during delivery of the relevant development scheme.

## **Wastewater**

- 2.6 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 wastewater and water quality.
- 2.7 The Council has been working closely with Southern Water and the Environment Agency to prepare and publish a Statement of Common Ground setting out the current situation and the process for identifying ways to treat the additional wastewater arising from new development. The first version of this Statement was signed and published in November 2021.
- 2.8 Alongside this, the Council are working with Southern Water as they prepare a Drainage and Wastewater Management Plan (DWMP) for the Arun and Western Streams river basin catchment. Most wastewater catchments in the plan area have been identified as priorities for the next stage which is the generation of options. It is anticipated that more information on emerging options that could be progressed through the DWMP and associated business planning and investment programmes will be available early in 2022. Southern Water has advised that the investment programme for the DWMP will be finalised in June 2022 including an investment programme for each catchment.
- 2.9 As more information becomes available, the Statement of Common Ground with Southern Water and the Environment Agency will be updated to reflect the preferred infrastructure options for the Chichester Local Plan area wastewater catchments to be taken forward through the DWMP. This will help inform the distribution, phasing of development and overall trajectory for the Pre-Submission (Reg 19) Local Plan alongside other key matters such as the A27 transport mitigation package.

2.10 Following Natural England's assessments during 2019/20 where more than 3000 hectares of the intertidal parts of Chichester Harbour were classified in an "unfavourable – declining" condition requiring certain types of new development to be nutrient neutral, we have been working with the Partnership for South Hampshire (PfSH) and other authorities affected by the nutrients issue. PfSH and other affected authorities, including Chichester, have together employed a Strategic Environmental Planning Officer (SEPO) whose primary objective is to focus upon nutrient mitigation and provide a strategic response to the issue of nutrient neutrality across the impacted areas of the Solent. Meanwhile, applicants must continue to submit a nitrogen budget with their planning application together with proposals for mitigating any nitrogen load their development is likely to discharge into the Harbour. Natural England's detailed guidance on achieving nutrient neutrality can be accessed on the council [website](#).

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

2.11 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.

2.12 The Tangmere Strategic Development Location was identified in 2010, and formally allocated in 2015, with the site having a number of landowners and promoters. Despite the Council being assured by the landowners and site promoters 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.

2.13 As a result of the lack of progress, the Council had no alternative but to make use of its Compulsory Purchase Order (CPO) powers and, after a tender exercise, appointed a development partner in 2018. The Council entered into a Development Agreement with Countryside Properties (UK) Limited 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.

- 2.14 On 28 October 2020, the Council formally made the Tangmere Compulsory Purchase Order and this decision was publicised on 3 November 2020. The Council submitted the Order to the Secretary of State for confirmation in November 2020. An outline planning application for a residential-led mixed use development comprising up to 1,300 dwellings was also received in November 2020 and was presented to Planning Committee on 31 March 2021 where Members agreed with the Officer's recommendation to grant outline permission subject to completion of the Section 106 Agreement.
- 2.15 A public inquiry was held to consider the Compulsory Purchase Order between Tuesday 7<sup>th</sup> September and Thursday 9<sup>th</sup> September 2021. The Inspector's decision has now been received by the Council and the Compulsory Purchase Order 2021 confirmed subject to modification. A 6-week judicial review period expires on 3<sup>rd</sup> February 2022.

# 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 July 2021 with the main amendments being made to Section 2 (Achieving Sustainable Development); Section 3 (Plan Making); Section 4 (Decision-making); Section 5 (Delivering a sufficient supply of homes); Section 8 (Promoting healthy and safe communities); Section 9 (Promoting sustainable transport); Section 11 (Making effective use of land); Section 12 (Achieving well-designed places); Section 14 (Meeting the challenge of climate change, flooding and coastal change); Section 15 (Conserving and enhancing the natural environment); Section 16 (Conserving and enhancing the historic environment); Annex 1 (Implementation); Annex 2 (Glossary); and Annex 3 (Flood risk vulnerability classification). The NPPF is supported by Planning Practice Guidance (PPG).
- 3.2 The [NPPF](#) and other national [Planning Practice Guidance](#) from the Department for Levelling Up, Housing and Communities can be found on the gov.uk website.
- 3.3 The Local Plan and other development plan documents must be consistent with the principles and policies set out in the NPPF.

## Strategic Planning in Coastal West Sussex and Greater Brighton

- 3.4 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.
- 3.5 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.

- 3.6 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.
- 3.7 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. However, due to delays in the production of LSS3, there is a need to prepare a Statement of Common Ground (SoCG) to deal with strategic cross-boundary matters that apply to the current Local Plan Review and LSS3. The SoCG will be produced with the close involvement of all local authorities who are members of the strategic planning board. Progress in relation to the LSS3 and Statement of Common Ground will be recorded in future AMRs.



# 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 12 March 2021. The key milestones show stages undertaken during the monitoring period (1 April 2020 to 31 March 2021) whilst significant milestones occurring since 31 March 2021 are also noted.

## Development Plan Documents

### *Chichester Local Plan Review*

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

| Key Milestone                                       | Dates  |
|---|--|
| Approval of consultation on strategy options        | Cabinet – June 2017<br>Council – June 2017         |
| Consultation on strategy options                    | June- August 2017                                  |
| Approval of Preferred Approach DPD for consultation | Cabinet – November 2018<br>Council - November 2018 |
| Consultation on Preferred Approach (Reg 18)         | December 2018 – February 2019                      |

| Key Milestone  | Dates   |
|--|---|
| <u>Revision and Publication of Evidence</u><br>Revised Landscape Capacity Study<br>Revised Coastal West Sussex Gypsy and Traveller Accommodation Assessment<br>Landscape Gap Assessment<br>Housing Strategy<br>Infrastructure Business Plan<br>Guidance on Nutrient Neutrality<br>Revised Housing and Economic Development Needs Assessment<br>Retail Study Update<br>Council Report on Local Plan, Strategic Infrastructure and Way Forward | March 2019<br><br>April 2019<br>May 2019<br>March 2020<br>March 2020<br>June 2020<br><br>September 2020<br>November 2020<br><br>July 2021 |
| Approval of Statutory Public Consultation DPD for consultation (Publication)   | Cabinet – February 2022<br>Council – February 2022  |
| Statutory Public Consultation document (Reg 19) (Publication)  | March –April 2022   |
| Submission to Secretary of State   | June 2022   |
| Examination Hearing  | September 2022  |
| Adoption   | March 2023  |

- 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, the Local Plan Review was not adopted within 5 years and consequently, a revised timetable became necessary. 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.
- 4.6 Following the July 2021 Council report on "strategic infrastructure and way forward", further key areas of work have been identified to support the soundness of the plan prior to publication of the draft plan at Regulation 19. These further steps in the plan production process are also being progressed in relation to

advice received from the Planning Inspectorate in the Summer of 2021. In this regard, it is critical that further work associated with confirming a deliverable package of mitigation for the A27, the further review of development options across the plan area and the requirements of the duty to co-operate are met, before publication of the next stage of the Local Plan Review. Due to the further work required, timescales for preparation of the Local Plan have changed from the current LDS (March 2021).

- 4.7 The council is currently working with National Highways and West Sussex County Council Highways to agree a strategy for the A27 to support housing growth in the emerging Local Plan Review. A funding strategy also needs to be confirmed for improvements to the A27 to support the Local Plan Review.
- 4.8 The Council must consider all potential options for accommodating housing need across the Chichester plan area based on the government's housing needs assessment. This will need to take into account key environmental constraints and infrastructure requirements for accommodating growth.
- 4.9 Prior to the next stage of consultation on the Local Plan, the Council will also need to demonstrate it has explored all options with neighbouring authorities for housing needs which can't be delivered in the Chichester plan area.
- 4.10 Further work to test implications of a further revised development strategy will be also undertaken over the Autumn and Winter of 2021/22 alongside Duty to co-operate engagement with neighbouring authorities. The Council is working towards the next stage of consultation (Reg 19) of the Local Plan in July 2022, Submission of the Plan in October 2022 and Examination commencing in January 2023.

### ***Local Plan Review Site Allocation Development Plan Document***

- 4.11 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: Local Plan Review Site Allocation DPD timetable in the LDS March 2021**

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

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

4.12 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 with a call for sites taking place until end of March 2021.

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

| Key Milestone   | Dates  |
|---|--|
| Approval of Gypsy, Traveller and Travelling Showpeople Site Allocations DPD for consultation                                | Cabinet – July 2021<br>Council – July 2021         |
| Consultation on Gypsy, Traveller and Travelling Showpeople Site Allocations DPD (Reg 18)                                    | August – September 2021                            |
| Approval for Statutory Public Consultation on Gypsy, Traveller and Travelling Showpeople Site Allocations DPD (Publication) | Cabinet – February 2022<br>Council – February 2022 |

|   |                    |
|---|--------------------|
| Statutory Public Consultation on Gypsy, Traveller and Travelling Showpeople Site Allocations (Reg 19) (Publication) | March – April 2022 |
| Submission to Secretary of State  | May 2022           |
| Examination Hearings  | September 2022     |
| Adoption (anticipated)  | April 2023         |

- 4.13 To support and inform the preparation of the Gypsy, Traveller and Travelling Showpeople DPD, the Council commissioned a Pitch Delivery Assessment which is intended to consider how and whether a proportion of the identified needs of gypsies, travellers and travelling showpeople can be met on existing authorised sites within the Chichester Plan area. This work is very close to being finalised and an updated timetable for the DPD will appear in the next iteration of the LDS.

## **Supplementary Planning Documents**

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

## **Other Documents**

### ***Community Infrastructure Levy***

- 4.15 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). The Local Plan and CIL viability assessment currently being prepared as part of the Local Plan Review process will review CIL rates in the light of the emerging local plan policy requirements which may inform a review of the Chichester CIL.

## ***Policies Map***

4.16 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***

4.17 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***

4.18 The Council is required to prepare, maintain and publish a register of brownfield (previously developed) land within the plan area. The [brownfield register](#) prepared by the Council annually aims to provide publicly available information on all brownfield sites which the Local Authority considers are appropriate for residential development.

## ***Sustainability Appraisal incorporating Strategic Environmental Assessment***

4.19 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***

4.20 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.

# 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. As at April 2021, a total of 25 parishes within, or partly within, the Chichester Local Plan area were subject to Neighbourhood Plan Area designations. Oving and Funtington were the most recently designated in March and April 2021 respectively.

## Neighbourhood Plans Progress

- 5.6 Table 4 shows neighbourhood plans by parish that have been made whilst Table 5 details neighbourhood plans that are in progress and evidences any stages



that were undertaken during the monitoring period (1 April 2020 to 31 March 2021) 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 4: Neighbourhood Plans Made**

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

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

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

| <b>Parish</b>              | <b>Key milestones</b>   | <b>Date achieved</b>  |
|----------------------------|---|---|
| Hunston                    | Pre-submission Consultation<br>Submission Consultation<br><br>Examination                               | May 2020<br>July – September 2021<br>September 2021                     |
| Loxwood NP Review          | Pre-submission Consultation   | September 2020  |
| Plaistow & Ifold           | Pre-submission Consultation<br>Submission Consultation<br>Repeat Submission Consultation<br>Examination | Sept – Oct 2017<br>Feb – April 2020<br>Sept - Oct 2020<br>November 2020 |
| Southbourne NP Review      | Pre-submission Consultation<br>Submission Consultation<br>Examination                                   | August 2020<br>April – June 2021<br>September 2021                      |
| West Wittering             | Pre-submission Consultation<br>Repeat Pre-submission Consultation                                       | February 2020<br>July - Sept 2021                                       |
| Wisborough Green NP Review | Pre-submission Consultation   | May – June 2021   |

## 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 2021. 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.

# 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 6 below.

**Table 6: CIL Charging Schedule**

| Use of Development  | Levy (£ per square metre) |
|---|---------------------------|
| *Residential - South of the National Park   | £120                      |
| *Residential - North of the National Park   | £200                      |
| Retail (wholly or mainly convenience)   | £125                      |
| Retail (wholly or mainly comparison)  | £20                       |
| Purpose Built Student Housing   | £30                       |
| Standard Charge (applies to all development not separately defined)   | £0                        |
| <p>* 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).</p> <p>* 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. <b>The current indexed rates can be found on the <a href="#">CIL process, forms and payment</a> page of our website.</b></p> |                           |

- 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 31<sup>st</sup> 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.

## 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 Following the July 2021 Council report on the "Local Plan, Strategic Infrastructure and the Way Forward" the Council has engaged with neighbouring authorities regarding the status of the Local Plan review and next steps associated with the A27 mitigation strategy, revised development strategy and the duty to co-operate. In December 2021 the Council undertook further engagement with neighbouring authorities and those authorities that share a housing market area. This has focussed on the latest position on the Local Plan Review including the emerging development strategy, A27 mitigation approach and anticipated unmet housing need in the Chichester plan area based on the government's standard housing method.

- 7.6 A considerable proportion of Duty to Cooperate activity has involved collaborative working on strategic issues with other West Sussex authorities (and wider authorities) and statutory bodies. Further details are set out below.

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

- 7.7 The Solent is internationally important for its wildlife interest and there are various protective designations including three Special Protection Areas (SPAs); two of which are located within the Plan area. A substantial amount of house building is planned around the Solent and this could have potential impacts on the SPAs, one of which is increased recreational activity at the coast resulting from population increases associated with the new homes. Such disturbance reduces the birds' opportunities to feed, potentially resulting in a reduction in the bird population. In order to comply with the Habitat Regulations and ensure that potential harm to the integrity of the protected habitats is mitigated, the Council has entered into a partnership with the other local planning authorities around the Solent to deliver a strategic mitigation package.
- 7.8 The Solent Recreation Mitigation Strategy was endorsed by the Partnership in December 2017 and aims to prevent bird disturbance from recreational activities through a series of management measures. In particular, the Strategy proposes:
- A team of 5-7 coastal rangers to advise people on how to avoid bird disturbance, liaise with landowners, host school visits, etc;
  - Communications, marketing and education initiatives and an offer to implement them;
  - Preparation of codes of conduct for a variety of coastal activities;
  - Site specific projects to better manage visitors and provide secure habitats for the birds;
  - Provide new/enhanced greenspaces as an alternative to visiting the coast;
  - A partnership manager to coordinate and manage all the above.
- 7.9 Implementation of these measures and monitoring of their effectiveness is funded by 'developer contributions'. The Strategy seeks to provide mitigation for the duration of the impact in line with the Habitat Regulations. Throughout this period, regular strategic reviews will take place every 5 years, or more frequently, if changes in the legislation or evidence necessitate.
- 7.10 The Bird Aware Solent project was awarded the RTPI South East Award for Planning Excellence in November 2018. The long-term strategy was commended for resulting in the successful protection of overwintering birds whilst allowing continued residential development and open access to the coastline for visitors. 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. In September 2020, Bird Aware Solent was bestowed the honour of best sustainability campaign in the public sector by the Institute of Environmental Management and Assessment (IEMA) based on its tireless work helping to reduce disturbance to protected ducks, geese and wading birds. In November 2020, the organisation was presented with a ‘highly commended’ accolade for its social media activity at the international awards ceremony ‘Drum Social Media Awards’, in recognition of its work through four social media channels.

### ***Coastal West Sussex***

7.11 Coastal West Sussex is a public/private sector partnership that has joined together to champion the sustainable development of the coastal communities. In particular, it is a key partner in designing and contributing to our Local Enterprise Partnership’s Strategic Economic Plan, and for initiating and assisting the delivery of collaborative projects in the Coastal West Sussex 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.

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

### ***Other Collaborative Working Projects***

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

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

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



# Policy Indicators

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 7, the additional employment floorspace (B1-B8 uses) completed in 2020-21 totalled 3,988.10 sq.m (gross) or 3,485.00 sq.m (net). Overall a total of 101,527.20 sq.m gross (67,149.90 sq.m net) has been completed in the Local Plan area over the period 2012-2021. 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 7: Employment floorspace developed by type 2012-2021 (Source: WSCC)**

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

|                 | B1a*:<br>Offices | B1b*:<br>Research &<br>Development | B1c*:<br>Light<br>Industry | B1*:<br>Mixed<br>Uses | B2:<br>General<br>Industry | B8:<br>Storage &<br>Distribution | Total     |
|-----------------|------------------|------------------------------------|----------------------------|-----------------------|----------------------------|----------------------------------|-----------|
| 2012-13         | 231.00           | 150.00                             | 0.00                       | 67.00                 | 3866.00                    | 1160.00                          | 5474.00   |
| 2013-14         | 656.00           | 0.00                               | 843.00                     | 4660.00               | 371.00                     | 1880.00                          | 8410.00   |
| 2014-15         | 70.00            | 0.00                               | 856.00                     | 0.00                  | 182.00                     | 4333.00                          | 5441.00   |
| 2015-16         | 615.00           | 0.00                               | 3799.00                    | 1206.00               | 515.00                     | 6278.00                          | 12413.00  |
| 2016-17         | 52.00            | 0.00                               | 285.00                     | 7469.00               | 120.00                     | 1684.00                          | 9610.00   |
| 2017-18         | 6120.30          | 0.00                               | 243.00                     | 0.00                  | 1276.00                    | 21777.00                         | 29416.30  |
| 2018-19         | 2704.30          | 0.00                               | 5282.00                    | 9967.00               | 2137.00                    | 2685.50                          | 22775.80  |
| 2019-20         | 741.00           | 0.00                               | 350.00                     | 467.00                | 485.00                     | 1956.00                          | 3999.00   |
| 2020-21         | 441.10           | 0.00                               | 1237.00                    | 402.00                | 652.00                     | 1256.00                          | 3988.10   |
| Total 2012-2021 | 11630.70         | 150.00                             | 12895.00                   | 24238.00              | 9604.00                    | 43009.50                         | 101527.20 |

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

|                 | B1a*:<br>Offices | B1b*:<br>Research &<br>Development | B1c*:<br>Light<br>Industry | B1*:<br>Mixed<br>Uses | B2:<br>General<br>Industry | B8:<br>Storage &<br>Distribution | Total    |
|-----------------|------------------|------------------------------------|----------------------------|-----------------------|----------------------------|----------------------------------|----------|
| 2012-13         | 231.00           | 0.00                               | 0.00                       | 67.00                 | 2183.00                    | 750.00                           | 3231.00  |
| 2013-14         | 274.00           | 0.00                               | 763.00                     | 4660.00               | 90.00                      | 1880.00                          | 7667.00  |
| 2014-15         | 70.00            | 0.00                               | 322.00                     | 0.00                  | 182.00                     | 4333.00                          | 4906.60  |
| 2015-16         | 363.00           | 0.00                               | 249.00                     | 1206.00               | 0.00                       | 6278.00                          | 8096.00  |
| 2016-17         | 52.00            | 0.00                               | 247.00                     | 7469.00               | 120.00                     | 1574.00                          | 9462.00  |
| 2017-18         | 5238.50          | 0.00                               | 243.00                     | 0.00                  | 1276.00                    | 172.00                           | 6929.50  |
| 2018-19         | 1942.30          | 0.00                               | 5030.00                    | 9967.00               | 477.00                     | 2685.50                          | 20101.80 |
| 2019-20         | 741.00           | 0.00                               | 350.00                     | 467.00                | 485.00                     | 1228.00                          | 3271.00  |
| 2020-21         | 215.00           | 0.00                               | 1030.00                    | 332.00                | 652.00                     | 1256.00                          | 3485.00  |
| Total 2012-2021 | 9126.80          | 0.00                               | 8234.00                    | 24168.00              | 5465.00                    | 20156.50                         | 67149.90 |

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

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

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

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

| Location  | Comments   | Site area (hectares) | Development progress   | Remaining area not yet developed (hectares) |
|---|--|----------------------|--|---|
|   |  |                      | 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). Permission expired.  | 0.23  |
| <b>Total</b>  |  | <b>8.7</b>           |  | <b>2.19</b>                                 |
| <b>New employment land allocated in Chichester Local Plan: Key Policies 2014-2029</b> |  |                      |  |   |
| West of Chichester SDL (Policy 15)  | Suitable for B1 (specific mix of B1 office/light industry floorspace to be determined at masterplanning/detailed planning stage)                           | 6.0                  | Planning application (14/04301/OUT) for first phase of development proposes 2,513 sq.m B1a office floorspace (0.82 ha) within planned local centre. Remaining employment to be provided in second phase (limited to B1c light industrial use to avoid unacceptable traffic impacts).       | 6.0   |
| Tangmere Strategic Employment Land (part) (Policy 19)                                 | 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).<br><br>Plot 10 (1.0 ha) granted planning permission September 2016 for 4,013sq.m flexible B1(c) and/or B8 uses with ancillary office space (16/02035/FUL). Development complete. | 2.7   |

| Location  | Comments  | Site area (hectares) | Development progress   | Remaining area not yet developed (hectares) |
|---|---|----------------------|--|---|
|   |   |                      | 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.<br><br>Only Plots 7 and 11 remaining.                                     |   |
| <b>Total</b>  |   | <b>10.5</b>          |  | <b>8.7</b>                                  |
| <b>Employment allocations in Site Allocation DPD</b>            |   |                      |  |   |
| High School, Kingsham Road, Chichester (Policy CC6)             | Allocated for up to 7,200 sq.m B1 office space (Allocation forms part of Southern Gateway Masterplan).  | 1.07                 | Site currently vacant, but no planning applications yet submitted.   | 1.07  |
| Plot 12 Terminus Road (Chichester Enterprise Zone) (Policy CC7) | Allocated for B1, B2 and B8 employment uses. Total site area is 2.4 ha (net increase excluding existing developed area is 0.42 ha).                 | 0.42 (net increase)  | Planning permission (15/03419/REG3) granted Feb 2016 for redevelopment of 0.71 ha plot for 3,288 sq.m (2,469 sq.m net) of managed business space. Development completed.   | 0   |
| Fuel Depot Site, Bognor Road, Chichester (Policy CC8)           | Allocated for B1, B2 and B8 employment uses on 3.8 ha within overall site area of 4.8 ha (allowing remaining 1 ha to be developed for waste uses as | 3.8                  | Hybrid permission (14/04284/OUT) granted July 2016 for allocated site (3.8 ha) including outline permission for B2/B8/ Trade uses (7,830sq.m) and 2 ancillary roadside catering units (420sq.m), and detailed permission for a | 3.8   |

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

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**Key Indicator E2:****Amount of large-scale glasshouse developments permitted**

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- 8.5 In the monitoring year, the Council did not grant planning permission for any largescale glasshouse developments.

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**Key Indicator: E3****Percentage of Chichester city primary and secondary frontages in non-retail uses**

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- 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 only in July and September 2020 due to the coronavirus pandemic. The results were as follows:

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

| <b>Survey Month</b> | <b>% Primary Shopping Frontage in non-shopping uses</b> | <b>% Secondary Shopping Frontage in non-shopping uses</b> | <b>% Increase or Decrease in Primary Frontage non-shopping uses</b> | <b>% Increase or Decrease in Secondary Frontage non-shopping uses</b> |
|---------------------|---|---|---|---|
| July 2020           | 25.75   | 53.60   | 0   | +0.35   |
| September 2020      | 25.75   | 53.60   | 0   | 0   |

- 8.8 The monitoring results in Table 9 show that the percentage of secondary shopping frontages in Chichester shopping centre that are in non-shopping uses is broadly in accordance with Policy 27 of the adopted Chichester Local Plan. Whilst the percentage of primary shopping frontages in non-shopping uses 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

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### ***Key Indicator: H1***

#### ***New homes built each year (net)***

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- 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 2021 totalled the equivalent of 461 net dwellings as shown in Table 10. In accordance with national planning guidance, this figure includes a small allowance for new communal housing built for students and older persons.
- 8.11 The NPPF sets a requirement to maintain a five-year supply of deliverable housing sites. On 15th July 2020, the adopted Local Plan became 5 years old, so from that date the Council's five-year supply must be assessed against the standard methodology for assessing housing need. This increased housing need from 435 to 634 dwellings per annum. The Five-Year Housing Land Supply assessment as at 1<sup>st</sup> April 2021 has recently been published on the Council's [website](#) and reports a surplus of dwellings equivalent to 5.3 years of housing supply. Details are also provided on the Housing Delivery Test and particularly, how the Council has successfully passed the Test.

**Table 10: Net additional dwellings completed 2012-2021 (Source: CDC/WSCC)**

| Monitoring year | Local Plan requirement | Net dwellings completed | Housing surplus / shortfall |
|-----------------|------------------------|-------------------------|-----------------------------|
| 2012/13         | 435                    | 307                     | -128                        |
| 2013/14         | 435                    | 202                     | -233                        |
| 2014/15         | 435                    | 351                     | -84                         |
| 2015/16         | 435                    | 507                     | +72                         |
| 2016/17         | 435                    | 439                     | +4                          |
| 2017/18         | 435                    | 557                     | +118                        |
| 2018/19         | 435                    | 654                     | +219                        |
| 2019/20         | 435                    | 503                     | +68                         |
| 2020/21         | 568 <sup>2</sup>       | 461                     | N/A                         |
| Total 2012-2021 | 4,048                  | 3,981                   |                             |

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<sup>2</sup> Figure calculated as Local Plan requirement for 4 months and Local Housing Need for 8 months.



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**Key Indicator: H2*****New homes built each year (net) by strategic sites and Settlement Hubs***

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- 8.12 The Chichester Local Plan allocates land to deliver a total of 3,250 homes at Strategic Development Locations (SDLs) at West of Chichester, Shopwyke, Westhampnett/North East Chichester and Tangmere (Policies 15-18) and provides for a further 630 homes on strategic sites to be identified at the settlement hubs of East Wittering/Bracklesham, Selsey and Southbourne (Policies 20, 23 and 24). Table 11 shows housing completions on strategic sites to date against the indicative phasing shown in Table 7.2 in the Local Plan. Since 1 April 2012, 967 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.
- 8.13 However, as shown in Table 12, considerable progress is being made towards future housing delivery on the majority of the strategic sites. Of the SDLs, Shopwyke, Westhampnett/North East Chichester and West of Chichester are all under construction. Phase 2 of Westhampnett/North East Chichester has reserved matters planning permission for the remaining 200 dwellings. Phase 2 of West of Chichester has 850 dwellings remaining without planning permission.
- 8.14 The Council is working with the landowners and developers to facilitate the Tangmere strategic site in accordance with Local Plan and neighbourhood plan policies. As part of this, a Compulsory Purchase Order (CPO) was formally made on 28 October 2020 to ensure delivery of the development. The outline application was reported to Planning Committee on 31 March 2021 and permitted subject to Section 106. A public inquiry was held into the CPO between 7<sup>th</sup>-9<sup>th</sup> September 2021, and the Inspector's decision has now been received with the Compulsory Purchase Order confirmed subject to modification. A 6-week judicial review period expires on 3<sup>rd</sup> February 2022.
- 8.15 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 11: Net housing completions on strategic sites to 31 March 2021**

| Location                            | Local Plan policy | No. of homes planned to 2029 | Net housing completions 2020/21 | Total net completions since 1 April 2012 | Remaining housing yet to be delivered |
|-------------------------------------|-------------------|------------------------------|---------------------------------|--|---------------------------------------|
| <b>SDLs</b>                         |                   |                              |                                 |  |                                       |
| West of Chichester                  | Policy 15         | 1,250                        | 27                              | 27                                       | 1,223                                 |
| Shopwyke                            | Policy 16         | 500                          | 79                              | 265                                      | 235                                   |
| Westhampnett/ North East Chichester | Policy 17         | 500                          | 79                              | 153                                      | 347                                   |
| Tangmere                            | Policy 18         | 1,000                        | 0                               | 0  | 1,000                                 |
| SDL total                           |                   | 3,250                        | 185                             | 445                                      | 2,805                                 |
| <b>Settlement Hubs</b>              |                   |                              |                                 |  |                                       |
| Southbourne (village)               | Policy 20         | 300                          | 34                              | 232                                      | 68                                    |
| Selsey                              | Policy 23         | 150                          | 0                               | 110                                      | 40                                    |
| East Wittering/ Bracklesham         | Policy 24         | 180                          | 8                               | 180                                      | 0                                     |
| Settlement Hubs total               |                   | 630                          | 42                              | 522                                      | 108                                   |
| Total                               |                   | 3,880                        | 227                             | 967                                      | 2,913                                 |

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

| Location           | Planning permission under construction | Detailed planning permission granted, not yet started | Outline planning permission granted or agreed subject to S106 | Outstanding housing requirement not yet permitted |
|--------------------|--|---|---|---|
| <b>SDLs</b>        |  |   |   |   |
| West of Chichester | 137                                    | 429   | 157   | 500   |
| Shopwyke           | 302                                    | 18 <sup>1</sup>                                       | 0   | 0   |

| 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 |
|---|--|---|---|---|
| Westhampnett/<br>North East<br>Chichester   | 139                                    | 8   | 200   | 0   |
| Tangmere  | 0                                      | 0   | 0   | 1,000   |
| SDL total   | 578                                    | 455   | 357   | 1,500   |
| <b>Settlement Hubs</b>  |  |   |   |   |
| Southbourne (village)   | 68                                     | 0   | 0   | 0   |
| Selsey  | 0                                      | 40 <sup>2</sup>                                       | 0   | 0   |
| East Wittering/<br>Bracklesham  | 0                                      | 0   | 0   | 0   |
| Settlement Hubs total   | 68                                     | 40  | 0   | 0   |
| Total   | 646                                    | 495   | 357   | 1,500   |
| <sup>1</sup> Includes outline planning permission for 85 additional dwellings bringing the total planning housing at Shopwyke SDL to 585 dwellings. The additional 85 dwellings are also counted towards the parish requirement for Chichester under Indicator H3.<br><sup>2</sup> Covered by planning permission 19/00321/FUL for 193 dwellings. |  |   |   |   |

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### **Key Indicator: H3**

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

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8.16 Table 13 shows housing completions counting towards the indicative parish housing numbers set out in Policy 5 of the Chichester Local Plan. During the year to 31 March 2021, a total of 101 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 1086 net dwellings, with a total of 181 dwellings remaining to be delivered<sup>3</sup>.

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<sup>3</sup> It should be noted that housing completions in Donnington and Chidham & Hambrook have already considerably exceeded the identified Local Plan figure and completions.

8.17 As shown in Table 14, a further 204 dwellings are currently under construction on parish housing sites. The majority of the remaining parish requirement now has planning permission, with further sites allocated in neighbourhood plans. The Council's Site Allocation DPD (adopted in January 2019) identifies sites to meet the outstanding requirement in Bosham, Hunston and Plaistow & Ifold parishes. However, no suitable site has yet been identified to meet the Local Plan requirement for 10 dwellings in Lynchmere parish.

**Table 13: Parish net housing completions to 31 March 2021**

| <b>Parish</b>                    | <b>Number of homes planned to 2029</b> | <b>Net housing completions 2020/21</b> | <b>Total net completions since 1 April 2012</b> | <b>Remaining parish housing yet to be delivered</b> |
|----------------------------------|--|--|---|---|
| <b><i>East-West Corridor</i></b> |  |  |   |   |
| Bosham                           | 50                                     | 0                                      | 0   | 50  |
| Boxgrove                         | 25                                     | 0                                      | 22  | 3   |
| Chichester city                  | 235 <sup>1</sup>                       | 70                                     | 381   | 0   |
| Chidham & Hambrook               | 25                                     | 10                                     | 127   | 0   |
| Fishbourne                       | 50                                     | 0                                      | 69  | 0   |
| Southbourne (excl village)       | 50                                     | 0                                      | 81  | 0   |
| Westbourne                       | 25                                     | 0                                      | 16  | 9   |
| E-W Corridor total               | 460                                    | 80                                     | 696   | 62  |
| <b><i>Manhood Peninsula</i></b>  |  |  |   |   |
| Birdham                          | 50                                     | 5                                      | 64  | 0   |
| Donnington                       | 50                                     | 0                                      | 138   | 0   |
| Hunston                          | 25                                     | 1                                      | 23  | 2   |
| North Mundham                    | 25                                     | 0                                      | 47  | 0   |
| West Wittering                   | 50                                     | 0                                      | 50  | 0   |
| Manhood Peninsula total          | 200                                    | 6                                      | 322   | 2   |
| <b><i>Plan Area (North)</i></b>  |  |  |   |   |
| Kirdford                         | 60                                     | 0                                      | 0   | 60  |
| 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   |
| <b>Parish housing total</b>      | <b>860</b>                             | <b>101</b>                             | <b>1086</b>                                     | <b>181</b>  |

<sup>1</sup> Parish target allows for the inclusion of suitable sites adjoining the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27 e.g. at Shopwyke in Oving Parish).

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

| <b>Parish</b>                    | <b>Planning permission under construction</b> | <b>Detailed planning permission granted, not yet started</b> | <b>Outline planning permission granted or agreed subject to S106</b> | <b>Allocated in neighbour hood plans or Site Allocation DPD</b> | <b>Total sites identified</b> |
|----------------------------------|---|--|--|---|-------------------------------|
| <b><i>East-West Corridor</i></b> |   |  |  |   |                               |
| Bosham                           | 0   | 50   | 0  | 0   | 50                            |
| Boxgrove                         | 1   | 0  | 0  | 7   | 8                             |
| Chichester city                  | 144   | 209  | 21   | 0   | 396                           |
| Chidham & Hambrook               | 0   | 0  | 0  | 0   | 0                             |
| Fishbourne                       | 6   | 5  | 0  | 15  | 26                            |
| Southbourne (excl village)       | 16  | 36   | 0  | 0   | 52                            |
| Westbourne                       | 0   | 0  | 0  | 12  | 12                            |
| E-W Corridor total               | 167   | 300  | 21   | 34  | 544                           |
| <b><i>Manhood Peninsula</i></b>  |   |  |  |   |                               |
| Birdham                          | 0   | 15   | 0  | 0   | 15                            |
| Donnington                       | 0   | 0  | 0  | 0   | 0                             |
| Hunston                          | 7   | 0  | 0  | 0   | 7                             |
| North Mundham                    | 0   | 6  | 0  | 0   | 6                             |
| West Wittering                   | 0   | 0  | 0  | 0   | 0                             |
| Manhood Peninsula total          | 7   | 21   | 0  | 0   | 28                            |
| <b><i>Plan Area (North)</i></b>  |   |  |  |   |                               |
| Kirdford                         | 0   | 54   | 0  | 15  | 69                            |

|                         |     |     |    |    |     |
|-------------------------|-----|-----|----|----|-----|
| Loxwood                 | 0   | 65  | 24 | 17 | 106 |
| Lynchmere               | 0   | 0   | 0  | 0  | 0   |
| Plaistow & Ifold        | 0   | 0   | 0  | 10 | 10  |
| Wisborough Green        | 30  | 0   | 0  | 11 | 41  |
| Plan Area (North) total | 30  | 119 | 24 | 53 | 226 |
| Parish housing total    | 204 | 440 | 45 | 87 | 798 |

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### **Key Indicator: H4**

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

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8.18 The Chichester Local Plan housing provision figure included an allowance for 'windfall' housing expected to come forward in small developments of less than 6 dwellings (arising mainly through change of use, conversions, and small infill sites). Taking account of small sites that already had planning permission at the time of Plan adoption, the windfall allowance equated to 48 net dwellings per year across the Plan area. Table 15a shows that actual recorded net completions on sites of less than 6 dwellings since 1 April 2012 have averaged 60 dwellings per year which is well in excess of the Plan target.

8.19 From 1<sup>st</sup> April 2019, the definition of a small site was updated to those less than 5 dwellings, following a change to monitoring by West Sussex County Council, in line with the Housing and Economic Land Availability Assessment PPG. Table 15b shows that only 13 dwellings were delivered on sites of less than 5 dwellings in 2020/21. This figure is much lower than previous years, as not all small sites could be visited to record completions due to Covid-19 restrictions. The pandemic may have also impacted the viability and deliverability of small/self-build schemes.

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

|                                | <b>East-West Corridor</b> | <b>Manhood Peninsula</b> | <b>North of Plan Area</b> | <b>Plan Area total</b> |
|--------------------------------|---------------------------|--------------------------|---------------------------|------------------------|
| Small sites windfall allowance | 326                       | 171                      | 87                        | 584                    |

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

**Table 15b: Net dwellings completed on sites of less than 5 dwellings 2019-2021 (Source: CDC/WSCC)**

|         | East-West Corridor | Manhood Peninsula | North of Plan Area | Plan Area total |
|---------|--------------------|-------------------|--------------------|-----------------|
| 2019/20 | 24                 | 13                | 6                  | 43              |
| 2020/21 | 13                 | 1                 | -1                 | 13              |

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### ***Key Indicator: H5***

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

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8.20 Tables 16 and 17 show gross and net affordable housing completions in the Local Plan area as reported by West Sussex County Council (WSCC). During 2020-2021, affordable housing completions totalled 148 net dwellings. Policy 34 of the Chichester Local Plan sets a requirement for 30% affordable housing to be provided as part of residential development schemes above specified size thresholds (11 dwellings in larger settlements and 6 dwellings in rural parishes). The Plan also sets an overall target that 30% of total completions to 2029 should comprise affordable housing (excluding rural exception sites).

8.21 With no completions on rural exception sites during the year, the net total of 148 affordable dwellings delivered in 2020/21 represents around 32.5% of total net

completions which is slightly above the Local Plan target. In the Local Plan period to date since 1 April 2012, a net total of 1118 affordable dwellings have been built representing 30.1% of all net dwellings completed, meeting the Local Plan target of 30%.

**Table 16: Gross affordable housing completions as a percentage of total housing completions 2012-2021 (Source: WSCC)**

| Monitoring year | Total completions (gross) | Affordable housing completions (gross) | Affordable housing completions excluding rural exception sites (gross) | Percentage (%) |
|-----------------|---------------------------|--|--|----------------|
| 2012/13         | 327                       | 66                                     | 51   | 15.6%          |
| 2013/14         | 286                       | 86                                     | 81   | 28.3%          |
| 2014/15         | 418                       | 187                                    | 159  | 38.0%          |
| 2015/16         | 541                       | 171                                    | 156  | 28.8%          |
| 2016/17         | 484                       | 157                                    | 157  | 32.4%          |
| 2017/18         | 607                       | 173                                    | 173  | 28.5%          |
| 2018/19         | 640                       | 145                                    | 145  | 22.7%          |
| 2019/20         | 531                       | 140                                    | 140  | 26.4%          |
| 2020/21         | 482                       | 151                                    | 151  | 31.3%          |
| Total 2012-2021 | 4316                      | 1276                                   | 1213   | 29.6%          |

**Table 17: Net affordable housing completions as a percentage of total housing completions 2012-2021 (Source: WSCC)**

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



|                 |      |      |      |       |
|-----------------|------|------|------|-------|
| 2018/19         | 597  | 145  | 145  | 24.3% |
| 2019/20         | 503  | 140  | 140  | 27.8% |
| 2020/21         | 456  | 148  | 148  | 32.5% |
| Total 2012-2021 | 3919 | 1180 | 1118 | 30.1% |

8.22 The Council's Housing Strategy 2020-2025 sets a target of 1000 new homes in the district, an annual total of 167 (i.e. including 2019/20 when the strategy was being developed, plus the five following years). This applies to the Chichester District Council area i.e. including the part of the district which is within the South Downs National Park. It aims to maximise the supply of local homes to meet the needs of local people. This includes maximising delivery of affordable housing on market sites and boosting affordable housing delivery through the use of Council and partner assets.

8.23 Table 18 shows affordable housing completions within the Local Plan area (excluding completions in the National Park area), as recorded by the Council's Housing Delivery team. The figures show affordable housing units at the date that the registered providers give as handover dates. It should be noted that these figures differ from the completions figures recorded by WSCC. This is mainly due to the date at which the housing was recorded as completed.

**Table 18: Affordable housing completions 2012-2021 (Source: CDC Housing Delivery Team)**

| Gross affordable housing completions | Delivered on market sites (Section 106 agreements) | Rural exception sites | Additional affordable housing | Total affordable housing (gross) |
|--------------------------------------|--|-----------------------|-------------------------------|----------------------------------|
| 2012-13                              | 43   | 15                    | 31                            | 89                               |
| 2013-14                              | 91   | 0                     | 0                             | 91                               |
| 2014-15                              | 139  | 17                    | 78                            | 234                              |
| 2015-16                              | 107  | 15                    | 62                            | 184                              |
| 2016-17                              | 132  | 11                    | 0                             | 143                              |
| 2017-18                              | 144  | 0                     | 21                            | 165                              |
| 2018-19                              | 125  | 0                     | 46                            | 171                              |
| 2019-20                              | 146  | 0                     | 1                             | 147                              |
| 2020-21                              | 187  | 0                     | 1                             | 188                              |
| Total 2012-2021                      | 1114   | 58                    | 240                           | 1412                             |

8.24 All of the affordable housing built during 2020-21, with the exception of one unit, was provided in association with market housing developments, where the affordable housing was delivered through a planning obligation (S106 agreement). The one exception was a single unit bought by Stonepillow, the homelessness charity. 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 Graylingwell, Chichester; Lamberts Lane, Midhurst; Shopwhyke Lakes, Oving; and Priors Orchard and Garsons Road, Southbourne.

### ***Tenure mix of affordable housing***

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

8.26 Table 19 shows that in the monitoring year to 31 March 2021, 59% of affordable housing completions were affordable rented with 41% intermediate housing (mostly shared ownership). This tenure split reflects the Council's target quite closely. Affordable housing needs have been reviewed in the Council's Housing and Economic Development Needs Assessment (HEDNA). From June 2021, new s106 schemes, not already being negotiated, will need to provide 25% of units as First Homes. This is a government initiative giving a 30% discount on a property up to £250,000 (after discount). This will not affect the rent/intermediate split but there will be fewer shared ownership units provided.

**Table 19: Tenure mix of affordable housing completions 2020-21 (Source: CDC Housing Delivery Team)**

|   | <b>Affordable/<br/>social rented</b> | <b>Intermediate<br/>housing</b> | <b>Total</b> |
|---|--------------------------------------|---------------------------------|--------------|
| Affordable housing mix                        | 70%                                  | 30%                             | 100%         |
| Affordable housing completions 2020/21(gross) | 110                                  | 78                              | 188          |
| % of total affordable housing completed       | 59%                                  | 41%                             | 100%         |



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**Key Indicator: H6*****Net additional Gypsy, traveller and travelling showpeople pitches and plots granted planning permission each year***

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

8.28 During the monitoring period, 5 sites were granted permanent planning permission for 7 Gypsy and traveller pitches. A total of 85 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 2021 (end date of this monitoring period).

**Table 20: 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 2021 | 85 |

8.29 During the monitoring period, 1 site was granted permanent planning permission for 1 travelling showpeople plot in the monitoring period. A total of 20 travelling showpeople plots have been granted permanent planning permission in the Plan area between September 2012 (which is the base date of the GTAA) and 31 March 2021 (end date of this monitoring period).

**Table 21: 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 |

|  |    |
|--|----|
| Plots granted permanent planning permission in monitoring period                               | 1  |
| Net additional plots in monitoring period  | 1  |
| Total number plots granted permanent planning permission between September 2012 and March 2021 | 20 |

## Environment

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

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### ***Key Indicator: EN1***

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

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

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

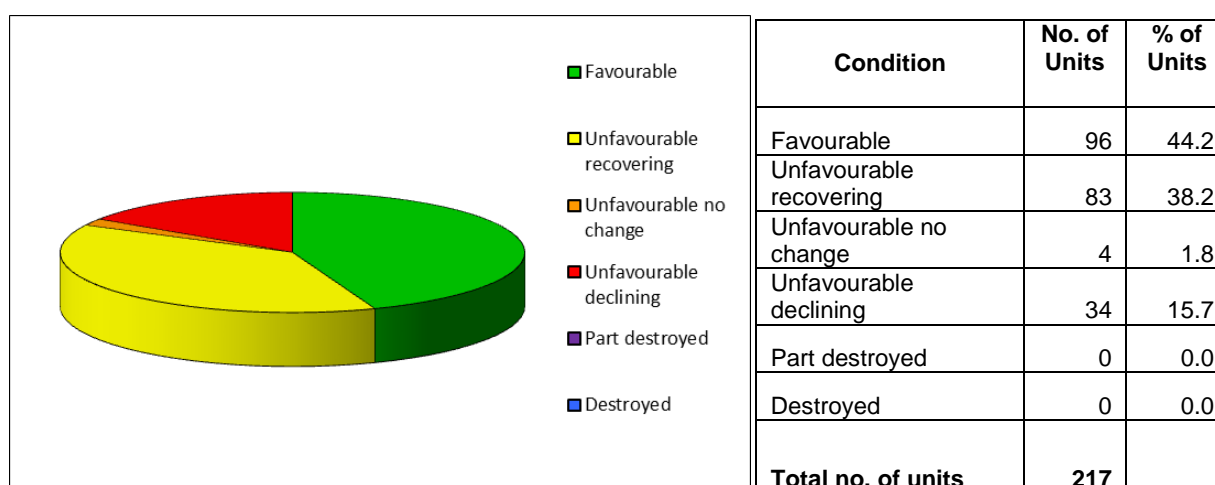
8.33 The Sussex Biodiversity Record Centre (SBRC) provides information on the condition of Sites of Special Scientific Interest (SSSI) based on condition assessment undertaken by Natural England. Figures 1 and 2 show the condition of SSSI units in Chichester District (including the SDNP) and West Sussex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

8.34 In Chichester District, 44.2% of SSSI units are considered to be in a favourable condition, which is similar to the overall County figure of 45.8%. Of the SSSI units in the District assessed as being in unfavourable condition, 83 are categorised as recovering against 34 declining, with 4 units showing no change.

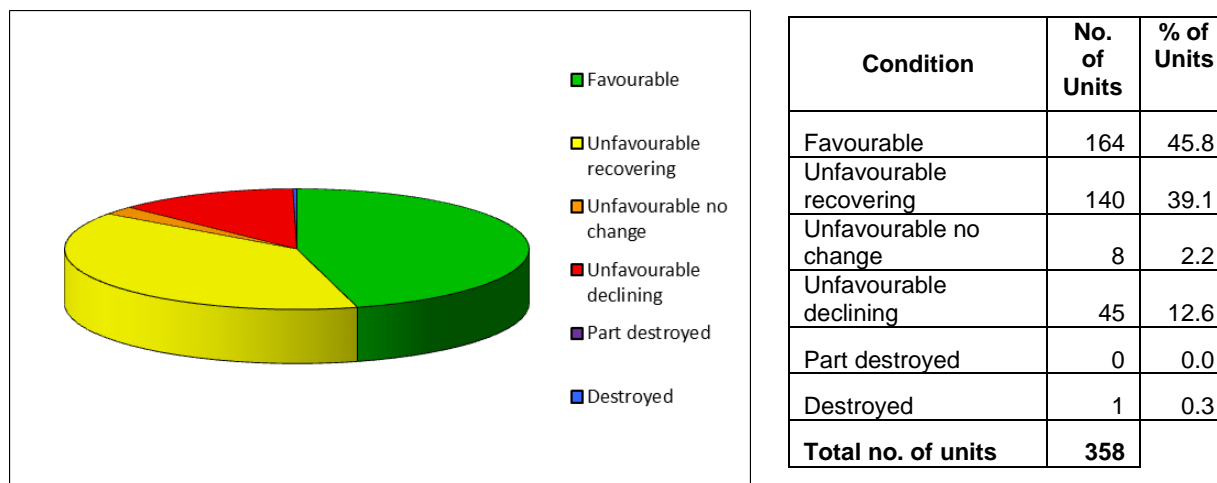
Parts of the Chichester Harbour SSSI were reclassified from unfavourable recovering to unfavourable no change in February 2019. Overall, 82.4% of the SSSI area is in favourable or recovering condition, falling short of achieving the Natural England target of 95%. The District Council has been working 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 as well as providing details of the Solent Nutrient Market Pilot Project led by DEFRA.

8.35 The Council has contributed towards the funding of a temporary Strategic Environmental Projects Officer (SEPO) who has been working on nutrient mitigation across the wider Solent area since December 2020 and in particular, identifying suitable nutrient mitigation schemes that could ensure future development proposals achieve nutrient neutrality. The SEPO's progress is reported in a Nutrient Mitigation Update newsletter also published on the nutrient neutrality webpage.

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



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




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**Key Indicator: EN2**

**Preparation of Green Infrastructure Strategy by 2014**

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8.36 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.

8.37 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.

8.38 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.

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***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.***

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8.39 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.

8.40 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***

8.41 As part of the Bird Aware Initiative evidence was collected from a series of car park transects, undertaken during the Winter 2016/17, counting parked cars and people around the Solent shoreline. The results collected provide baseline data for monitoring visitor numbers around the Solent. The survey was repeated in Winter 2018/19, using the same methodology and survey routes. The survey was due to be repeated in Winter 20/21 but only 3 counts of the planned 7 were completed, before the imposition of Coronavirus restrictions in December 2020 prevented the survey work from being completed.

8.42 Survey Route 6 (Emsworth-West Wittering) encompasses 18 coastal car parks (one located outside of the District in Warblington). These were surveyed 12 times over the winter period and included a total of 887 car parking spaces. In 2016/17 an average of 139 vehicles was counted per survey event, which equated to 0.16 vehicles per parking space. In winter 2018/19 the average number of vehicles counted per survey event increased to 267.5, or 0.30 vehicles per parking space. In 20/21, the average number of vehicles per survey event was 217 for Route 6, equating to 0.25 vehicles per space.



- 8.43 The car park surveys also included vantage point surveys which looked at the number of people on the coast at 6 of the 18 car parks on route 6, and what activities they were undertaking. The main activities recorded were walking and dog walking (69% of observed activity in 16/17, 72% in 18/19 and 78% in 20/21). The percentage of dogs observed off lead fell slightly from 62% to 59%.
- 8.44 The second survey shows a considerable increase over the baseline year of 16/17 with a 92% in the mean count per survey event. The count on 24/02/19 was much higher than any other survey (1,283 vehicles counted) - this may be explained by this date falling at the end of half term when higher than average temperatures for this time of year were being enjoyed. Excluding this event, the average from the other 11 surveys is 175 vehicles per survey event. This is still a 26% increase from 16/17. The 20/21 data is based on a smaller number of surveys but at 217 vehicles per survey show an increase on the 175 average from 18/19 (24% increase). The trend from the 3 surveys appears to indicate a year on year increase in the levels of car parking at or near the coast.
- 8.45 In the winter of 2017/18 Bird Aware undertook visitor surveys at 10 coastal locations across the Solent. At each location a tally of visitors was kept and interviews conducted with a sample of visitors. West Itchenor was the one survey location in Chichester District. This survey was repeated in Winter 2019/20 and has not been repeated since.
- 8.46 In 2017/18, in West Itchenor, 91 groups were recorded, comprising 169 people and 50 dogs, making the site the 5<sup>th</sup> busiest of the 10 surveyed. 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.
- 8.47 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.

- 8.48 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***

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

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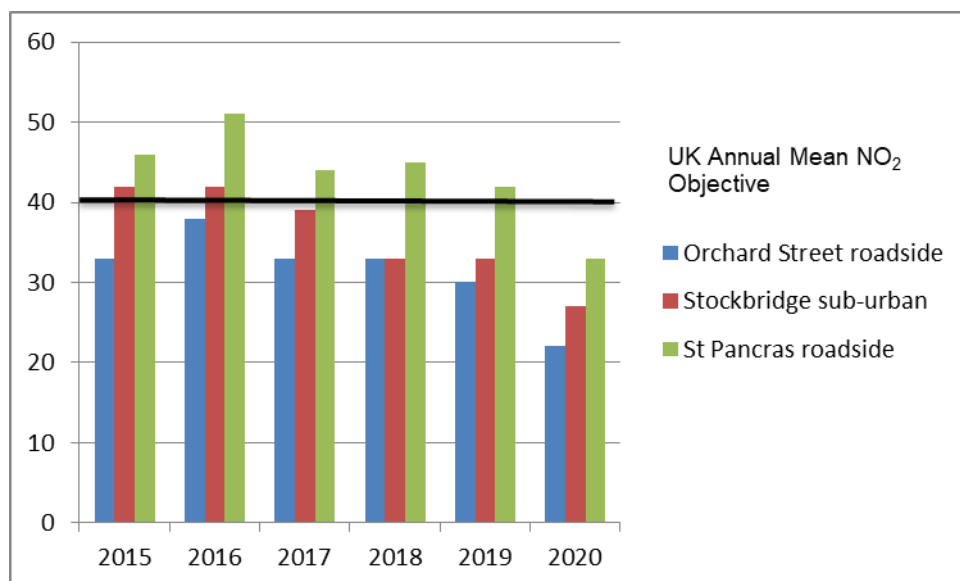
### ***Key Indicator: EN4***

#### ***Air Quality Management Areas Nitrogen Dioxide levels***

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- 8.50 Air Quality Management Areas (AQMA) 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. The three Chichester AQMAs are in parts of St Pancras, Orchard Street and at the A27 Stockbridge roundabout.
- 8.51 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 all three of the AQMAs during the monitoring period was compliant with the annual mean standard of 40µg/m<sup>3</sup>, however, the data reflects reduced traffic flows during 2020 due to the Covid 19 pandemic which has resulted in lower than expected air quality monitoring data. Nevertheless, computerised air quality modelling commissioned by the Council before the pandemic suggests continued compliance at the Orchard Street and A27 Stockbridge roundabout AQMAs and that air quality in St Pancras will also become compliant in the life of the revised Local Plan.

**Figure 3: Nitrogen dioxide (NO<sub>2</sub>) Annual Mean Concentration measured in the three CDC Air Quality Management Areas between 2015 and 2020**



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### ***Key Indicator: EN5***

### ***Conservation Areas with Character Appraisals***

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8.52 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.

8.53 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. In 2021, the Selsey and Fishbourne CACA's were being updated in accordance with changes to national policy and the emerging Local Plan and along with instructions to produce Article 4 Directions for both areas, these will be put forward for adoption in the first half of 2022. An addition to the Westbourne Conservation Area, including an amendment to its Conservation Area Character Appraisal is currently under review with a recommendation also due in in the first half of 2022.

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**Key Indicator: EN6****Carbon dioxide emissions - total and by sector per capita**

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8.54 Table 22 below provides a breakdown of CO<sub>2</sub> emissions across the whole of Chichester District, including the SDNP.

8.55 The Department for Business, Energy and Industrial Strategy published figures for carbon emissions for local authorities for 2019 in June 2021. There is a two-year time lag in terms of the Department for Business, Energy and Industrial Strategy reporting carbon emissions data. The most recent publication shows the per capita local CO<sub>2</sub> emission estimates in the industry, commercial, public sector, domestic and transport sectors for the years 2005 to 2019. Of particular note, is the overall decline in carbon dioxide emissions since the beginning of the four- year period (2016-2019) featured in the table.

**Table 22: Carbon emissions estimate (kilotonnes CO<sub>2</sub>) (Source: Department for Business, Energy and Industrial Strategy)**

| Year | Industry | Commercial | Public Sector | Domestic | Transport | LULUCF* | Total | Per Capita Emissions (t) | Emissions per km <sup>2</sup> (kt) |
|------|----------|------------|---------------|----------|-----------|---------|-------|--------------------------|------------------------------------|
| 2016 | 172.7    | 81.5       | 34.2          | 222.6    | 315.8     | -122.7  | 704.0 | 5.9                      | 0.9                                |
| 2017 | 164.1    | 82.6       | 29.9          | 208.2    | 314.6     | -127.3  | 672.1 | 5.6                      | 0.8                                |
| 2018 | 158.5    | 81.5       | 31.1          | 208.8    | 302.4     | -128.3  | 654.1 | 5.4                      | 0.8                                |
| 2019 | 145.4    | 80.4       | 31.8          | 202.7    | 299.2     | -128.1  | 631.5 | 5.2                      | 0.8                                |

*\*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

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

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### ***Key Indicator: S1***

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

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8.57 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.

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### ***Key Indicator: S2***

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

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8.58 In the monitoring year, objections made by the Environment Agency were addressed through incorporating conditions recommended by the Environment Agency's into planning decisions.

# **Appendix**

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

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

# **BIRDHAM NEIGHBOURHOOD PLAN**

## **Monitoring Report Made Neighbourhood Plan (1 April 2020 to 31 March 2021)**

### **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 2020 to 31 March 2021 significant events occurring since 31 March 2020 are also noted.

Due to the Local Plan Review taking place, the Parish Council has initiated a Neighbourhood Plan Review, to run concurrently with the Local Plan Review. The District no longer has a 5-year housing supply, and as a result 3 planning applications for developments in the Parish have been lodged, 2 in the monitoring, and 1 subsequently. One has been refused, the other 2 are under consideration. If these 2 planning applications were approved, Birdham would have delivered more than 5 times the number of houses envisaged by the Neighbourhood Plan.

### **Background**

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

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

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

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



## Summary of Objectives

| Objectives   | Policies                    |
|--|-----------------------------|
| <p style="text-align: center;"><b>HERITAGE</b></p> <p><b>Protection &amp; Enhancement</b><br/>Protect and enhance the Parish's heritage for the benefit of tourists, existing residents and education of future generations.</p>   | 1 - 2                       |
| <p style="text-align: center;"><b>ENVIRONMENT</b></p> <p><b>Conservation &amp; Enhancement</b><br/>Conserve and enhance important ecological sites and links, including hedgerows, ditches and key species in these habitats.</p>  | 3 - 6                       |
| <p style="text-align: center;"><b>COMMUNITY &amp; LEISURE</b></p> <p><b>Preservation &amp; Enhancement</b><br/>Preserve and enhance existing open community spaces and buildings and widen their use, including additional amenities and ensure community amenities are easily accessible to any new development to provide a 'Sense of Community'.</p>  | 7 - 8                       |
| <p style="text-align: center;"><b>TRANSPORT</b></p> <p><b>Infrastructure</b><br/>Improve existing sustainable transport connections to and within the Parish, including public transport and access across major roads.</p> <p><b>Road, Pedestrian &amp; Cycle Safety</b><br/>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>   | 9<br><br>10 - 11            |
| <p style="text-align: center;"><b>HOUSING</b></p> <p><b>Housing Development</b><br/>Accommodate sustainable housing development in accordance with the Chichester Local Plan and ensure that the development of sites is appropriate for this rural location.</p> <p><b>Housing Density &amp; Design</b><br/>Ensure that the design, style and density of new housing are in keeping with the character of the Parish and the rural environment and that it is sustainable, free from flood risk with adequate parking provision and appropriate landscaping.</p> <p><b>Housing Need</b><br/>Ensure that the mix of housing types and supply of social and affordable housing meets the needs of the Parish.</p> | 12 - 15<br><br>16<br><br>17 |
| <p style="text-align: center;"><b>DRAINAGE</b></p> <p><b>Surface Water</b><br/>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> <p><b>Waste Water</b><br/>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>  | 18 - 20<br><br>21           |

| <b>BUSINESS/LOCAL ECONOMY</b>   |                |
|---|----------------|
| <b>Development &amp; Growth</b><br>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. | <b>22 - 23</b> |
| <b>Business Infrastructure</b><br>Improve mobile phone signals and provision of highspeed broadband.  | <b>24</b>      |

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

## **Evaluation**

### ***Heritage***

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

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

#### Policy 2 – Archaeological Sites

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

### ***Environment***

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

#### Policy 3 – Habitat Sites

Development must avoid harming existing ecological assets.

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

Any development must maintain the local character of the landscape.

#### Policy 5 –Light Pollution

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

#### Policy 6 – Biodiversity

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

These policies have been met during the monitoring period, although the planning applications and unlawful development on Birdham Farm continued to pose a threat to these policies. The 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, and anecdotally, is increasing noticeably. No progress has been made on the A27, and there are no current proposals to improve the position. The effects on the residents are considerable, from being unable to predict how long any journey will take, as well as the health damage caused by excessive noise and pollution.

## ***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<br>(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<br>Close | 4      | Complete       |

## Policy 15 - Rural Area Policy

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

## Policy 16 – Housing Density & Design

## Policy 17 - Housing Need

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

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

## ***Drainage***

## Policy 18 - Flood Risk Assessment

## Policy 19 - SUDS Design & Management Development

## Policy 20 - Surface Water Run-off

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

## Policy 21 - Wastewater Disposal

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

## ***Business***

## Policy 22 - Development for Business

## Policy 23 - Retention of Business

## Policy 24 - Broadband and Telecommunications

These policies have been met during the monitoring period.

In addition to the policies above, an Action Plan was 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<br>General Public | Ongoing |
| Proposal 4 | Ditch Maintenance     | Ensure Ditches are cleared and maintained                                 | BEFPG                   | Ongoing |
| Policy 24  | Broadband & Telecoms  | Lobby for improvements to both  | Parish Council          | Ongoing |
| Proposal 5 | Business Support      | Set up local business directory and seek business mentors                 | Business Group          | Ongoing |

## Conclusion

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

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 2020-2021**

Progress is monitored by reports/recommendations to the full Parish Council at its monthly meetings. There has been no significant changes or progress during this period.



# **CHIDHAM AND HAMBROOK NEIGHBOURHOOD PLAN MONITORING REPORT**

This report covers the period between 1 April 2020 and 31 March 2021.

## **General**

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

## **Neighbourhood Plan progress and implementation of NP Policies –**

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

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

A number of major development planning applications were launched during the report period.

July 2020 Land East of Broad Rd - Sunley Homes 118 houses

Aug Land north of Main Rd - Chas Wood 26 houses (originally 19)

Sept Land North of Aviary Close 39 houses (subsequently withdrawn)

Dec/Jan Three sites north of Main Rd 294 houses in 3 separate applications. (Pallant Homes)

Jan 2021 Land East of Broad Rd (Flat Farm) 30 houses

An entry level exception site (ELES) application had been made (17 February 2020) for 35 affordable homes on the same site but this had not been determined. The Parish Council argued that this application did not meet the criteria for an ELES site,

and in September 2020 the applicant appealed to the planning inspector on the basis of non-determination and this appeal is ongoing.

The Sunley Homes application (118 houses) was rejected by the CDC Planning Committee in October 2020.

Sunley subsequently launched an appeal in May 2021 which is ongoing.

None of the other applications have been determined.

These applications are potentially contrary to policies LP1, EM2, EM3 of the made Neighbourhood Plan. However, in view of the inability of CDC to demonstrate a 5-year housing land supply (4.3 years, July 2020) the policies of the made Neighbourhood Plan are deemed to carry less weight, and as a result the balance is tipped towards the presumption of sustainable development.

The District Council has agreed an interim Policy Statement for Housing Development (November 2020) but the significance of this in terms of determination of these applications has not yet been tested.

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

During this period the Parish Council received £11,867.50 CIL funding. The Council has a number of projects listed in the Infrastructure Business Plan. £12,108.89 was spent during the year on projects relating to a new Parish Council website, extension to St Mary's graveyard, development of open spaces off Broad Road Hambrook, refurbishment of Chidham Village Hall and new playground equipment.

## **Significant events occurring after 31 March 2021**

A further major development application relevant to the parish has also been launched.

June 2021 - Willowbrook Riding Centre - 73 houses.

Notionally this site where the houses will be built is within Southbourne parish, but the site has no access into the rest of Southbourne. The only access is into the parish of Chidham & Hambrook. Development of this site is not supported by the made or revised Southbourne Neighbourhood Plan (Reg 16) or the made Chidham & Hambrook Neighbourhood Plan.

The District Council proposes an additional Wildlife Corridor within the parish between the AONB and the SDNP. A consultation is ongoing. The new western corridor is along the line of the Ham brook on the border of the parish with Southbourne and sweeps south through Southbourne into the AONB. The original eastern corridor sweeps down Drift Lane and then moves to the west and continues southwards.

In a paper to full Council in July 2021 CDC Planning Policy submitted a paper indicating that infrastructure constraints made it seem unlikely that the Council would be able to meet the housing requirements for the district if further funding was not forthcoming. In addition, there are constraints on wastewater treatment capacity which are particularly acute in the west of the district. It is not known what the impact will be on this parish, if this is the case.

# **FISHBOURNE NEIGHBOURHOOD PLAN MONITORING REPORT (1 April 2020 – 31 March 2021)**

## **PROJECTS**

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

Policy D1 provides guidance to Councillors when considering new builds or extension applications which assists 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 October 2020 the Parish Council objected to an application for an Entry Level Exception Site on Bethwines Farm which was then refused by Chichester District Council and has gone to appeal. 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***

An improved relationship has been established with the Roman Palace, particularly when working co-operatively to install solar lights on the path owned by their parent organisation, the Sussex Archaeological Society.

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

### ***3. Environment***

Project 6 Environmental Conservation: The Parklands Flood Prevention Group continue their work, funded by Operation Watershed, clearing culverts and the drainage network and surface water flooding in Fishbourne has been considerably reduced through their work.

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

Policy T1 Sustainable Transport: The Parish Council has been liaising with WSCC regarding the Community Highway Scheme to provide a pavement along the southern part of Blackboy Lane, which will meet the Parish Council's footpath.

FNP Project 7a: The Parish Council installed solar lighting along Emperor Way – part of the Sustrans cycleway/footpath between Chichester City and Fishbourne. This was funded by the New Homes Bonus 2019.

Policy T2: Encouraging Sustainable Transport. The Parish Council successfully applied for the New Homes Bonus 2020 to provide a bus shelter in the village.

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

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

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

## **Monitoring and Review**

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

Lucy Wright  
Parish Clerk August 2021

# KIRDFORD NEIGHBOURHOOD PLANNING MONITORING REPORT 2020

**PLAN WAS MADE JULY 2014**

**REPORTING PERIOD: April 2020 to March 2021**

## **General Policies**

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

## **Plaistow Road Development**

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

## **Neighbourhood Plan Review**

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

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

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

## **Planning Enforcement**

The Parish Council noted several breaches of Planning in the period 2020 to 2021, these were reported to CDC, unfortunately the results were disappointing from the CDC side as most of the breaches were either ignored or approved without any real investigation.

**Traffic**

The Parish Council undertook a traffic Survey in 2020, the results of which enabled the decision to purchase Village Gates on the roads entering the village. A further survey will be carried out in the future to assess if they have made a difference.

# **LOXWOOD NP MONITORING REPORT**

## **1 April 2020 to 31 March 2021**

Note: The Plan was made on the 14 July 2015

### **Loxwood Neighbourhood Plan Monitoring Report General Policies**

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

#### **Housing Policies:**

One of two sites has been completed. The second site has yet to obtain planning approval.

#### **Neighbourhood Plan Review**

Loxwood Parish Council, alongside residents, has undertaken a review of the Neighbourhood Plan over 2020 and 2021 and a submission plan is currently with CDC.



# **SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN (SPNP) 2014 – 2029**

## **Sixth Monitoring Report – period 1 April 2020 to 31 March 2021**

“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***

The development at **Southbourne Fields** (125 dwellings as proposed in the SPNP) includes the provision of 14 allotments with individual sheds and a parking area. The Parish Council and the developer (Miller Homes) agreed that the allotments would be managed by the Parish Council. It was also agreed that a water supply will be laid on by the developer, the use to be metered and paid for from allotment rents. The allotments have now been purchased by the Parish Council and all have been rented to local residents.

**Breach Avenue** – Proposed development for up to 34 dwellings. Planning permission was refused by the District Council but allowed on appeal. The District Council’s challenges in the High Court (Sept 2018) and the Court of Appeal (July 2019) were both rejected. The site was purchased by Radian Homes and construction will soon begin. The developers have made significant efforts to engage with the local community and with the Parish Council to find out what was wanted on the site and many of the points and requests made have been taken on board.

**Land North of Cooks Lane.** An outline planning application for 199 dwellings (SB/18/03145/OUT) contrary to the policies in the SPNP was submitted by Rydon Homes Ltd. in November 2018 and refused permission in March 2019. However, Rydon appealed and as a result of a public inquiry held in January 2020, planning permission was granted at the beginning of March 2020.

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

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

### ***Policy 6: Village Centre and Local Shops***

An appeal had been lodged by the Co-op in 2018 against the refusal of planning permission for the demolition of the former Co-op building and its replacement by five homes. The appeal decision issued in April 2019 supported the policies in the Local and Neighbourhood Plans and the proposals were dismissed. A subsequent application was submitted in December 2019, and has not yet been determined, for the subdivision of the ground floor retail unit with an extension at the front of the building for a hot food takeaway unit.

### ***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- litter picks, tree planting (900 whips), training courses (Riparian Plants, Doormice) and footpath monitoring and clearance. The Holm Oak area near Tesco's in Stein Road was cleared of rubbish and brambles in October 2019 ready for future planting. A Parish Bio-Blitz was organised in June 2019 during which 5,500 local wildlife records were made and submitted to the Sussex Wildlife Trust for validation. It was agreed with West Sussex County Council that Southbourne would be a good location for a central Bourne "Community Tool Store" and a secure shed was provided and erected accordingly. Training was provided for the use of power tools so that local authorised Groups can carry out projects, some of which may replace maintenance work cut from County council budgets. Unfortunately, with the onset of the Covid-19 pandemic early in 2020 all further events had to be cancelled.

## **REVIEW OF THE NEIGHBOURHOOD PLAN**

Chichester District Council is reviewing its Local Plan and is proposing that Southbourne Parish accommodates a minimum of 1250 additional dwellings by 2035. The Parish Council decided to review the Neighbourhood Plan so that, in consultation with the local community, there would be direct local influence on how this might be implemented. Meanwhile, the adopted SPNP remains in force until such time as a Reviewed Plan is passed at Referendum.

In April 2018, the Parish Council appointed a Planning Consultancy to advise and assist it with this review. A local Steering Group comprising Parish Councillors and volunteers undertook a considerable amount of groundwork during 2019. Local Information was collected about, for example, biodiversity, heritage, character areas,

the opportunities which could be realised by the Green Ring, and the potential for community facilities and employment.

Public consultations on the Parish began with an exhibition event in December 2018 at which views were sought on a new “vision” for Southbourne Parish. A second event was held in March 2019 at which three broad options for future growth were highlighted which may be summarised as:- a major expansion to the west of Stein Road, a major expansion to the east of Stein Road, and expansion from a number of small sites distributed more widely throughout the Parish. In the same month interviews were held with representatives of Community Groups and Local Organisations to establish their current needs and future plans. A further “drop in” exhibition was held in December 2019 by which time the previous three options had been refined to two:- west or east of Stein Road.

The Parish Council commissioned the District Council to undertake a Housing Need Survey in January 2020 whereby every household in the Parish received a survey form requesting views. There was a significantly high return of 31% return (some 989 households).

Work on the review continues.

**Southbourne Parish Council**  
**June 2020**

# **WISBOROUGH GREEN PARISH COUNCIL NEIGHBOURHOOD PLAN MONITORING REPORT TO PERIOD END 31<sup>ST</sup> MARCH 2021**

**Prepared September 2021**

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

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

The WGNP Review was initiated with the intention to allocate further development sites, update statistics, legislation and referencing as necessary, and amend policies to improve clarity. After a long period of delay, CDC finally provided an indicative housing number in late November 2020 which allowed a further site selection consultation in January 2021. The draft reviewed NP progressed to the Regulation 14 consultation from May 2021. Subsequent communication advised that this housing number could change again creating further uncertainty.

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

- That CDC is unable to demonstrate full 5-year housing supply. During the year WGPC has seen increasing inference by developers that they wish to exploit the fact to undermine NPs.
- That CDC, by consequence, is stalling the process and causing the process to become more complex, drawn out and consumptive of volunteer time.

Wisborough Green Parish Council urge CDC to find a practical way forward that allows the review to progress and protects the value of NPs.

## **General**

1. The NP, in conjunction with the Village Design Statement produced as supporting evidence, continues to be a useful working document. However, the lack of a 5-year housing supply has driven CDC to adopt an Interim Position

Statement for Housing Development due to the Local Plan Review delay. WGPC are looking to CDC to continue to support the WGNP in standing up to developer challenges at this time.

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

- Greenways Nursery: This site is for 10 static residential caravans. There are possibly 3 caravans onsite; the Rightmove website confirms that opportunities still exist.
- Great Meadow: Construction of this Jones Homes site (Land South of Meadowbank with marketing name Bluebell Meadow) has been completed. As of September 2021, one of the 15 open market properties remains available, being advertised for sale on Rightmove.
- Songhurst Meadow (Winterfold Fields): Development is under construction.  
Delayed due to Covid-19. Residents moved into the shared-ownership properties early summer 2021.
- Clark's Yard: Planning permission has not been progressed.

3. Infrastructure:

Substantial developments in rural villages are accompanied by a requisite build-up of infrastructure: schools, medical, water supply, drainage, etc. There is a presumption that the, already creaking, infrastructure will suffice. The lack of a joined-up approach to planning and cooperation and coordination between planning authorities across district and county boundaries, as well as other infrastructure providers, creates difficulties for existing residents, particularly in villages close to such boundaries.

## Policies

1. There have been several applications which include skylights, lanterns or a large amount of glass. With one third of the Parish being in the South Downs National Park and with the rest of the Parish being in 'the setting' of the Park, the Parish Council supports the SDNP dark sky initiative and, as such, has requested automatic dusk to dawn blinds or glazing film to prevent the egress of light at night. It has been noted that there is inconsistent reference to this request by the Planning Authority. NP Policy IN3: Street Lighting is being enhanced in the Neighbourhood Plan Review to protect our dark night skies across the whole Parish.