

Chichester District Council Authority's Monitoring Report

1st April 2022 – 31st March 2023



February 2024

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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 2022 to 31 March 2023; however, significant events occurring since 31 March 2023 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

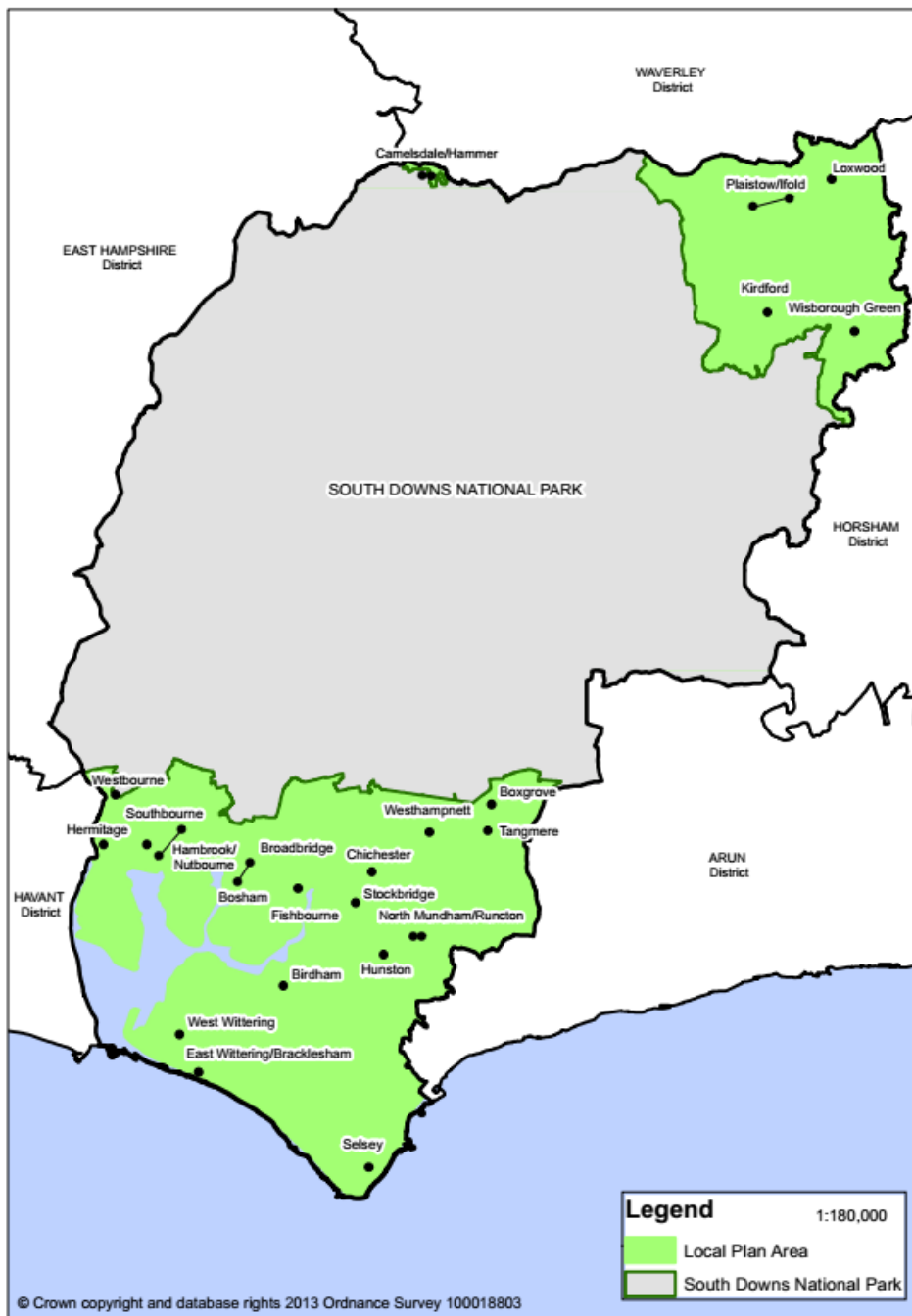
- 1.5 On 1 April 2011, the South Downs National Park Authority (SDNPA) became the local planning authority for the South Downs National Park (SDNP) area which covers a large area of Chichester District. This AMR covers the Chichester Local Plan area only which excludes the part of the District covered 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 1st April 2023 will shortly be published on the Council's [website](#).
- 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 new Local Plan is adopted. The final version of the Interim Statement was approved by Planning Committee in November 2020. The Statement aims to ensure that housing proposals that may be submitted in advance of the new Local Plan are assessed in a consistent manner against national and local planning policies, with the aim of ensuring that the most appropriate development comes forward in the most suitable locations.
- 2.4 As part of the new Local Plan, we have been determining what level of housing need can be achieved, bearing in mind the transport and environmental constraints that are faced by our Local Plan area. We have been investigating whether neighbouring authorities can help meet our housing need and will be finalising our housing numbers once we have reviewed the further evidence which addresses the challenges posed to our Local Plan area.

A27 Chichester Bypass Mitigation

- 2.5 In the absence of a government funded scheme for the A27 Chichester Bypass, the Council has continued to carry out significant work to assess the impacts of planned development in the new Local Plan upon the A27 and associated roads, and to consider how they might be mitigated. Due to the extensive road improvements required and the fact that insufficient funding is available to deliver these, we have been working closely with National Highways and West Sussex County Council to establish a revised development strategy and A27 transport mitigation that is capable of being delivered over the plan period.

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's current approach to the

mitigation of development impacts on the A27 is contained within the Planning Obligations & Affordable Housing SPD, adopted in 2016. As part of our preparation for the new Local Plan, the technical evidence base underpinning this approach has been updated. As a result, it has been necessary for us to revise our approach to securing planning obligations to appropriately address the cumulative impact of current and future development on the A27 and help ensure that planned development can be delivered. We have drafted a new Supplementary Planning Document (SPD) which provides detailed advice and guidance on the Council's updated approach for securing development contributions to mitigate traffic impacts on the A27 Chichester Bypass. The new SPD was consulted on between 22 September 2023 and 3 November 2023.

Wastewater

- 2.6A number of Wastewater Treatment Works (WwTW) in the District are limited by capacity and environmental factors. This is a particular issue in the south of the District where development pressures are greatest.
- 2.7 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. This Statement of Common Ground is currently being revised to reflect the work that has progressed on the new local plan.
- 2.8 Alongside this, the Council has been working with Southern Water on their Drainage and Wastewater Management Plan (DWMP). The [DWMP](#) which covers 10 river basin catchments, including the Arun and Western Streams, is supported by 5 investment plans setting out investment needs for internal sewer flooding; sewer condition and groundwater pollution; storm overflows; compliance and pollution and the environment. The DWMP was published in May 2023.
- 2.9 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 PFSH Strategic Environmental Planning Team who work across the Solent nutrient sensitive catchment to progress potential nutrient mitigation schemes for those impacted areas within 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 (which was most recently updated in March 2022) can be accessed on the Council's [website](#).

Water Resources

- 2.10 Natural England is concerned that existing water abstraction in the Sussex North Water Resource Zone, which supplies part of the north of the district, is having an impact on protected sites in the Arun Valley. The increasing demand for water is thought to be harming internationally protected species, with the potential threat of extinction for some of these species. In response to this, Natural England has advised that new developments within this zone, which affects a number of other local planning authorities must not add to this impact.
- 2.11 In September 2021, the Council received a position statement from Natural England setting out the interim approach and in December 2021, Natural England provided further guidance in response to frequently asked questions (FAQs) from developers. A further advice note was issued by Natural England (February 2022) to be read together with the position statement, and Natural England has now published an updated FAQ document.
- 2.12 The Council, in partnership with a number of other councils across the county and the South Downs National Park Authority, commissioned a water neutrality study. The Study is crucial to enable the Council to complete the Habitats Regulations Assessment for the new Local Plan as well as provide solutions for water consumption to enable new housing development to go ahead. Individual authority assessments have been combined into a Water Supply Zone assessment (published April 2022) and a strategic mitigation strategy for achieving water neutrality within the Sussex North WRZ and within the timeframe of Local Plans prepared by the local authorities, was published in December 2022. Relevant documents including the Study as well as Natural England's endorsement can be found on our [website](#).
- 2.13 Southern Water and Portsmouth Water consulted on their draft Water Resources Management Plans (WRMPs) in mid-February 2023. The WRMPs set out how the Water Companies intend to secure drinking water supplies over the next 50 years. Statements of Response to the comments received in the consultations were published by both water authorities in August 2023.

Tangmere Strategic Development Location – Compulsory Purchase Orders

- 2.14 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 for 1,300 dwellings.
- 2.15 The Tangmere Strategic Development Location was identified in 2010, and formally allocated in 2015, with the site having a number of landowners and promoters. Despite the Council being assured by the landowners and site promoters that there was progress with regard to commitment to jointly deliver the residential development and associated infrastructure, no material progress was made over a 10-year period in terms of comprehensive delivery of the site. The Council had no alternative but to make use of its Compulsory Purchase Order (CPO) powers and, after a tender exercise, appointed a development partner in 2018. The Council entered into a Development Agreement with Countryside Properties (UK) Limited in February 2019 and a Masterplan for the proposed development of the Tangmere Strategic Development Location was subsequently presented to and endorsed by the Planning Committee in January 2020. Full Council authorised the use of the Council's CPO powers in March 2020.
- 2.16 On 28 October 2020, the Council formally made the Tangmere Compulsory Purchase Order and this decision was publicised on 3 November 2020. The Council submitted the Order to the Secretary of State for confirmation in November 2020 and an outline planning application for a residential-led mixed use development comprising up to 1,300 dwellings was also received and subsequently presented to Planning Committee in March 2021. Members agreed with the Officer's recommendation to grant outline permission subject to completion of the Section 106 Agreement.
- 2.17 A public inquiry was held to consider the Compulsory Purchase Order in September 2021. The Inspector's decision followed and the Compulsory Purchase Order 2021 was subsequently confirmed subject to modification. A 6-week judicial review period expired on 3rd February 2022.
- 2.18 Following the confirmation of the Compulsory Purchase Order, in February and March 2022 the Council and its development partner were preparing to serve General Vesting Declarations to acquire the land when National Highways

indicated that the records maintained by the Highways Authority were inaccurate, meaning that two sections of the land that had been previously understood to be adopted highway were incorrectly recorded as such. A second Compulsory Purchase Order was brought forward to acquire this land, along with the other land interests in the first Order. The Compulsory Purchase Order 2 was made on 30 March 2023. The Council's Statement of Case in relation to this further Compulsory Purchase Order was submitted to the Planning Inspectorate on 24th August 2023, and a public inquiry into the Compulsory Purchase Order was held on 12 and 13 December 2023. The Inspector's decision on the CPO is awaited.

- 2.19 An amendment to the outline planning application was submitted to the Council in June 2023, proposing a minor adjustment to the red line boundary at the northern access to the site and the removal of 0.34 hectares of land at Saxon Meadows. This amendment was heard at Planning Committee on 16 August 2023, where Members agreed with the officer's recommendation to permit, and is subject to a resolution to grant. Discussions regarding the S106 Agreement in relation to the outline planning permission 20/02893/OUT are continuing to progress.

Planning Context

National Planning Policy Framework

- 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 December 2023.
- 3.2 The NPPF is supported by Planning Practice Guidance (PPG). Both the [NPPF](#) and [Planning Practice Guidance](#) published by 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.

- 3.8 The Strategic Planning Board has made some initial steps in producing an update to LSS2. However, due to delays in the production of LSS3, strategic cross-boundary matters that apply to the new Local Plan have been addressed directly between Chichester District Council and individual members of the Strategic Planning Board.
- 3.9 A revised draft SoCG was produced in January 2022 with the involvement of all local authorities who are members of the Strategic Planning Board. This draft SOCG is currently subject to review and sign-off by member authorities. Whilst this SoCG is not directly related to specific policy outcomes within the new Local Plan, it does contribute towards demonstrating the commitment of Chichester District Council to addressing strategic planning matters and the “Duty to Cooperate”.
- 3.10 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 24 January 2023.

Development Plan Documents

Chichester Local Plan Review

Table 1: Local Plan Review timetable in the LDS January 2023

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

Key Milestone	Dates	Current Position
Approval of Statutory Public Consultation DPD for consultation (Publication)	Cabinet and Council – January 2023	Achieved
Statutory Public Consultation document (Reg 19) (Publication)	February–March 2023	Achieved
Submission to Secretary of State	Summer 2023	Remains outstanding
Examination Hearing	Autumn 2023	Remains outstanding
Adoption	Summer/Autumn 2024	Remains outstanding

The current Local Plan was adopted in July 2015. At that time, the Council committed to review the Local Plan within five years to ensure that sufficient housing was planned to meet the needs of the area. The Council is now working on the new Local Plan. The first stage of consultation (Issues and Options) took place between 22 June and 3 August 2017. Consultation on the second stage (Preferred Approach) took place between December 2018 and February 2019. Work on the review has now moved to the formal regulation 19 publication stage, following the Council's agreement of the Chichester Local Plan 2021 – 2039 and supporting documents on 24 January 2023. The Plan was published for the submission of representations from Friday 3 February for six weeks until 17 March 2023. The representations have now been published and work has focussed on considering and addressing the comments from the Regulation 19 consultation, meeting with key stakeholders and ministers and finalising critical evidence. The Council expects to submit its local plan in early 2024.

Local Plan Review Site Allocation Development Plan Document

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

Table 2: Local Plan Review Site Allocation DPD timetable in the LDS January 2023

Key Milestone	Dates
Approval of Site Allocation DPD for consultation	Spring 2025
Consultation on Site Allocation DPD (Reg 18)	Spring 2025
Approval for Statutory Public Consultation on Site Allocation DPD (Publication)	Spring 2026

Key Milestone	Dates
Statutory Public Consultation on Site Allocation DPD (Reg 19) (Publication)	Spring 2026
Submission to Secretary of State	Summer 2026
Examination Hearings	Autumn 2026
Adoption (anticipated)	Winter 2026/2027

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

Supplementary Planning Documents

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

Other Documents

Community Infrastructure Levy

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

Policies Map

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

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

- Neighbourhood Development Plans.

Statement of Community Involvement

4.10 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. An update to the adopted SCI was consulted on between 27 September and 8th November 2023 and adopted by full council on 23 January 2024.

Brownfield Land Register

4.11 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

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

Appropriate Assessment

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

Neighbourhood Planning

- 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 2023, a total of 25 parishes within, or partly within, the Chichester Local Plan area were subject to Neighbourhood Plan Area designations.

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 2022 to 31 March 2023) 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 3: 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
West Wittering	Made	November 2023
Westbourne	Made	September 2021
Wisborough Green	Made	July 2016
Other parishes with a Neighbourhood Plan Area designation		
Chichester City, East Wittering and Bracklesham, Funtington*, Lynchmere, North Mundham, Oving, Sidlesham, and Westhampnett		

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

Table 4: New Neighbourhood Plans, Modified Neighbourhood Plans and Neighbourhood Plan Reviews in progress

Parish	Key milestones	Date achieved
Hunston	Pre-submission Consultation Submission Consultation Examination Examiner's Report Plan withdrawn by Parish Council for technical reasons	May 2020 July – September 2021 September 2021 April 2022 June 2022
Loxwood NP Review	Pre-submission Consultation	September 2020
Plaistow & Ifold	Pre-submission Consultation Submission Consultation Repeat Submission Consultation Examination Plan withdrawn by Parish Council for technical reasons	Sept – Oct 2017 Feb – April 2020 Sept - Oct 2020 November 2020 May 2022
Southbourne NP Review	Pre-submission Consultation Submission Consultation Examination Examination Plan withdrawn by Parish Council for technical reasons	August 2020 April – June 2021 September 2021 April 2022 June 2022
Southbourne Modified Neighbourhood Plan	Pre-Submission Consultation Submission Consultation Examination Referendum	November-December 2022 March – April 2023 Summer 2023 January 2024
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 2023. Each parish listed below has been asked to provide information and/or a commentary and where supplied, these are included at Appendix 1.

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

Neighbourhood Development Orders

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 5: CIL Charging Schedule

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

6.2 The CIL is to be used to help provide infrastructure to support the development of an area rather than making an individual planning application acceptable in planning terms (which is the purpose of section 106 Agreements). CIL does not fully replace Section 106 Agreements.

6.3 The infrastructure projects that the CIL will be used to fund are identified in the CIL spending plan which can be found within the [Infrastructure Business Plan](#) (IBP) published on the council's website:

6.4 The CIL Regulations require a proportion of CIL receipts to be handed to the local town or parish council in the area where CIL liable development takes place. The CIL share to be passed to the parish council is set at 15% of the relevant CIL

receipts with a cap of £100 per existing council tax dwelling each year. Where a Neighbourhood Development Plan has been made, the share of CIL share will be 25% (uncapped).

Section 106 contributions

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

Reporting: Infrastructure Funding Statement and Public Facing Module

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

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, the SDNP Authority, neighbouring local authorities, statutory bodies including Environment Agency, Natural England and Highways England as well as key infrastructure providers during the preparation of the current adopted Local Plan and continues to engage with these groups on a number of strategic cross-boundary matters throughout preparation of the new Local Plan.
- 7.5 Statements of Common Ground are being progressed detailing the joint working on these strategic matters and any agreement reached with relevant organisations. As and when these Statements of Common Ground are produced, they will be placed on the Council's duty to cooperate [webpage](#). The Council has sought/is pursuing Statements of Common Ground with the following organisations:
- Arun District Council
 - Crawley Borough Council
 - East Hampshire District Council
 - Havant Borough Council
 - Waverley Borough Council
 - South Downs National Park Authority
 - West Sussex County Council
 - Surrey County Council

- Horsham District Council
- Hampshire County Council
- Environment Agency
- Natural England
- Southern Water
- NHS Sussex
- National Highways

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

Solent Recreation Mitigation Partnership - Bird Aware Solent

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. A [review](#) of the Bird Aware Solent Strategy was carried out in 2023.

7.10 The Bird Aware Solent project was awarded the RTPI South-East Award for Planning Excellence in November 2018 and in June 2019, the Bird Aware Partnership received the 'Planning for the Natural Environment' Award at the National Planning Awards. In September 2020, Bird Aware Solent was bestowed the honour of best sustainability campaign in the public sector by the Institute of Environmental Management and Assessment (IEMA) and in November 2020, the organisation was presented with a 'highly commended' accolade for its social media activity at the international awards ceremony 'Drum Social Media Awards'.

Coastal West Sussex

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 3.4 to 3.10 above.

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

Other Collaborative Working Projects

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, including a joint study with Havant Borough Council in relation to wastewater; working with the wider Partnership for South Hampshire (PfSH) in relation to nutrient mitigation through the Natural Environment Group (formerly PfSH Water Quality Group) and the joint study on the issue of water neutrality mentioned at 2.12 above, with affected local authorities in the Sussex North Water Resource Zone.

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, NHS Sussex, the Environment Agency, Natural England, Historic England, Southern Water and the Chichester Harbour Conservancy. This includes regular meetings such as the Chichester Local Plan 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 2022-23 totalled 3,411 sq.m (gross) or 3,027 sq.m (net). Overall, a total of 110,604.20 sq.m gross (66,314.30 sq.m net) has been completed in the Local Plan area over the period 2012-2023. It should be noted that the data from WSCC records economic activity on existing and newly developed employment sites and excludes data on losses of employment sites to other uses. As from September 2020, the B1 business use class was revoked and effectively replaced with the new class E(g).

Table 6: Employment floorspace developed by type 2012-2023 (Source: WSCC)

Gross floorspace completions (sq.m)

	B1a*: Offices	B1b*: Research & Development	B1c*: Light Industry	B1*: Mixed Uses	B2: General Industry	B8: Storage & Distribution	Total
2012-13	231.00	150.00	0.00	67.00	3866.00	1160.00	5474.00
2013-14	656.00	0.00	843.00	4660.00	371.00	1880.00	8410.00
2014-15	70.00	0.00	856.00	0.00	182.00	4333.00	5441.00
2015-16	615.00	0.00	3799.00	1206.00	515.00	6278.00	12413.00
2016-17	52.00	0.00	285.00	7469.00	120.00	1684.00	9610.00
2017-18	6120.30	0.00	243.00	0.00	1276.00	21777.00	29416.30
2018-19	2704.30	0.00	5282.00	9967.00	2137.00	2685.50	22775.80
2019-20	741.00	0.00	350.00	467.00	485.00	1956.00	3999.00
2020-21	441.10	0.00	1237.00	402.00	652.00	1256.00	3988.10
2021-22	325.00	0.00	1460.00	1151.00	146.00	2584.00	5666.00
2022-23	0.00	0.00	3157.00	125.00	0.00	129.00	3411.00

Total 2012-2023	11955.70	150.00	17512.00	25514.00	9750.00	45722.50	110604.20
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Net floorspace completions (sq.m)

	B1a*: Offices	B1b*: Research & Development	B1c*: Light Industry	B1*: Mixed Uses	B2: General Industry	B8: Storage & Distribution	Total
2012-13	231.00	0.00	0.00	67.00	2183.00	750.00	3231.00
2013-14	274.00	0.00	763.00	4660.00	90.00	1880.00	7667.00
2014-15	70.00	0.00	322.00	0.00	182.00	4333.00	4906.60
2015-16	363.00	0.00	249.00	1206.00	0.00	6278.00	8096.00
2016-17	52.00	0.00	247.00	7469.00	120.00	1574.00	9462.00
2017-18	5238.50	0.00	243.00	0.00	1276.00	172.00	6929.50
2018-19	1942.30	0.00	5030.00	9967.00	477.00	2685.50	20101.80
2019-20	741.00	0.00	350.00	467.00	485.00	1228.00	3271.00
2020-21	63.00	0.00	1030.00	332.00	652.00	-6150.00	-4073.00
2021-22	325.00	0.00	1107.00	417.00	-738.0	2574.00	3695.00
2022-23	0.00	0.00	3157.00	125.00	-384.00	129.00	3027.00
Total 2012-2023	9299.80	0.00	12498.00	24710.00	4343.00	15463.50	66314.30

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

Table 7: Employment land availability – progress against Local Plan target (Source: CDC)

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

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

Location	Comments	Site area (hectares)	Development progress	Remaining area not yet developed (hectares)
			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. 19/03144/FUL granted May 2020 renewal of 16/00622/FUL. Development completed.	0
Total		6.63		1.96
New employment land allocated in Chichester Local Plan: Key Policies 2014-2029				
West of Chichester SDL (Policy 15)	Suitable for B1 (specific mix of B1 office/light industry floorspace to be determined at masterplanning/detailed planning stage)	6.0	Planning application (14/04301/OUT) for first phase of development proposes 2,513 sq.m B1a office floorspace (0.82 ha) within planned local centre. Remaining employment to be provided in second phase (limited to B1c light industrial use to avoid unacceptable traffic impacts). Planning application (14/04301/OUT) for first phase of development proposes 2,513 sq.m B1a office floorspace (0.82 ha) within planned local centre. Remaining employment to be provided in second phase (limited to B1c light industrial use to avoid unacceptable traffic	6.0

Location	Comments	Site area (hectares)	Development progress	Remaining area not yet developed (hectares)
			impacts). 21/00460/REM granted March 2022 for 'Local Centre' to include 4 office buildings totalling 8439sqm.	
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	<p>Plot 6 (0.8 ha) now developed as Make Ready Centre for South East Coast Ambulance Service (14/01413/FUL).</p> <p>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.</p> <p>Plots 1-5 (2.47ha) granted planning permission October 2019 for 8,700sq.m flexible B1(c) and/or B8 uses (19/01675/FUL). Site under construction.</p> <p>Only Plots 7 and 11 remaining.</p>	2.7
Total		10.5		8.7
Employment allocations in Site Allocation DPD				
High School, Kingsham Road, Chichester (Policy CC6)	Allocated for up to 7,200 sq.m B1 office space (Allocation forms part of Southern Gateway Masterplan).	1.07	Site currently vacant, but no planning applications yet submitted.	1.07

Location	Comments	Site area (hectares)	Development progress	Remaining area not yet developed (hectares)
Plot 12 Terminus Road (Chichester Enterprise Zone) (Policy CC7)	Allocated for B1, B2 and B8 employment uses. Total site area is 2.4 ha (net increase excluding existing developed area is 0.42 ha).	0.42 (net increase)	Planning permission (15/03419/REG3) granted Feb 2016 for redevelopment of 0.71 ha plot for 3,288 sq.m (2,469 sq.m net) of managed business space. Development completed.	0
Fuel Depot Site, Bognor Road, Chichester (Policy CC8)	Allocated for B1, B2 and B8 employment uses on 3.8 ha within overall site area of 4.8 ha (allowing remaining 1 ha to be developed for waste uses as identified in West Sussex Waste Local Plan 2014).	3.8	Hybrid permission (14/04284/OUT) granted July 2016 for allocated site (3.8 ha) including outline permission for B2/B8/ Trade uses (7,830sq.m) and 2 ancillary roadside catering units (420sq.m), and detailed permission for a discount food retail unit (2,431sq.m). Permission expired. 19/00619/OUT granted April 2021 for mixed use, to include 7870sqm B1c/B2/B8 uses. Site under construction.	3.8
Springfield Park (adjacent to Fuel Depot) (Policy CC9)	Allocated for B1, B2 and B8 employment uses.	2.2	Outline planning application (18/01365/OUT) for redevelopment of site for 9,240 sq.m B1/B2/B8 permitted February 2019. 22/00377/REM granted June 2022.	2.2
Total		7.49		7.07
Grand Total		17.99		15.77

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

- 8.5 In the monitoring year, the Council granted planning permission within Runcton HDA for the erection of an agricultural building at Stanley Nursery under planning ref: 22/01306/FUL.
- 8.6 In the smaller HDA at Sidlesham, planning reference: 21/03524/FUL involved demolition of existing and replacement with new glasshouse.
- 8.7 In relation to horticultural development outside of HDAs, permission for extensions to an existing packhouse and ancillary buildings was granted at Groves Farm, Oving under 22/01500/FUL; polytunnel development and a timber packing shed was granted under 22/00915/PNO at Haymans Farm (Plaistow and Ifold Parish); demolition of existing and erection of replacement glasshouses was permitted at Jakes Nursery in Sidlesham under 21/03468/FUL; and consent was given for existing lawful development of existing glasshouses at Tanglewood Nurseries in Wisborough Green under 22/02114/ELD.
- 8.8 There continues to remain approximately 9 hectares free of planning permissions within Runcton HDA whilst Tangmere HDA has around 38 hectares free of planning permissions.

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

- 8.9 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.
- 8.10 The primary and secondary shopping frontages in Chichester shopping centre were surveyed quarterly during the monitoring period. The results were as follows:

Table 8: Primary and Secondary Shopping Frontages non-shopping uses in Chichester

Survey Month	% Primary Shopping Frontage in non-shopping uses	% Secondary Shopping Frontage in non-shopping uses	% Increase or Decrease in Primary Frontage non-shopping uses	% Increase or Decrease in Secondary Frontage non-shopping uses
April 2022	28.02	53.33	+0.88	0
June 2022	28.02	53.33	0	0
August 2022	28.21	53.78	+0.19	+0.45
November 2022	29.40	53.78	+1.19	0

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

Housing and Neighbourhoods

Key Indicator: H1

New homes built each year (net)

8.12 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.

8.13 Housing completions in the Chichester Local Plan area over the year to 31 March 2023 totalled the equivalent of 904 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.

8.14 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. The Five-Year Housing Land Supply assessment as at 1st April 2023 will shortly be published on the Council's [website](#). Details are also provided on the Housing Delivery Test and particularly, how the Council has successfully passed the Test.

Table 9: Net additional dwellings completed 2012-2023 (Source: CDC/WSCC)

Monitoring year	Local Plan requirement	Net dwellings completed	Housing surplus / shortfall
2012/13	435	307	-128
2013/14	435	202	-233
2014/15	435	351	-84
2015/16	435	507	+72
2016/17	435	439	+4
2017/18	435	557	+118
2018/19	435	654	+219
2019/20	435	503	+68
2020/21	568 ²	461	N/A
2021/22	634	712	N/A
2022/23	638	904	N/A
Total 2012-2023	5,320	5,597	

Key Indicator: H2

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

- 8.15 The Chichester Local Plan allocates land to deliver a total of 3,250 homes at Strategic Development Locations (SDLs) at West of Chichester, Shopwyke, Westhampnett/North-East Chichester and Tangmere (Policies 15-18) and provides for a further 630 homes on strategic sites to be identified at the settlement hubs of East Wittering/Bracklesham, Selsey and Southbourne (Policies 20, 23 and 24). Table 11 shows housing completions on strategic sites to date against the indicative phasing shown in Table 7.2 in the Local Plan. Since 1 April 2012, 1,826 dwellings have been completed on strategic sites.
- 8.16 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. An outline application for phase 2 of West of Chichester for the remaining 850 dwellings was taken to planning committee in January 2024 and has a resolution to permit following completion of a s106 agreement.

² Figure calculated as Local Plan requirement for 4 months and Local Housing Need for 8 months.

8.17 The Council is working with the landowners and developers to facilitate the Tangmere strategic site in accordance with Local Plan and neighbourhood plan policies. As part of this, a Compulsory Purchase Order (CPO) was formally made on 28 October 2020 to ensure delivery of the development. The outline application was reported to Planning Committee on 31 March 2021 and permitted subject to Section 106. A public inquiry was held into the CPO between 7th-9th September 2021. The Inspector's decision was received with the Compulsory Purchase Order confirmed subject to modification and a 6-week judicial review period ended on 3rd February 2022. On 30 March 2023, the Council made the Chichester District Council (Tangmere) (No 2) Compulsory Purchase Order 2023 in order to secure a small further area of land required for access to the SDL from the A27. A further Public Inquiry was held between 12 and 13 December 2023.

8.18 At the Settlement Hubs, the majority of the strategic housing sites are now complete, with only Selsey remaining as under construction.

Table 10: Net housing completions on strategic sites to 31 March 2023

Location	Local Plan policy	No. of homes planned to 2029	Net housing completions 2022/23	Total net completions since 1 April 2012	Remaining housing yet to be delivered
SDLs					
West of Chichester	Policy 15	1,250	268	427	823
Shopwyke	Policy 16	500	72	432	68
Westhampnett/ North-East Chichester	Policy 17	500	107	342	158
Tangmere	Policy 18	1,000	0	0	1,000
SDL total		3,250	447	1,201	2,049
Settlement Hubs					
Southbourne (village)	Policy 20	300	0	300	0
Selsey	Policy 23	150	35	145	5
East Wittering/ Bracklesham	Policy 24	180	0	180	0
Settlement Hubs total		630	35	625	5
Total		3,880	482	1,826	2,054

Table 11: Progress towards future housing delivery

Location	Planning permission under construction	Detailed planning permission granted, not yet started	Outline planning permission granted or agreed subject to S106	Outstanding housing requirement not yet permitted
SDLs				
West of Chichester	323	0	0	500
Shopwyke	153 ¹	0	0	0
Westhampnett/ North-East Chichester	158	0	0	0
Tangmere	0	0	1000	0
SDL total	634	0	1000	500
Settlement Hubs				
Southbourne (village)	0	0	0	0
Selsey	5 ²	0	0	0
East Wittering/ Bracklesham	0	0	0	0
Settlement Hubs total	5	0	0	0
Total	639	0	1000	500
¹ Includes outline planning permission for 85 additional dwellings bringing the total planning housing at Shopwyke SDL to 585 dwellings. The additional 85 dwellings are also counted towards the parish requirement for Chichester under Indicator H3. ² Covered by planning permission 19/00321/FUL for 193 dwellings.				

Key Indicator: H3

New homes built each year (net) by Parish

8.19 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 2023, a total of 140 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 1365 net dwellings, with a total of 171 dwellings remaining to be delivered.

8.20 As shown in Table 14, a further 54 dwellings are currently under construction on parish housing sites. The majority of the remaining parish requirement is allocated

in neighbourhood plans. The Council's Site Allocation DPD (adopted in January 2019) identifies sites to meet the outstanding requirement in Bosham, Hunston and Plaistow & Ifold parishes. However, no suitable site has yet been identified to meet the Local Plan requirement for 10 dwellings in Lynchmere parish.

Table 12: Parish net housing completions to 31 March 2023

Parish	Number of homes planned to 2029	Net housing completions 2022/23	Total net completions since 1 April 2012	Remaining parish housing yet to be delivered
<i>East-West Corridor</i>				
Bosham	50	0	0	50
Boxgrove	25	0	22	3
Chichester city	235 ¹	17	524	0
Chidham & Hambrook	25	0	127	0
Fishbourne	50	11	80	0
Southbourne (excl village)	50	34	126	0
Westbourne	25	0	16	9
E-W Corridor total	460	62	895	62
<i>Manhood Peninsula</i>				
Birdham	50	0	64	0
Donnington	50	0	138	0
Hunston	25	1	26	0
North Mundham	25	4	51	0
West Wittering	50	0	50	0
Manhood Peninsula total	200	5	329	0
<i>Plan Area (North)</i>				
Kirdford	60	0	0	60
Loxwood	60	50	93	17
Lynchmere	10	0	0	10
Plaistow & Ifold	10	0	0	10
Wisborough Green	60	23	48	12
Plan Area (North) total	200	73	141	109
Parish housing total	860	140	1,365	171

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

Table 13: Parish progress towards future housing delivery

Parish	Planning permission under construction	Detailed planning permission granted, not yet started	Outline planning permission granted or agreed subject to S106	Allocated in neighbourhood plans or Site Allocation DPD	Total sites identified
<i>East-West Corridor</i>					
Bosham	0	0	0	50 ¹	50
Boxgrove	0	0	0	6	6
Chichester city	0	0	0	0	0
Chidham & Hambrook	0	0	0	0	0
Fishbourne	0	0	0	0	0
Southbourne (excl village)	0	0	0	0	0
Westbourne	0	0	0	12	12
E-W Corridor total	0	0	0	68	68
<i>Manhood Peninsula</i>					
Birdham	0	0	0	0	0
Donnington	0	0	0	0	0
Hunston	0	0	0	0	0
North Mundham	0	0	0	0	0
West Wittering	0	0	0	0	0
Manhood Peninsula total	0	0	0	0	0
<i>Plan Area (North)</i>					
Kirdford	54	0	0	15	69
Loxwood	0	0	0	17	17
Lynchmere	0	0	0	0	0
Plaistow & Ifold	0	0	0	10	10
Wisborough Green	0	0	0	11	11

Plan Area (North) total	54	0	0	53	107
Parish housing total	54	0	0	121	175
¹ Now covered by planning permission 21/00571/FUL for 300 dwellings, permitted after 31 st March 2023.					

Key Indicator: H4

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

8.21 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.

8.22 From 1st April 2019, the definition of a small site was updated to those less than 5 dwellings, following a change to monitoring by West Sussex County Council, in line with the Housing and Economic Land Availability Assessment PPG. Table 15b shows that 44 dwellings were delivered on sites of less than 5 dwellings in 2022/23.

Table 14a: Net dwellings completed on sites of less than 6 dwellings 2012-2019 (Source: CDC/WSCC)

	East-West Corridor	Manhood Peninsula	North of Plan Area	Plan Area total
Small sites windfall allowance	326	171	87	584
Small sites windfall allowance per year	27	14	7	48
Net dwellings completed on sites of less than 6 dwellings				
2012/13	46	22	0	68
2013/14	31	16	8	55
2014/15	29	16	4	49
2015/16	31	10	8	49
2016/17	48	10	7	65

2017/18	41	22	1	64
2018/19	42	14	15	71
Total 2012-2019	268	110	43	421
Average per year	38	16	6	60

Table 14b: Net dwellings completed on sites of less than 5 dwellings 2019-2023 (Source: CDC/WSCC)

	East-West Corridor	Manhood Peninsula	North of Plan Area	Plan Area total
2019/20	24	13	6	43
2020/21	13	1	-1	13
2021/22	17	11	4	43
2022/23	31	12	1	44

Key Indicator: H5

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

8.23 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 2022-2023, affordable housing completions totalled 294 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).

8.24 With no completions on rural exception sites during the year, the net total of 294 affordable dwellings delivered in 2022/23 represents around 33.8% of total net completions which is slightly above the Local Plan target. In the Local Plan period to date since 1 April 2012, a net total of 1639 affordable dwellings have been built representing 30.0% of all net dwellings completed, in line with the Local Plan target of 30%.

Table 15: Gross affordable housing completions as a percentage of total housing completions (C3) 2012-2023 (Source: WSCC)

Monitoring year	Total completions (gross)	Affordable housing completions (gross)	Affordable housing completions excluding rural exception sites (gross)	Percentage (%)
2012/13	327	66	51	15.6%
2013/14	286	86	81	28.3%
2014/15	418	187	159	38.0%
2015/16	541	171	156	28.8%
2016/17	484	157	157	32.4%
2017/18	607	173	173	28.5%
2018/19	640	145	145	22.7%
2019/20	531	140	140	26.4%
2020/21	482	151	151	31.3%
2021/22	700	228	228	32.6%
2022/23	892	294	294	32.9%
Total 2012-2023	5908	1798	1735	29.3%

Table 16: Net affordable housing completions as a percentage of total housing completions (C3) 2012-2023 (Source: WSCC)

Monitoring year	Total completions (net)	Affordable housing completions (net)	Affordable housing completions excluding rural exception sites (net)	Percentage (%)
2012/13	307	66	51	16.6%
2013/14	202	27	23	11.4%
2014/15	351	159	131	37.3%
2015/16	507	171	156	30.8%
2016/17	439	157	157	35.8%
2017/18	557	167	167	30.0%
2018/19	597	145	145	24.3%
2019/20	503	140	140	27.8%
2020/21	456	148	148	32.5%
2021/22	671	227	227	33.8%
2022/23	868	294	294	33.8%

Total 2012-2023	5458	1701	1639	30.0%
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8.25 The Council's Housing Strategy 2020-2025 sets a target of 1000 new affordable homes in the district, an annual total of 167 (i.e. including 2019/20 when the strategy was being developed, plus the five following years). This applies to the Chichester District Council area including the part of the district which is within the South Downs National Park. It aims to maximise the supply of local homes to meet the needs of local people. This includes maximising delivery of affordable housing on market sites and boosting affordable housing delivery through the use of Council and partner assets.

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

Table 17: Affordable housing completions 2012-2023 (Source: CDC Housing Delivery Team)

Gross affordable housing completions	Delivered on market sites (Section 106 agreements)	Rural exception sites	Additional affordable housing	Total affordable housing (gross)
2012-13	43	15	31	89
2013-14	91	0	0	91
2014-15	139	17	78	234
2015-16	107	15	62	184
2016-17	132	11	0	143
2017-18	144	0	21	165
2018-19	125	0	46	171
2019-20	146	0	1	147
2020-21	187	0	1	188
2021-22	171	0	29	200
2022-23	226	0	150	376
Total 2012-2023	1511	58	419	1988

8.27 The affordable housing delivered in 2022-23 was delivered through a mix of S106 agreements coupled with 100% affordable schemes led by Registered Providers. Whilst Government Grant is not available to assist the delivery of affordable

housing on market sites there is significant grant funding available for any additional affordable housing delivered above the s106 30% contribution and on land led schemes brought forward by Registered Providers. During the year, affordable housing was delivered on a range of market housing developments including Graylingwell, Chichester; Minerva Heights, West of Chichester; and Corner of Oving Road, Oving. The 100% affordable schemes included Breach Avenue, Southbourne and Fishbourne Road East, Chichester.

Tenure mix of affordable housing

8.28 In planning for new affordable housing, the Council’s Housing Delivery Team aims to achieve an overall tenure split of 25% First Homes, 35% Social Rent, 18% Shared Ownership and 22% Affordable Rent. This is based on the latest available evidence including but not limited to the HEDNA 2022.

8.29 Table 19 shows that in the monitoring year to 31 March 2022/23 60% of affordable housing completions were affordable rented with 40% intermediate housing (almost entirely 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 18: Tenure mix of affordable housing completions 2022-23 (Source: CDC Housing Delivery Team)

	Affordable Rent	Social Rent	Shared Ownership	First Homes	Rent to Buy	Discount Market Sale	Total
Affordable housing completions 2022/23(gross)	154	65	150	0	7	0	376
% of total affordable housing completed	41%	17%	40%	0%	2%	0%	100%

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

8.30 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.

8.31 During the monitoring period, 2 sites were granted permanent planning permission for 3 Gypsy and traveller pitches. A total of 90 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 2023 (end date of this monitoring period).

Table 19: Net additional Gypsy and traveller pitches

Pitches granted permanent planning permission in monitoring period	3
Existing pitches lost as a result of development or closure in monitoring period	0
Net additional pitches in monitoring period	3
Total number pitches granted permanent planning permission between September 2012 and March 2022	90

8.32 During the monitoring period, no sites were granted permanent planning permission for travelling showpeople plots 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 2023 (end date of this monitoring period).

Table 20: Net additional travelling showpeople plots

Plots granted permanent planning permission in monitoring period	0
Existing plots lost as a result of development or closure in monitoring period	0
Net additional plots in monitoring period	0
Total number plots granted permanent planning permission between September 2012 and March 2022	20

Environment

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

Key Indicator: EN1

Proportion of SSSIs in favourable or unfavourable recovering condition

8.34 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.

8.35 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.

8.36 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.

8.37 In Chichester District, 38.7% of SSSI units are considered to be in a favourable condition, which is close to the overall County figure of 41.6%. Of the SSSI units in the District assessed as being in unfavourable condition, 79 are categorised as recovering against 50 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, 75.1% of the SSSI area is in favourable or recovering condition, falling short of achieving the Natural England target of 95%.

8.38 The District Council continues to work closely with Natural England and other partners including the Chichester Water Quality Group and the Natural Environment Group (formerly 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.

8.39 The Council has contributed towards the funding of a Strategic Environmental Projects Officer (SEPO) who has been working with his Team 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.

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

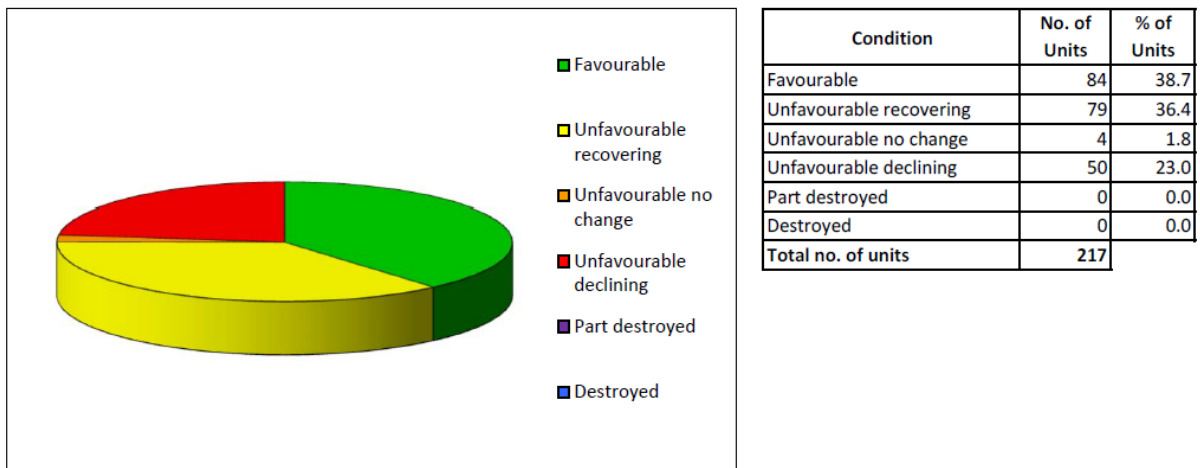
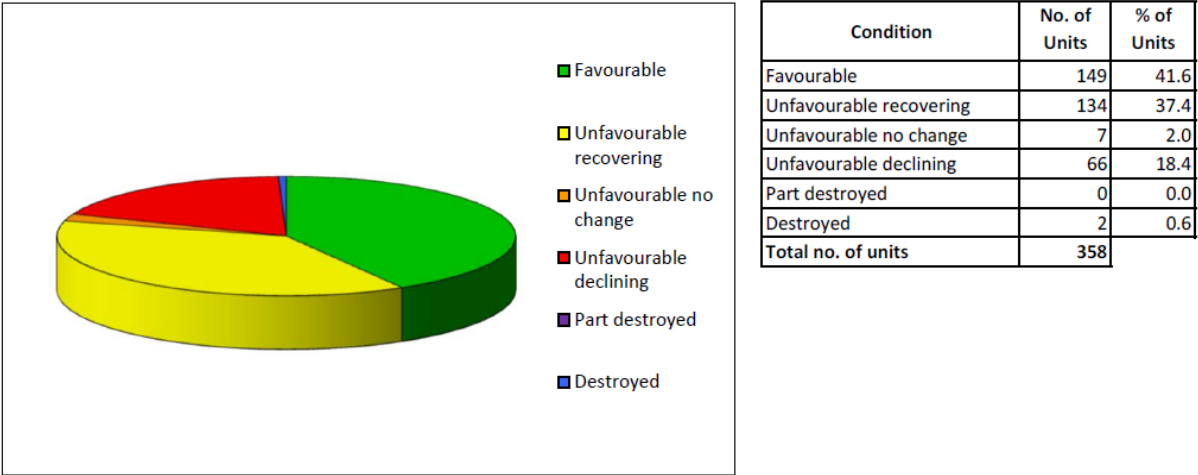


Figure 2: West Sussex SSSI Unit Condition (Source: SBRC)



Key Indicator: EN2

Preparation of Green Infrastructure Strategy by 2014

8.40 Policy 52 of the Chichester Local Plan adopted in 2015 set out the expectation for new development to contribute to the network of green infrastructure across the Plan area. At that time, it was expected that a more detailed strategy would be produced as an SPD – however the elements of the SPD have instead been covered by site specific concept statements and a Green Infrastructure Delivery Document as detailed below.

8.41 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, the Shopwyke and West of Chichester developments.

8.42 The overarching Green Infrastructure Delivery Document produced in January 2016 is available on the Council’s [website](#) and is guidance rather than formal policy. Although the delivery document does not have the same status as an SPD, it usefully brings together all the mechanisms and documents which provide guidance for planning applications for the delivery of GI as part of new development in the Local Plan area. The Green Infrastructure Delivery Document will be updated as new information becomes available.

Key Indicator: EN3

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

8.43 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.

8.44 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

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

8.46 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.

8.47 A [monitoring survey](#) that looked at how bird disturbance levels differ at several sites between times when wardens are present and when they are not present, was carried out in winter 2021/22. This concluded that "A significantly smaller proportion of birds showed a behavioural response (i.e. were disturbed) when a ranger was present. The presence of rangers resulted in a smaller proportion of events causing major flight and the proportions of events causing birds to take

flight were reduced for most types of recreation.” This is evidence that the presence of wardens affects the behaviour of visitors and so reduces disturbance levels for bird species.

8.48 A further [monitoring report](#) was produced in 2022, this was a visitor survey of Suitable Alternative semi-Natural Greenspaces (SANGs). This included a survey of the new country park at the Minerva Heights development west of Chichester. Unlike other SANGs surveyed, which are extensions or enhancements of established sites, this is a completely new creation and was still incomplete at the time of the survey. In total, 52 visitors were interviewed, 72% of whom said they became aware of the park through living close to the site. The average distance from house to SANG (as the crow flies) was 1.7km, which was lower than for larger country parks such as River Hamble CP and Alver Valley CP. Only 20% travelled by car (lower than for other SANGS), although lack of car parking was the main criticism of the site. This baseline data suggests that the country park is successful in drawing in the very local community, rather than attracting visitors away from the coast across a wide area which is what this particular SANG was designed to do, acting as mitigation for the whole development of the West of Chichester SDL.

Pagham Harbour SPA and Medmerry

8.49 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. The [Ranger’s Report](#) for the monitoring period is funded by the Pagham Harbour and Medmerry Recreation Mitigation Strategy and includes information on the range of activities conducted by the ranger team particularly, the impact the ranger team have in helping to reduce recreational pressures in the area.

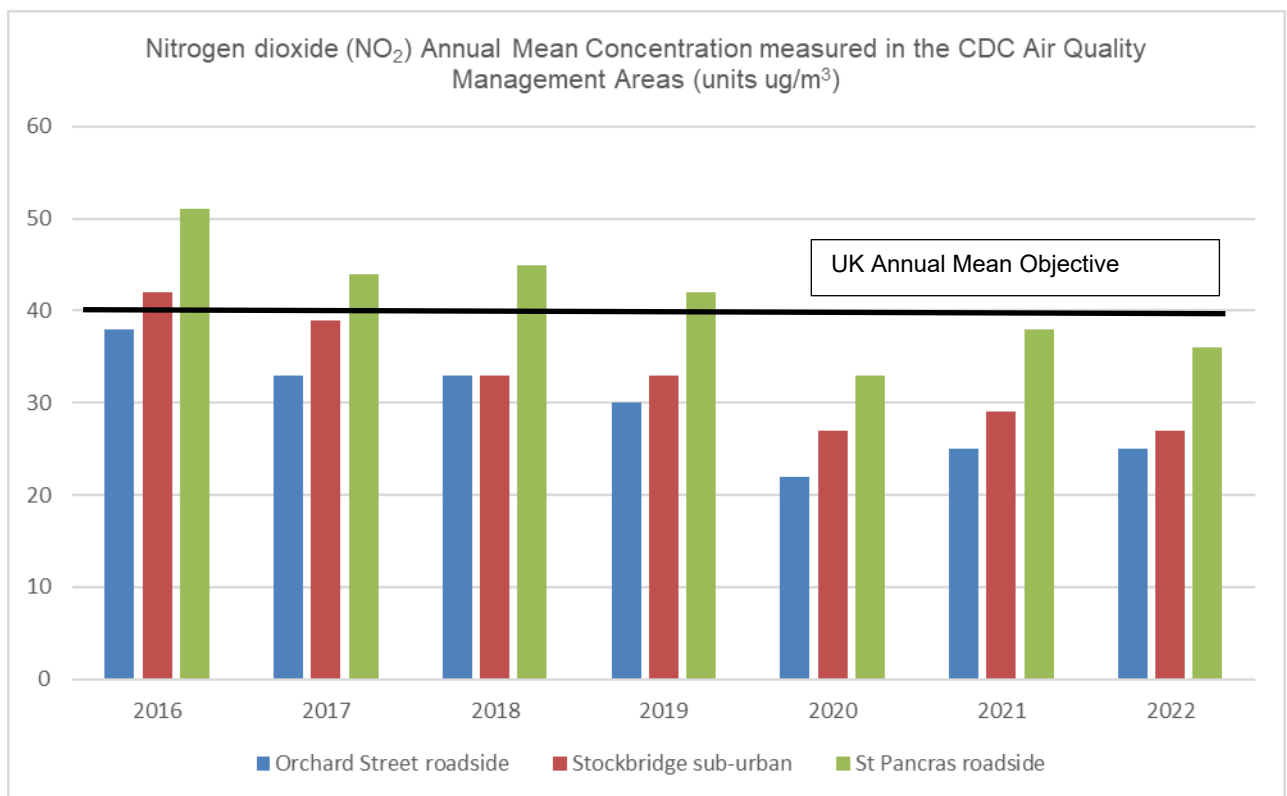
Key Indicator: EN4

Air Quality Management Areas Nitrogen Dioxide levels

8.50 Air Quality Management Areas (AQMAs) are declared where air quality fails or is likely to fail an Air Quality Objective prescribed in regulations. Emissions from road transport have a detrimental impact on air quality and there is currently one AQMA in the Plan Area located at St Pancras. AQMAs at Orchard Street and at the A27 Stockbridge roundabout were revoked on 9 May 2022.

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 during the monitoring period was compliant with the annual mean standard of $40\mu\text{g}/\text{m}^3$. Although the data appears to show a slight increase in annual mean Nitrogen Dioxide concentrations during 2021 (reflecting reduced traffic flows during 2020 due to the Covid 19 pandemic which has resulted in lower than expected air quality monitoring data for that year), concentrations during 2022 have continued to reduce. In addition, computerised air quality modelling commissioned by the Council before the pandemic suggests continued compliance at the Orchard Street and A27 Stockbridge roundabout AQMAs and that air quality in St Pancras will also become compliant in the life of the revised Local Plan.

Figure 3: Nitrogen dioxide (NO₂) Annual Mean Concentration measured in the CDC Air Quality Management Areas between 2016 and 2023



Key Indicator: EN5**Conservation Areas with Character Appraisals**

- 8.52 The aim of a Conservation Area Character Appraisal (CACA) is to improve the understanding of the special architectural and historic interest of a place – in other words, the features that make it unique. In addition, it helps shape future developments and planning policies, as well as giving residents an idea of what enhancements can be made.
- 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 Westbourne was updated in June 2022 along with an extension to the conservation area. The Chichester CACA, alongside a new article 4 direction, was published in September 2018. The Selsey, Old Selsey and Fishbourne CACA's are all currently under review.

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

- 8.54 Table 22 below provides a breakdown of CO₂ 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 2021 in July 2023. There is a two-year time lag in terms of the Department for Business, Energy and Industrial Strategy reporting carbon emissions data. The most recent publication shows the per capita local CO₂ emission estimates in the industry, commercial, public sector, domestic, transport and agriculture sectors for the years 2005 to 2021. Of particular note, is the overall decline in carbon dioxide emissions since the beginning of the four-year period (2018-2021) featured in the table.

Table 21: Carbon emissions estimate (kilotonnes CO₂) (Source: Department for Business, Energy and Industrial Strategy)

Year	Industry	Commercial	Public Sector	Domestic	Transport	LULUCF*	Agriculture	Waste Management	Total	Per Capita Emissions (t)	Emissions per km ² (kt)
2018	171.6	25.8	57.8	208.0	305.7	-133.3	73.7	0.2	709.5	5.8	0.9
2019	150.8	21.1	42.6	197.8	302.7	-134.0	66.3	0.2	647.4	5.3	0.8
2020	146.2	16.0	38.9	194.9	247.6	-135.7	66.7	0.2	574.8	4.6	0.7
2021	134.3	21.0	40.1	201.7	255.6	-134.9	66.2	0.2	584.3	4.7	0.7

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

Strategic Infrastructure

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

Key Indicator: S1

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

8.57 In the monitoring year, any advice received from the Environment Agency was incorporated into planning permissions either as conditions or informatives.

Key Indicator: S2

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

8.58 In the monitoring year, any advice received from the Environment Agency was incorporated into planning permissions either as conditions or informatives.

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 Plans (1 April 2022 to 31 March 2023)

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 2022 to 31 March 2023 any significant events occurring since 31 March 2023 are also noted.

Background

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

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

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

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

Summary of Objectives

Objectives	Policies
<p style="text-align: center;">HERITAGE</p> <p>Protection & Enhancement 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;">ENVIRONMENT</p> <p>Conservation & Enhancement 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;">COMMUNITY & LEISURE</p> <p>Preservation & Enhancement Preserve and enhance existing open community spaces and buildings and widen their use, including additional amenities and ensure community amenities are easily accessible to any new development to provide a ‘Sense of Community’.</p>	7 - 8
<p style="text-align: center;">TRANSPORT</p> <p>Infrastructure Improve existing sustainable transport connections to and within the Parish, including public transport and access across major roads.</p> <p>Road, Pedestrian & Cycle Safety Locate new development within walking distance of amenities and address the actual and perceived safety issues on roads and associated footpaths and cycle paths within and alongside residential areas.</p>	9 10 - 11
<p style="text-align: center;">HOUSING</p> <p>Housing Development Accommodate sustainable housing development in accordance with the Chichester Local Plan and ensure that the development of sites is appropriate for this rural location.</p> <p>Housing Density & Design Ensure that the design, style and density of new housing are in keeping with the character of the Parish and the rural environment and that it is sustainable, free from flood risk with adequate parking provision and appropriate landscaping.</p> <p>Housing Need Ensure that the mix of housing types and supply of social and affordable housing meets the needs of the Parish.</p>	12 - 15 16 17

DRAINAGE		
Surface Water Identify issues to reduce the risk of surface water flooding in Birdham and immediate surrounding areas and take measures to ensure proper controls are applied to any development to eliminate flood risk.		18 - 20
Waste Water Identify issues to eliminate the risk of sewage infiltrating into surface water systems and properties and risks of discharge into the environment and ensure that there is sufficient headroom at the treatment works for any additional development.		21
BUSINESS/LOCAL ECONOMY		
Development & Growth Support the retention, development and sustainable growth of new and existing businesses, including core industries important to the local economy and community and home workers.		22 - 23
Business Infrastructure Improve mobile phone signals and provision of high speed broadband.		24

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

Evaluation

Heritage

Policy 1 - Heritage Assets & Their Setting

The Manhood Wildlife and Heritage Group, together with the Chairman of the Parish Council, have designed, and printed leaflets which detail an interesting walk through the Parish. The heritage assets of the Parish are being recorded with a location map by the same Group.

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

agreed an initial 3 year contract with the Group to provide maintenance of these ponds and Triangle Copse. This work has continued for the years 2021 to 2024 supported by external funders. Regular work parties involve local volunteers.

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. Recent planning inquiries and appeals by developers and individuals challenge this policy.

Policy 5 –Light Pollution

Any development must limit the impact of light pollution from artificial externally visible light sources. The Dark Skies Policy adopted by Chichester Harbour Conservancy is often quoted in the Parish’s comment on planning applications.

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 were granted until 31/12/2020 to vacate the site, and a further 12 months to restore it to its original condition. The High Court were still involved in hearing various appeals by the traveller occupiers during 2022 -2023.

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. Steady progress has been made by the Green Links Across the Manhood (GLAM) subgroup of the MPP in identifying, promoting and signing different routes. The parish council is represented on GLAM.

Policy 11 Village Severance

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

Although these policies have been met during the monitoring period, traffic remains a source of considerable frustration for Birdham residents. No progress has been made on the A27 road, and the only proposal currently on the table (in the Local Plan Review 2019 to 2035) were not favourably received by local residents. The Parish Council is supporting the introduction of 20 mph speed limits for four of the internal minor roads. A wider review of the A286 road from Donnington through to and including Birdham is being discussed to highlight traffic issues, danger spots for cyclists and pedestrians in particular and more consistent speed limits.

Housing

Policy 12 - Housing Development

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

The current state of housing development is: -

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

Policy 13 - Settlement Boundary

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

Policy 14 - Windfall Sites

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

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

Policy 15 - Rural Area Policy

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

Policy 16 - Housing Density & Design

Policy 17 - Housing Need

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

Overall, progress on housing has been good, with 80 houses completed and a technical start made on 15 houses. The indicative number of 50 will easily be met. Please note that these built houses are 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. Improvements in the Crooked Lane area and Church Lane by the Cricket Club were completed during the Autumn 2022 funded by Operation Watershed. The culvert under Crooked Lane and the ditches around St. James Church were also improved. Water flow from the village pond down to Birdham Pool has yet to be improved.

Policy 21 - Wastewater Disposal

These policies have been met during the monitoring period

Business

Policy 22 - Development for Business

Policy 23 - Retention of Business

Policy 24 - Broadband and Telecommunications

These policies have been met during the monitoring period

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

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

Action Plan

Ref	Item	Action	By Whom	Progress
Policy 1	Chichester Canal	Monitor progress and plans by Chichester Canal Society. The Harbour Conservancy are also involved.	County Council and Harbour Conservancy	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.	Footpath groups. Parish Councils. Manhood Peninsular Partnership.	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.	West Sussex County Council Highways	Ongoing
Policy 10	Footpaths & Cycle Paths	Ensure footpaths and cycle paths are regularly maintained and kept clear. Notify relevant organisations.	Parish Council	Ongoing
Policy 10	Safer access	Lobby for pedestrian crossing(s) on A286 road	Parish Council	Ongoing
Proposal 2	Bus Service	Lobby for extended evening and Sunday services	Parish Council	Ongoing
Proposal 3	Speed restrictions	Follow up results of speed survey and lobby for lower speed restrictions. 20 mph intended roads have been identified.	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	BEFP Group	Ongoing
Policy 21	Wastewater	Monitor Southern Water statistics. Report any sewage failure issues	BEFP Group General Public	Ongoing
Proposal 4	Ditch Maintenance	Ensure Ditches are cleared and maintained	BEFP Group	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
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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 drafted and with the public consultation completed during the year, Birdham Parish Council completed a Neighbourhood Plan Review together with a Village Design Code. These documents are waiting to integrate with the updated Local Plan by CDC when completed and agreed.

Bosham Neighbourhood Plan Monitoring Report (1 April 2022 to 31 March 2023)

The parish council, through its planning committee continues to consider all proposed planning applications using all 9 of the plans policies as guidelines alongside the Bosham Village design Statement (Nov 2011). The parish objects to developments falling outside of these strategies including:

21/00620 – Burnes Shipyard erection of 3 houses
22/01550 – Bosham Sailing Club new balcony
21/00571 – Highgrove Farm 300 houses
TRO/CHI902/RC – electric bays in Critchfield road

BPC continues to make active representations to the local plan consultations and local major development in neighbouring parishes, staying up-to-date of local issues via the Bournes Forum.

Policy 4 – Community Facilities

The parish has provided grants to the Old English Bowls club for a liquid fertiliser spreader, Bosham Association for 3 new Village Gateway signs and to the Village Hall for solar Panels (to be supported with CiL money).

Policy 7 – Ecology

BPC signed up to the Hedgehog Highway project asking the Primary school to take a lead in this scheme.

Policy 8 – Flooding and Drainage

The council continues to monitor the flow of water through the stream and ditches ensuring the watercourses are free from debris. During 2022 Southern Water Storms Overflow Team commenced investigations into the Bosham Catchment area via the Pathfinder Project. The parish continues to be concerned about the significant amount of untreated CSO discharges into the harbour, and unrecorded untreated overflows for foul water manholes in Delling Lane and Shore Road.

Policy 9 – Transport & Highways

In July 2022 BPC applied for Walton Lane footpath, pedestrian crossing over A259 along and 20mph zones via WSCC Community application for new highways scheme. All were once again rejected and we were advised to await the new WSCC speed policy.

SID was purchased and is being utilised in Delling lane on the street light post (under license with SSE). We are still awaiting the erection of a further 5 poles within Delling, Walton and Taylors Lanes.

Infrastructure

High Priority

Still stiving for 20mph and new working party set up to look at new proposals

Desirable

Spoke to CDC car park renovations team regarding new signage and potential coloured road surfaces to direct pedestrians via safe routes. CDC renovations to Bosham car park, including overhaul of the toilets still in planning phase. Hoped to commence in 2023/24.

CHIDHAM AND HAMBROOK NEIGHBOURHOOD PLAN MONITORING REPORT

This report covers the period between 1 April 2022 and 31 March 2023.

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 (NP) progress and implementation of NP Policies –

Land for homes

The CDC Local Plan for the period 2014 – 2029 states that in order to meet its overall strategic housing objectives and to address the specific needs of local communities, housing sites should be identified by the NP in accordance with its indicative parish housing numbers. For the parish of Chidham & Hambrook the indicative housing number for this plan was 25 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 allocation number of 25. Permissions for a number of major development planning applications have been granted since the Neighbourhood Plan was made, prior to the current report period 1st April 2022 to 31 March 2023.

Jan 2017	Flat Farm, Broad Road - 11 homes	Permitted	Aug	2017
Feb 2017	Greenacres, Main Road - 10 homes	Permitted	Sept	2017
Aug 2017	Jutland House, Lion Park - 8 homes	Permitted	Dec	2017
Dec 2017	Lewis Saab, Main Road - 5 homes	Permitted	Sept	2018
Apr 2018	The Nest, The Avenue - 4 homes	Permitted	Nov	2018
Jul 2020	North of Scant Rd West - 118 homes	Permitted	Nov	2021

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

May 2022	Chas Wood Nurseries – 26 homes	Permitted	Oct	2022
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Applications awaiting Appeal

Feb 2023	Orchard Farm (Drift Lane) – 9 homes	Appeal Requested	May 2023
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A major development planning application launched in the prior report period which is to be sited in Southbourne but accessed through land in the Parish of Chidham and Hambrook has not yet been determined.

The development proposal for land in Southbourne, which is to be accessed through, and immediately adjacent to the Parish of Chidham and Hambrook, was held in abeyance whilst an Examiner undertook a review of the Pre-Submission Modified Southbourne Neighbourhood Plan 2014-2029. The Examiner has now approved this plan subject to a number of changes. The Examiner has accepted Southbourne Parish Council’s proposal to extend and expand the wildlife gaps set out in this Plan. Post the changes requested by the Examiner being made and then a referendum on the plan by Southbourne residents in favour of said plan. This Plan will subsequently become Southbourne’s made Plan in the interim until such times as Chichester District Council has a made Local Plan, offering the Parish greater protection in respect to where housing is to be located in the meantime.

Jun 2021	Willowbrook Farm - 63 homes	Awaiting CDC Post NP Approval	Nov 2023
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Other major proposed developments the Parish Council are awaiting applications for.

Aug 2022 Land at Cox's Farm – 185 homes Awaiting Application

Significant events occurring after 31 March 2023

Some major development planning applications commenced in 2021, 2022 and 2023 have now been determined subsequent to their Appeals being completed.

Apr 2022	Land East of Broad Road -132 homes	Permitted	Aug	2023
Apr 2022	Land North of Main Road - 68 homes	Permitted	Aug	2023
Jun 2022	Land North of Aviary Close - 30 homes	Refused	Aug	2023
Jan 2021	Land off Broad Rd (Flat Farm) - 30 homes	Permitted	Sept	2023
Jan 2023	Land at Cockleberry Farm – 9 homes	Dismissed	Sept	2023

Applications Withdrawn, Refused and Appeals Dismissed in the period.

Dec 2022 Land at Cot Lane Orchard – 7 homes Withdrawn Jan 2023

Other - Green Space

Hawthorne Meadow - acquired by the Parish Council in October 2014. The meadow is left as a wildflower meadow with pathways mown through the year. In early 2024 a picnic area will be created in a central spot.

Pynham Meadow – Acquired by the Parish Council 22 June 2021 from Mildren Homes Ltd (in administration) in agreement with the Administrators. Landscaping started March 2022. A central grass area has been created with encompassing fences. Into this area a number of children's play resources have been created and more will be added in the 2024/25 financial year. A Miyawaki forest has been installed with funding from CDC/Defra. An orchard has been planted. A set of 16 allotments created and issued to allotment holders in April 2023. Most of the other areas have been left in a wild state to provide wildlife habitats. Further developments are planned in 2024 including doubling the size of the orchard and an additional Miyawaki forest on-site both to be delivered with CDC managed grants.

Community Infrastructure Levy receipts or expenditure

During this period the Parish Council received £5323 CIL funding. The Council has a number of projects listed in the Infrastructure Business Plan.

Progress on the Revised Neighbourhood Plan

The Neighbourhood Plan (made 2016) and the District Local Plan are now more than 7 years old, and thus their policies have reduced weight.

Progress on Chidham and Hambrook's Revised Neighbourhood Plan has been impeded because the Local Plan Parish Housing Allocation has yet to be finalised. The Parish has been advised by CDC in writing that the original allocation of 500 as set out in the original Emerging Local Plan would be reduced to 300 in the Revised Local Plan. It is not anticipated that the Local Plan will be finalised in the year 2023 / 2024.

However, based upon the figures above the Parish is now faced with having to accommodate 374 homes which have all been permitted since the last Local Plan expired, with another potential application for 185 homes waiting in the wings. The absence of a made Local Plan until potentially 2025 will undoubtedly encourage further speculative applications and appeals from developers which will expand the current potential number

of homes in the Parish to unsustainable levels given the available infrastructure and services in the area, making any stated vision and objectives within our own emerging NP impossible to achieve.

FISHBOURNE NEIGHBOURHOOD PLAN MONITORING REPORT (1 April 2022 – 31 March 2023)

PROJECTS

The Neighbourhood Plan Review Group meets regularly, but progress on the review is limited due to the delays in the Local Plan.

1. Housing & Planning

The revised housing allocation for Fishbourne has been reduced from 250 to 30 and the Review Group will assess sites once the Local Plan has made further progress.

The option on the site at Bethwines Farm has expired. The agents are contesting the dismissal of their appeal at the High Court. There are no other live applications or appeals on this site.

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

2. Local Economy and Tourism

Project 5 Employed and self-employed. The Parish Council gave a grant towards the Warm Hub at the Fishbourne Centre to provide hot drinks for people working from the Centre rather than from home.

3. Environment

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

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

4. Travel and Transport

Policy T1 Sustainable Transport: The Parish Council objected to Southern Rail's proposal to reduce the number of trains stopping at Fishbourne.

Policy T2: Encouraging Sustainable Transport. A new bus shelter was proposed at Blackboy Lane.

Policy T2: Encouraging Sustainable Transport: The Parish Council is in discussion with Chichester Harbour Conservancy over the closure of footpath 3059 due to the deterioration of the sea wall.

Project 7 Travel safety: The Parish Council applied for a Community Highways Scheme to provide a pavement in Clay Lane from Hannah Place to Frederick Close.

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. Following

a request from residents, the Council agreed to buy an enhanced SID for Appledram Lane South to combat speed in this area.

Project 7 Travel safety: Yellow lines were installed in Caspian Close after the Parish Council's successful bid for a TRO.

Project 7 Travel safety: The Parish Council negotiated with the organisers of Race to the King ultramarathon to run along a safer route through the village.

Project 7 Travel safety: The Parish Council agreed to investigate a 20mph zone in Fishbourne. It was agreed that this should be the point of discussion at the Annual Parish Meeting 2023 and to conduct a survey to sound out the feeling in the community on this matter.

5. A Sense of Community

Parish Councillors manned a publicity stand at the Jubilee event at the Fishbourne Centre with a suggestions box to understand public opinions on how money should be spent within the parish.

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

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

Monitoring and Review

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

November 2023

KIRDFORD NEIGHBOURHOOD PLANNING MONITORING REPORT 2022 - 2023

PLAN WAS MADE JULY 2014

REPORTING PERIOD: 1 April 2022 to 31 March 2023

General Policies

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

Plaistow Road Development

The Plaistow Road Development of 54 dwellings commenced in Aug 2021. The development will consist of 38 market and 16 affordable units, comprised of: - 6 flats; - 2 bungalows; - 17 detached two-storey houses; - 14 semi-detached two-storey houses; - 15 terraced two-storey houses. The Parish Council met with the original 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. Since then, the site has been sold onto a new developer and they expect to be able to park contractor's vehicles on site. The development complies with the current Neighbourhood Plan, although it has now caused some further thought onto what ought to go into the next revision.

Townfield Meadows Site

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

Neighbourhood Plan Review

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

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

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

Planning Enforcement

The Parish Council noted several breaches of planning in the period 2022 to 2023, these were reported to CDC, unfortunately the results were disappointing from the CDC side as most of the breaches were either ignored or approved without any real investigation.

Traffic

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

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

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

Loxwood NP Monitoring report 1 April 2022 to 31 March 2023

Note: The Neighbourhood 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 although other sites outside of the Neighbourhood Plan have come forward due to the LPA Local Plan being out of date and a District five year housing requirement not being fulfilled. This is disappointing.

Neighbourhood Plan Review

Loxwood Parish Council, alongside residents, has undertaken a review of the Neighbourhood Plan over 2020 and 2021 and a submission plan is currently with CDC. This has not progressed beyond Regulation 15.

Southbourne Parish Council Neighbourhood Plan Monitoring Report – period 1 April 2022 to 31 March 2023

POLICIES

POLICY 2: Housing Sites

Southbourne Fields, Southbourne
(allocated in the SPNP – SPNP Policy Compliant)

Development complete

Priors Orchard, Southbourne

(allocated in the SPNP – SPNP Policy Compliant)

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

The developer acquired an adjoining site (unallocated but within the Settlement Boundary) to the east previously used for traveller's pitches, but since vacated. Permission was granted on appeal for the use of this site as a temporary builders' compound in 2020. A lawful development certificate was issued for the use of the land for agriculture in May 2021. The Parish Council raised objection to a subsequent application for 9 dwellings, principally due to the consequent loss of travellers' pitches and the lack of proposed open space. An appeal against non-determination was lodged in May 2022. The hearing was heard in July 2022 and the Inspector's decision is awaited. The appeal was upheld but no progress on the building of the houses have been made.

Meadowview, Nutbourne West

(allocated in the SPNP – SPNP Policy Compliant)

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

Breach Avenue

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

The development of this site continued. The Parish Council in discussions with the developer secured confirmation of the provision of potential pedestrian/cycleway

access to land to the east, planting on the site boundaries, and a pedestrian access to the development site to the south.

Land North of Cooks Lane

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

The Parish Council had on-going discussions with the developer Bloor Homes and secured confirmation of the pedestrian access to the Breach Avenue site to the north, and an improved distribution of play areas. A reserved matters planning application setting out the details was submitted in January 2022 has now been made and the development has begun ground works.

Land at Four Acres Nursery, Cooks Lane, Southbourne

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

An outline planning application for 40 dwellings was submitted in November 2020. The Parish Council raised objections due to it being contrary to policy outside the Southbourne Settlement Boundary; no provision for the Green Ring; conflict with the CDC Interim Policy Statement on Housing; and for inadequacies relating to wildlife, to the boundary hedgerows and to trees on the site. The application was refused, and an appeal lodged which was subsequently withdrawn in March 2022. The application is now going to planning committee 6 December 2023

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

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

An application was submitted in September 2020. The Parish Council raised objection due to the site's location outside the Settlement Boundary and some other detailed matters. It has been permitted but work has yet to start. Dec 2023

Willowbrook Riding Stables, Hambrook Hill

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

This site lies mainly within Southbourne Parish although the access lies within Chidham and Hambrook Parish. An application was submitted in June 2021. Southbourne Parish Council raised objections because the site is not allocated in the SPNP and lies outside the Southbourne Settlement Boundaries, it is within the proposed Ham Brook Wildlife Corridor, wastewater treatment is not available and nitrate pollution mitigation is unproven. Chidham and Hambrook Parish Council have also strongly objected. The application awaits determination at planning committee December 6 2023.

Gosden Green Nursery, Main Road, Southbourne

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

The old greenhouses on the site are currently used for storage and business use. The site lies within the Chichester Harbour AONB. The Parish Council objected to the application due to the effect on the AONB and conflict with other policies in the SPNP. The application was refused in October 2021 due to its poor relationship to the built-

up area, the adverse impact on the AONB and the lack of provision for infrastructure. An appeal was lodged and the was dismissed. August 2023

Land North side of Main Road, Southbourne

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

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

POLICY 3: The Green Ring

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

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

POLICY 5: Employment

(SPNP Policy Compliant – appeal decision)

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

POLICY 6: Village Centre and Local Shops

(SPNP Policy Compliant)

Former Co-op building

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

POLICY 7: Environment

(SPNP Policy Compliant)

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

Tree planting none were requested this year.

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

POLICY 9: Community Buildings

(SPNP Policy Compliant)

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

REVIEW OF THE NEIGHBOURHOOD PLAN SPNP3

Southbourne Parish Neighbourhood Plan Regulation 16 consultation.

Timeline is as follows:

13 April, 2022 – SPC decided to withdraw SPNP2 from examination

10 May 2022 – SPC decided (a) to hand back the housing allocation to CDC and (b) to proceed with SPNP 3 incorporating the approved housing sites at Cook's Lane

6 October 2022 – SPC planning committee agree the recommendation from NPSG to move SPNP3 to Regulation 14 Consultation

5 November 2022 – Drop-in session 10:30 -12:30 St, John's Centre

14 November 2022 – Drop-in session 4pm-6pm Bourne Leisure Centre

26 November 2022 – Drop-in session 12 noon-2 pm Age Concern, Southbourne

1 December 2022 – Drop-in session 6pm-8pm The Sussex Brewery

16 December 2022 – Closure of SPNP3 Regulation 14 consultation

2 March -14 April 2023 – SPNP3 is in Regulation 16

May 2023 – John Slater engaged to examine SPNP3

24 October 2023 – Final report received. With recommendation to proceed to referendum. The Examiner states - I congratulate Southbourne Parish Council on maintaining its desire to continue to update its neighbourhood plan following the set back of Southbourne Parish Neighbourhood Plan 2.

5 December 2023 – SPNP 3 set to go before CDC Cabinet members for approval to referendum – decision awaited

25 January 2024 – Referendum date booked should Cabinet approve.

Southbourne Parish Council



WISBOROUGH GREEN NEIGHBOURHOOD PLAN MONITORING REPORT FOR PERIOD END 31ST MARCH 2023

Prepared November 2023

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

The Parish Council continues to progress a review of the Neighbourhood Plan (NP) driven by CDC's Local Plan review. The Parish Council was advised on the final housing allocation for inclusion in the Regulation 19 version of the Local Plan in early January 2023. The number was alarming; the initial allocation was 25, increased to 40 in November 2020 and increased further to 75 in January 2023. Although acknowledging that it is important to have a Local Plan in place, it submitted a detailed objection to the housing allocation number for the Local Plan Regulation 19 consultation. The NP Review process will not continue until the number has been confirmed by the examination.

General

1. The NP, in conjunction with the Village Design Statement produced as supporting evidence, continues to be a useful working document.
2. In terms of the development sites identified in the current NP:
 - Greenways Nursery: This site is for 10 static residential caravans. There are possibly 4 caravans onsite. The last caravan was delivered in January 2022.
 - Great Meadow: The site is complete and all properties occupied.
 - Songhurst Meadow (Winterfold Fields): The site was completed in July 2022 and all properties are occupied.

- Clark's Yard: Planning permission has not been progressed. The site is currently being marketed.

3. Infrastructure:

Substantial developments in rural villages require a requisite build-up of infrastructure: schools, medical, water supply, drainage, etc. There is a presumption that the, already creaking, infrastructure will suffice. New and upgraded infrastructure is required.

The lack of a joined-up approach to planning and cooperation and coordination between planning authorities across district and county boundaries, as well as other infrastructure providers, creates difficulties for existing residents, particularly in villages close to such boundaries. The Parish Council continues to raise these concerns with CDC.

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 to prevent the egress of light at night.

An inconsistent approach to including this request as a condition was raised with CDC in June 2023. The Planning Officer responded

"As the Parish Council has noted, we attached a condition to planning permission 21/02823/DOM: Stills, Billingshurst Road, Wisborough Green, requiring internal blinds to reduce light spill. The condition was attached at the request of the PC, but crucially, it

wasn't a requirement of Local Plan Policy or national policy, so if we were challenged on the application of the condition, i.e. if the applicant were to appeal against its reasonableness, my view is that we would lose the appeal because we can't point to a policy requirement for that condition. Conversely, on application reference no. 23/00365/DOM at Durbans Road, the condition was not attached, notwithstanding the PC's request for it – in my view, that was the correct decision, because we cannot relate it back to policy.

It is worth noting that only the land within the South Downs National Park has 'dark skies' status in planning terms, the rest of the district does not. Our statutory requirement to con- serve and enhance the natural beauty of Areas of Outstanding Natural Beauty is obviously a factor when considering applications in the Chichester Harbour area, but still, judgements must be made on a case-by-case basis, according to the degree of harm caused – some- times it will be reasonable to seek mitigation to reduce light spill, and sometimes it won't be, depending upon the location of the site and the nature of the development proposed.

Another situation where it might be deemed reasonable and necessary to attach a condition restricting light spill, would be if bats are either present on the site or in close proximity, as there is a legal requirement to protect them, so in these circumstances, you will often see conditions recommended which restrict external lighting to ensure that the bats are protected.

The PC has highlighted an important issue here, around consistent decision-making, and I will raise this with the team to ensure that we don't have these inconsistencies in the future."

The Parish Council is concerned that this implies that consistent decision-making could remove this as a condition for future applications, and this is now evident (November 2023). WGPC feels strongly that this will be to the detriment of the Parish and does not believe that residents would challenge this condition. In fact, it was through the Neighbourhood Plan consultations that we know residents support dark skies within the village. It is disappointing that CDC does not support the Parish Council in its ambition to reduce light pollution, particularly as the settlement is in the 'setting of the South Downs National Park'.